

Upcoming Board Meeting

July 20, 2021



The Village Voice



Mesa Village Homeowners Association
10540 Caminito Baywood
San Diego, CA 92126
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Office Hours: M-F 8am—3pm

All Residents Welcome www.mvhoa.org **Monitors 858-442-5431**



As we move into summer, our emphasis has been to push forward with some of the larger ongoing projects that were planned for FY2021. Here now are some updates on a few of these projects.

The solar project is basically still at a standstill. Tier Drop Solar has hit another roadblock with the City Planning Department toward receiving the permit for the installment of the pergola at the Flores pool area. The Flores and the Baywood

pool areas have two different zoning areas. The Flores pool area is in a zone that restricts any metal patio covers to be constructed. The zoning at the Baywood pool does not. The City Planning Department adopted the zoning plan at the Flores area in 1973. The Solar Rights Act (Civil Code Section 714), enacted in 1978, is in conflict with the original City Plan adopted in 1973. Civil Code Section 714 basically removes the obstacles and restrictions that may significantly increase the efficiency and cost of the solar system. Tier Drop Solar has filed a Variance to the City Planning Development Department. Hopefully, this will resolve the problem and continue our original plan with the solar. Nevertheless, it is another delay toward the completion of this project. Once the solar project has been installed and is operational, the payback time for the cost of the project will take approximately six and half years and save the Association over two and a half million dollars during the duration of 30-years.

One of the largest and certainly the most-costly of these projects scheduled in 2021 will be the asphalt project. The Board's projected plan is to remove and replace the asphalt in eight courts this year. At the same time, the Board also plans to replace the plastic water lines with copper lines to the units. Also included with this project this year will be the repairs and seal to the asphalt throughout all the streets and courts in the Association. The Board has put aside this fiscal year a total of \$190,000 in expenditures to do asphalt work and re-pipes replacement. I have completed my walkthroughs and have put together the scope of work for bidding. It is my plan to have proposals gathered and submitted to the Board for their review during our July's board meeting. I am hoping to start the asphalt replacement on the courts sometime late in August.

The pre-painting repairs to the courts has accelerated immensely since the maintenance crew has started the 10- series model units. In the past two months, our maintenance staff managed to complete the repairs to 4 courts and are now in the process of repairing court 83. Remember, the model 20-series units were taking twice as long because they had experienced more time-consuming repairs. Pro Tech Painting has started the painting courts 65 through 69. Court 79 was the new beginning cycle that includes the painting of the stucco and the trim. I will be gathering new proposals that will include the cost to paint the stucco and trim.

As summer rolls in and COVID-19 restrictions on the pools are supposedly released on the 15th of June by the State, I thought it would be important to go over some of the pool rules to help

minimize any problems during the busy times around our pools. All Mesa Village residents are eligible to use either of the pools. To use the facilities, each household must obtain a key and a pool card for each person aged 14 and older. To obtain a pool key and/or pass, the owner of the unit must fill out and sign a tenant-owner information update form and send it to the office of Mesa Village for posting. Make sure to include everyone that is a resident of that unit; otherwise, they will be considered a guest of that unit. Once the updated information has been posted in the Mesa Village data file, simply bring photo identification to the Mesa Village office, located at 10540 Caminito Baywood, open Monday through Friday between 8:00am – 3:00pm. If you need a key, you must pay \$5.00 for every key you wish to purchase. The key deposits are refundable when you return the key(s). The pools will be monitored regularly. Those persons who do not have their pool cards with them will be asked to leave. Each household with a pool card will be allowed to bring two guests. More than two guests require prior approval from the office. All children under the age of 14 must always be accompanied by a person with a pool card. Any resident without a pool card must be with a person with a pool card. Pool cards are never transferable; those people who abuse this rule may lose their pool privileges. The rules do not allow bikes, skateboards, skates, glass containers or any animals in the pool area. Remember the pools are shared by all residents and any foul, obscene or intimidating language or behavior will not be tolerated. Common courtesies around the pools can only help maintain an enjoyable atmosphere.

LITTLE FREE LIBRARY



There are 270 "Little Free Libraries" accessible within communities spread throughout San Diego (Union Tribune, Dec 6, 2020). An example is featured here. The board received a proposal to add similar libraries in the vicinity of each rec hall. Mesa Village residents would stock these libraries with books, and all community members would be free to borrow and/or replace books at their leisure. The board is requesting input from Mesa Village residents before considering this proposal. Please drop off your input at the HOA office or email it to mvhoa@mvhoa.org no later than July 10, 2021. Below are suggested options for your consideration:

- No "Little Free Library" within our community
- Library located outdoors, near each rec center w/out restrictions (no lock)
- Library located outdoors, near each rec center and locked (pool key gains access)
- Library located outdoors, within each gated pool area
- Library located indoors, within each rec hall
- Other: _____

Emergency Utility Shut Offs

From time to time the office receives calls from residents wanting to know where their gas, electric and water shut offs are located. It is definitely important to be aware of where your shut offs are located. Every unit has its own gas, electric and water shut off. Please review the diagrams on the right so you can locate yours.

Tools Required:

1. 1 pair of medium channel locks.
2. 1 medium flathead screwdriver.
3. 1 SDG&E key (available upon request at the office.)

Meter Room? Wheres That?

Lets begin with identifying the location of the meter room that services your unit. Each courtyard has two meter rooms. Each meter room services half of the court.

The meter room that services your unit will be located on the side of the court your unit is on. It will only be accessible from the outside of the court. (see diagram 1)

Once you have located the meter room, you will need to unlock the SDG&E lock. (Keys are available from the office upon request at a cost of \$2) **Please be sure to lock the gate when you are done.** After entering the meter room, it is important to proceed with caution and identify the items that you are looking for. (see diagram 2). The gas meters usually have identifying numbers on them. If you cannot identify your meter, you may need to call SDG&E. The main electrical breaker is located just under the meters. (see diagram 3). Like the gas meters, the breakers should have addresses listed on them. If you cannot identify yours, you will need to call SDG&E.

Is the gas off or is it on? Diagram 4 shows a gas shut off that is currently in the **OPEN** position. Notice the valve is running parallel with the pipe. At this point, to turn off the gas you would need your channel locks and would turn the valve until it is perpendicular to the pipe.

Is the electric off or is it on? Diagram 3 shows the access panel to the main breakers. The main breakers servicing the units are typically mounted in a vertical manner. When the breaker is pushed up vertically, it is typically **ON**. However, you should inspect the breaker. Usually off is identified on the breaker itself.

Water Shut Off

The water shut offs are easier to locate. (see diagram 5). The water boxes are located in the front of the courtyards, usually on the right side. Looking at the courtyard standing in front of the water boxes, you can identify them by counting the units from left to right. Once you reach the identifying unit, count the water boxes from left to right. Once you have identified your box, you will need to remove the cover carefully. Use the flathead screwdriver to help ease the cover off. Once this is done, you will have access to the shut offs. Locate the ball valve next to your meter and turn it so it is perpendicular to the meter. This will turn off the water to the selected house.



Diagram 1 Meter Room



Diagram 5 Water Shut Offs



Diagram 2 Gas and Electric Meters



Diagram 3



Diagram 4

BASIC HOMEOWNER MAINTENANCE TIPS

Keep the drains flowing: Twice a year you should use a drain cleaner on your drains. Ask your plumber or local Home Depot representative what they recommend. Let them know your drain pipes are ABS and that you would like something that has some type of root control in it.

Keep the window tracks clean: Vacuum and clean your window tracks routinely. This will help make it easier for them to slide and it will help ensure that the weep holes are kept clear of debris so they will drain properly.

Going On vacation: If you are leaving for a long duration you should turn off the supply lines to your toilets and washer. When you get back remember to turn them back on. *You may also want to notify the monitors that you will be on vacation.*

Check the dirt level in your Patio: You should routinely check the dirt level in your patio area. This level should be kept below 1 1/2 inches below the bottom of the stucco line and should be graded away from your house and the neighbors.

Tree Trimming

The Association will be having California Tree doing some tree trimming and some removals towards the end of June and through July.



**Garbage/Recycle Bin
Schedule Is Available
@ www.mvhoa.org**

