

VILLAGE VOICE November 2022 Issue

Phone:858-566-0244 Fax:858-566-0231 Monitors:858-566-0244 ext 1 mvhoa@mvhoa.org www.mvhoa.org

Next Meeting: December 20, 2022 At 7:00PM OFFICE HOURS: Monday-Friday 8AM-3PM



First, I would like to wish everyone a Happy Holiday. Also, I would like to give my congratulations to the candidates who were elected to the board this year. I am positive the Board will continue to move forward and help implement programs to further improve Mesa Village. As we roll into a new year, Mesa Village will be busy implementing

major projects that were scheduled in the budget for this fiscal year.

The pre-painting repairs to the courts are still moving very well. Since the beginning of FY2022, the maintenance crew has managed to complete the repairs and prepare the courts for painting on a total of 20 courts. They are currently finishing the repairs to court 15. Pro Tech Painting has completed the painting of courts 5 through 10, which included the stucco, trim, siding, and doors. The cost of painting these 34 units is a total cost of \$79,560. Pro Tech Painting has been awarded the work to paint courts 11 through 15 and they have already started painting court 11. After the painting has been completed on court 11, Pro Tech Painting will pause the painting on the remaining courts until a week after New Year's. Our projected plan in FY2023 was to repair and paint 16 courts, a total of 96 units.

As I reported, TMC Asphalt has completed all the patching, overlays, and crack fills to the courts. The seal has been completed to all but 4 courts. These 4 courts have been held up to reevaluate additional repairs that may be needed. The additional repairs to these 4 courts have recently been completed and the seal is schedule to be done on 21st of November. I am also looking to repair and seal six of the cul-de-sac parking areas. I evaluated all the streets, and I decided the seal on the streets can be held off until May of next year. The streets I am considering repairing this year are parts of Caminito Manso, Caminito Westchester, and Caminito Chueco. These streets can be patched and sealed in areas that are needed until May, when they can seal the streets entirely.

My most asked question from the homeowners is on the solar project. The solar on top of both clubhouse roofs has been fully installed and is ready to be operational. However, Tier Drop Solar has been running into problems in getting the PTO approvals from SDG&E. The first NEM application that was submitted was kicked back because the new meters were not updated by SDG&E. Teir Drop Solar have resolved this issue with SDG&E. A second NEM applications was resubmitted and was also kicked back because SDG&E said the net metering could not be combined to one unless all parcels are adjoining. Tier Drop Solar has decided to submit another NEM application that only includes the meters at the clubhouses and will be arguing with the SDG&E to gain the NEM aggregation approval to all the meters throughout the Association later. Tier Drop Solar reported to the Board that he is confident the PTO approvals will be granted within the next three weeks and

Mesa Village will start getting the power production credits. Nevertheless, the power alone from the panels on top of the clubhouse roofs will generate at least 50% of the needed power throughout the Association, which is a savings of \$2,500 or more a month.

We are finding that many insurance companies will not cover the Association because we have Zinco breakers and if they do, the insurance premiums have increase immensely. To remedy this problem, I am working to implement a project that repairs or replaces the main meter boxes; including updating grounds if needed, properly attaching the meter boxes, and replacing the Zinsco breakers for another brand that is listed as an acceptable breaker by the insurance companies. A walkthrough was done to analyze all the main meter boxes throughout the Association to determine the scope of work and to rate the condition of each meter boxes. I am hoping to start the repairs on the boxes that was reported to need the utmost attention first. I'm hoping to repair or replace 20 main meter boxes or more a year. Once we start this project, more insurance companies be willing to give us a bid, making it more competitive and should lower our premium cost.

I would now like to give notice to homeowners and residents on the growing concern on the upkeep and maintenance of your patios. As you know, the patio areas are the exclusive use of each unit resident. Therefore, as described in the CC&Rs, the homeowners have the responsibility to upkeep and maintain their own patio. Not doing so, may generate violations, fines, and possible charges to the homeowner for the cost of property damages that directly resulted from their incomppliance. One of the most common mistakes residents make is the upgrades and the maintenance to the landscaping in their patios. Often residents add planters or cement slabs that are up against the stucco walls above the weep line of the unit. This is not only a violation of the rules but can result in extensive water damages to your or neighbor's unit. The rules read, the planter beds and/or slabs in the patio area must be an inch and a half below the weep line. Incompliance of this rule could most likely put the homeowner liable for the repairs to any damaged walls, including the damage to the neighbor's interior wall.

The Annual Meeting Results

Ballot Item	Yes	No
Randy Castellano	128	
Andrew Pappas	120	
Karin Summerford	149	
Jim Webster	133	
Jennifer Gasner	56	
Ryan Podrup	75	
Edward Wade	69	
FY2022 Annual Minutes	175	
IRS REVENUE RULING 70-604	174	

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, 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.

Critters

There has been an increase siting of racoons, possums and skunks. Please report any sightings to the office. While they seem harmless, they cause great harm to property and are a nuisance.



Diagram 1 Meter Room



Diagram 2 Gas and Electric Meters



Diagram 3



Diagram 5 Water Shut Offs



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.

Architectural Changes

We have noticed an increase in remodeling, upgrades and architectural changes going on throughout the Association. While this usually increases property values, there are guidelines and requirements that need to be followed. Any exterior changes **MUST** have an approved *Architecture Request Form and Release* filed at the main office and **WRITTEN PRELIMINARY APPROVAL MUST BE RECIEVED PRIOR TO STARTING.** All projects that have not been approved by the office or Board are subject to removal at the homeowner's expense. This could be costly. Architectural changes can take up to 45 days for approval or denial. If you have any questions regarding these procedures, please call the office at (858)566-0244 ext 2.



Mesa Village HOA Holiday Office Hours

November	24 and 25	Closed
December	23 and 26	Closed
January	2nd	Closed