

# VILLAGE VOICE August 2022 Issue

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

**Next Meeting: August 16, 2022 At 7:00PM OFFICE HOURS: Monday-Friday 8AM-3PM**



We have moved into summer and 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.

One of the largest and certainly the costliest of these projects scheduled in 2022 is the asphalt project. You may have noticed some activities recently ongoing in the Association. TMC Asphalt has completed all the patching, overlays, and crack fills to the courts. We are now in the process of sealing the courts and have completed all but 6 courts. TMC Asphalt had to pause their work for three weeks due to another job that was scheduled in LA. TMC is planning to come back in the next week or two to complete the seal on the remaining courts. Advance notice will be given to those residents. Also included in the proposal with TMC Asphalt were the repairs and seal to the streets and parking lots throughout the Association. However, I will be reevaluating the streets, because some of the streets may not need a seal at this time and can be delayed to FY2023. There are however several areas of the street that need some repairs. The repairs on the streets can be done and then seal the patch. This will save the Association on the proposed asphalt project this 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 19 courts. They are currently working on the repairs to court 12. Pro Tech Painting has been awarded the painting to courts 5 through 10, which included the stucco, trim, siding, and doors. Pro Tech Painting will be starting the painting on these courts by the end of the month. Our projected plan in FY2022 was to repair and paint 16 courts, a total of 96 units. After these five courts are painted, we will have surpassed our projected goal completing the painting on 19 courts this fiscal year.

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. 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 submitted 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. Nevertheless, the power alone from the panels on top of the clubhouse roofs will generate at least 65% of the needed power throughout the Association, which is a savings of \$3,000 or more a month.

As you may know a new law, Senate Bill 1383, mandates that every resident is now required to dispose organic waste in a separate waste bin. Republic Services has ready distributed the food waste bins three weeks ago. All the waste bins are supposed to have food waste sticker that covers the yard waste writing on the bin. However, some were delivered without the sticker causing some confusion to the residents as to whether these are for yard waste. These bins are only for the food waste as indicated by the flyer that was mailed to all our residents. Republic Service has ordered more food waste stickers and they expect to distribute additional stock of stickers soon. Once we have additional information on the food waste sticker and how they will be distributed we will update the website.

Finally, I like to give notice to the residents that our monitors have been doing court inspections and have been finding several architectural violations throughout the Association. If you have any modifications, additions, and/or alterations to the exterior of your unit, you are required to gain the approval from the Association before the changes are made. Some of the most common architectural violations are the security cameras, video doorbells, security light fixtures, and lattice attached above your fence. So, if you have any additions to the exterior of your unit, it would be wise to submit an architectural change form to the office before a disturbing violation is issued. If you need an architectural change form, it is available at our Mesa Village website. If you have any questions or need help on the form, please contact the office.

## TREE TRIMMING AND MAINTENANCE

**California Tree's will be doing some tree work in the complex In September.**

## RULES CHANGE

From time to time, the Board reviews the Mesa Village Rules and Regulation in an effort to make sure that they are up to date with current laws and to make any additions or simple corrections to help clarify the rules. It is the Board's continued goal to provide the safest and most comfortable family style living experience for the homeowners, residents and their guests while continuing to maintain a balanced and aesthetically appealing environment for everyone. Please review the Proposed Rule Changes below. If you have any comments or concerns please respond within the next 30 days by letter or email to the Board. You can send your comments to mvhoa@mvhoa.org or by US mail. The Association's mailing address is 10540 Caminito Baywood, San Diego, CA 92126. The Board will be looking to adopt the proposed rule change during the general Board meeting on September 20th, 2022 at 7PM at the Baywood recreation hall.

### Carport and Courtyards

Original Rule: Section X, Letter B, Number 5

"Plants in the containers and or 1/2 cord of neatly stacked fir wood as long as they do with the 2 vehicle parking requirements."

Suggested Rule Change: Section X, Letter B, Number 5

"Plants in containers and/or a 1/2 face cord neatly of stacked fire wood measuring no more than 4 feet width by 4 feet height by 20 inches assuming each log is 16-18 inches long and as long as they do not interfere with the 2 vehicle parking requirements. (See Appendix for Guidelines)"

## Firewood Guidelines

**(Note, The Log Rack in the picture or similar, would require architectural approval.)**

A 1/2 face cord is a pile of wood measuring **4 feet Width by 4 feet height** with the depth of the pile being the length of the firewood logs, not 4 feet, i.e., 4 feet by 4 feet by 20 inches assuming each log is 16-18 inches long.

What cannot be burned: Don't Burn Anything but Clean, Seasoned Wood, Fireplace Logs, and Non-glossy White Paper - No Garbage - No Plastics - No Rubber - No Waste - No Particleboard - No Plywood - No Glossy Paper - No Colored Paper - No Solvent or Paint - No Oil - No Coal or Charcoal - No Painted / Treated Wood. In accordance with Cal/Epa Air Resources Board Enforcement, Division Compliance Assistance Program.



### Architectural Control

Original Rule: Section IV, Letter I

Holiday Lights and Decorations: Are permitted during holiday periods. Decorations must be removed after the holiday or violations and fines may be levied.

Suggested Rule Change: Section IV, Letter I

"Holiday Decorations: Are permitted during holiday periods. In accordance with the Holiday Decorations Guidelines. (See Appendix for Guidelines)"

## Holiday Decorations Guidelines approved by the MVHOA Board of Directors

Name of Holiday	Date Observed	Lawn Decorations	Shrub Decorations	Trees	Fascia, Fences and Shields Decorations	Removed By
Christmas	December 25	December 10	4 Weeks Before December 25th	Not Allowed	4 Weeks Before December 25th	No later than 14 days after date observed. Lawn Decorations removed by January 2
Thanksgiving	4th Thursday of November	2 Weeks Before Thanksgiving Thursday	2 Weeks Before Date Observed	Not Allowed	4 Weeks Before Date Observed	No later than 14 days after date observed. Lawn Decorations to be removed no later than 1 week after date observed.
Halloween	October 31	October 15	4 Weeks Before Date Observed	Not Allowed	4 Weeks Before Date Observed	No later than 14 days after date observed. Lawn Decorations removed by November 7
Easter	Varies	2 Weeks Before Date Observed	4 Weeks Before Date Observed	Not Allowed	4 Weeks Before Date Observed	No later than 14 days after date observed. Lawn Decorations removed by no later than 1 week after date observed.
Announcement Single Lawn Signs Grads/Births/etc		2 Weeks Before Date	2 Weeks Before Date	Not Allowed	2 Weeks Before Date	Lawn Decorations no later than 1 week after date observed.