

Upcoming Board Meeting

April 19, 2022



The Village Voice



Mesa Village Homeowners Association
10540 Caminito Baywood
San Diego, CA 92126
858-566-0244 Fax: 858-566-0231
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 FY2022. Here now are some updates on a few of these projects.

The solar project has finally started to show some light at the end of the tunnel. Tier Drop Solar has reported that they have received the

permit pre-approval from the City to connect and power up the solar panels on the clubhouses. This will take care of at least 60% of the Association's electric usage once the solar has been switched on. Tier Drop Solar is currently working on obtaining the permits to install pergolas that will mount the remaining panels that will be required to supply 100% of the power throughout the Association. Nevertheless, Tier Drop Solar claims they should have power from the panels on the clubhouses up and going within the next two weeks. Once the solar project has been completely 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 2022 will be the asphalt project. This project was planned in October of last year, but was delayed until April to have the assurance of warmer weather conditions. The Board's projected plan is to remove and replace the asphalt in four 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 \$280,000 in expenditures to do asphalt work and re-pipes replacement. I will be doing another walkthrough to make adjustment to any changes that may be needed. I am hoping to start the asphalt replacement on the courts sometime late in April. Residents that are having their court worked on will be given advance notice before work commences.

The pre-painting repairs to the courts has accelerated immensely. In the past six months, our maintenance staff managed to complete the repairs to 16 courts, which we have completed the painting on 10 courts. Our maintenance crew is currently working on the repairs in court 6. A month ago, Pro Tech Painting was awarded the work to paint 8 courts which amounts to 50 units to paint. Pro Tech Painting is currently on their third court and is now painting court 88. Since October we have started a new cycle, we now are painting the stucco to the units, along with the trim, siding and doors to the units.

The final large project I like to update you on is the repairs to the sidewalks throughout the Association. I have recently made several walkthroughs throughout the complex to gather a list of sidewalks that need repairs or replacements. My list included a total of 30 areas of the sidewalk that needed to be replaced throughout the complex, which amounted to 1,889 square feet of sidewalk to replace. In addition, I found over 60 areas of sidewalk throughout the complex that I am planning to have our maintenance staff grind down. I have awarded the concrete work to American Concrete which will cost a total of \$29,990. American Concrete is scheduled to begin the side the work on March 29th.

A new law, SB 908, that mandates debt collectors to obtain licenses which made it more stringent to send collection letters. SB 908 applies to HOA assessment collection, the law will require the licensing of HOA service providers, such as law firms and management companies, that engage in the collection of HOA assessments. Up to this time, Members with delinquent assessments more than 30-days have been receiving a courtesy late letter from our accounting service, Mission Management. Mission Management has decided not to apply for the license and has opted out on sending the courtesy late letters to the Members. As a result, Members that are more than 60-days delinquent may now be transferred to Kriger Law Firm, who handles our collections, without a prior courtesy letter. Once the account reaches the collection department, an "Intent to lien" is sent to the Member, giving them 30-days to resolve the delinquency before a Lien is recorded.

Annual Community Sale Volunteers Are Needed



It is the time of year to start preparing for the Annual Community Sale. The Association is looking for volunteers to help. If you are interested in volunteering to coordinate the event, please contact the office.

Holiday Decorations

While the Association does allow holiday decorations, The Board has recently approved some guidelines. Decorations should not create a hazard, and cannot impede access to the common area. Please visit the Associations website at www.mvhoa.org and look for for Holiday Decoration Guidelines under Documents for more information.

CHANGING OF THE GUARD...

an op-ed from a board member

By now, most of you must know that our long time property manager, Bill Bond will be retiring some time later this year. We knew this sad day would come, so I want to make it clear to our membership what we will be losing when he leaves. This HOA is complex. It is 538 units, with probably somewhere around 2000 residents, over 1500 vehicles and spread over 69 acres. It is a 3 million dollar business and run by one property manager and an assistant manager. They supervise approximately 20 employees who do the maintenance, landscaping and monitoring. They also hire and supervise outside contractors for major projects including painting, roofing, asphalt, plumbing, pool service, accounting etc. Our staff does an outstanding job, juggling multiple challenges and deadlines, under very stressful conditions. Bill and his staff have saved us, the homeowners, a lot of money. He has always sought out the most cost effective way to perform the many functions he is tasked with. Show me another HOA where homeowners can interact easily, on a daily basis, with a manager who listens and accommodates so well. Because of the I.T. and technology skills of Ed Woods, our assistant manager, this HOA is among the most efficiently run in the city. We may thank Ed for the cameras throughout the complex, smart irrigation and light controllers which saves many dollars on our water and electric bill, computerized tracking of work orders, MVHOA website, etc. His efforts allow us to run the HOA with fewer employees, saving us many dollars in wages, insurance, workman's comp. etc. Since replacing Bill will be one the most consequential chores for the board in years, we will conduct a thorough search for his replacement. Qualified individuals as well as management companies will be considered. The board will interview candidates and ultimately vote to choose the future management of MVHOA. Yes, there is always room for improvement, but the current management staff deserves our respect and gratitude. They have served us well.

Jim Webster
President MVHOA

Enforcement of the Rules and Regulations and Governing Documents

The Mesa Village Board, Management and Staff have the responsibility to monitor and enforce the CC&R's and Rules & Regulations. All residents are encouraged to help enforce the CC&R's and Rules and Regulations. However, since residents cannot personally enforce all regulations, accurate reporting of violations is very important. This involves the taking of names, dates, and times of violations and reporting them to the Association. If the resident feels that immediate action is required, the local police should be contacted.

The Mesa Village Monitor has the same responsibility as the residents with the additional duties to issue resident violation notices. Once a violation is issued it is actively monitored until it is resolved. The Monitors re-inspect all open violations and complete a weekly SVR (Security Violation Report) in an effort to clear an open violation and to document any improvements for management and the Board. Violation Letters are mailed to both the homeowner and resident. Included in the body of the violation is information requesting the homeowner/residents in violation to contact the office/monitors if they have any questions or to report any steps they have taken to resolve the violation. When a violation is not cleared within a certain period of time another letter is mailed out. Each letter includes a copy of the originating RVN (Resident Violation Notice) along with the pictures of the violation at the time of first issuance. The letter also includes the most recent picture(s) taken in the most recent weekly SVR from the time of mailing the letter.)

It is important to note that an open violation cannot be cleared unless it is completely resolved. In the case of a carport violation, it can only be cleared if it meets the conditions of what is allowed to be in the carport.

On Board meeting days, management will go and check violations that are on the discipline agenda in an effort to clear them and to have the most up to date information on the status for the Board.

Any violations with two or more notices are referred to the Board and the Board is presented with this detailed information including the current status and communication that the homeowner/resident has made with the office. Including any extensions or permissions that may have been given to a homeowner/resident by the office.

Many Violations can be prevented by contacting the office and requesting permission to allow some items in the carport, or long term parking. Avoid a violation by simply contacting the office at least 24 working hours prior to putting anything not approved in your carport. Either email us at mvhoa@mvhoa.org or call the office at 858-566-0244. If you get our voice mail or you you are sending an email, please be sure to leave your name, address, the start date, end date and a description of what will be in your carport. The office can give up to two weeks depending on the items to be placed in your carport.

More information can be found on the Associations website at www.mvhoa.org and can also be obtained from the office by email or calling and speaking to Bill or Ed.



**Garbage/Recycle/Foodwaste Bin
Schedule Is Available
@ www.mvhoa.org
Republic Services 619-421-9400**

