

VILLAGE VOICE

December 2023 Issue

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

Next Meeting: December 19, 2023 At 7:00PM

OFFICE HOURS: Monday-Friday 8AM-3PM

The President's Brief

As we wind down 2023 and look forward to 2024,

we look forward to another good year here in our village. We bid a fond Fairwell to our property manager, Bill Bond, and congratulate and welcome our new property manager, Ed Woods. It is a busy, stressful and demanding job. So, join me in working with Ed, while he gets his sea legs in the new position.

Elections are again behind us for another year. Congratulations and welcome to our new board director, Melody Ordway. I know she will be a valuable and productive member of the board.

High costs and inflation will remain with us, even though the rate of increase has eased a little. It affects everything, including labor, materials, and services like trash, insurance, etc. Maintaining the association properties will cost more in 2024 than it did last year. That said, the association's financial situation is strong. We have an ample reserve fund with over one million dollars invested in CDs and U.S. Treasuries, currently yielding around 4%. The board has been successful in budgeting each year to cover all expenses and end up with a small surplus to transfer into the reserve fund. It is important to keep a sufficient balance available to cover all programmed replacement costs as well as unexpected contingencies. To do this, we strive to keep our reserve funding at around 60% – 70%.

Roofs and racoons. With the increase in solar panels being installed on our units' roofs, we have encountered a new problem. It appears our local racoons like to nest under the solar panels. When they get under the panels, they try to dig down into the roof. The damage caused is another expense for the HOA to cover, which we did not have a few years ago. For those planning to install solar, there will be a new requirement to install "Critter Guards" around the panels to prevent racoons from getting under them. For those who already have solar on their roofs, we strongly advise adding the Critter Guards. Failure to do so could result in leaking roofs, damage to your valuables inside and fires (the racoons chew up wires).

Speaking of solar. The solar project for the association, which is intended to provide for the electricity needs of the HOA buildings and pools, has run into a series of hurdles since Covid interrupted all things. We do have the solar installations on our rec center roofs up and running, but the remainder of the project, additional pergolas around our pool areas, has been bogged down in bureaucratic quagmire. The permitting processes of SDG&E and San Diego City have been the primary obstacles to progress. Our contractor is working diligently to resolve these issues and get the job done.

Security. As you know, our security guys work hard, long hours doing their best to keep our village orderly and safe. The reason we call them "monitors", is because they are unarmed and have no law enforcement authority. When they encounter criminal activity, they are instructed not to engage any perps, but to call the police. With the holiday season upon us, we can expect an increase in car break-ins. In fact, we have had a few reports lately. Crime is increasing everywhere, so don't be complacent. Keep your doors locked (cars and homes). Keep alert to unusual activity and strangers poking around. If you see something strange, report it to the monitor on duty. **858-442-5431**. If you see obvious criminal activity, call the police first.

The rainy season will start soon. Keep a sharp eye for roof leaks. Report any to the office ASAP. Have a great Holiday season and stay safe.

Jim Webster, Pres. MVHOA

Maintenance Bulletin

The pre-painting repairs to the courts are still moving very well. They are currently finishing the repairs to court 76. Pro Tech Painting has completed the painting of courts 71 through through 75, which included the stucco, trim, siding, and doors. The cost of painting these units is a total cost of \$75,160. The Association has paused the repairs and painting project until a week after New Year's. Our projected plan in FY2024 is to repair and paint 16 courts, a total of 82 units.

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. Incomppliance 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.

Important Notice!



We are finding that some of our homeowners have Zinsco breakers and panels in their unit. If this is the case, your personal insurance premiums may increase immensely and in some cases your carrier may not renew your policy. The Associations insurance agent is also warning that this may have an impact on the Associations liability and hazard insurance in the near future as well. Please have your panel inspected by a qualified person and if you do have a Zinsco panel then you should have it replaced.

Christmas Caroling anyone?



Hey Mesa Villagers! It may be a little early to get in the Christmas spirit, but this is the time to plan. I'd like to see a group of us get together maybe the week before the holiday and do some Christmas caroling around the village.

If you're interested in helping plan or simply join this event, please contact me at 858-232-2253 (text is best) Ho, ho ho! Carol Klett (on Greenford)

The Annual Meeting Results

Ballot Item	Yes	No
Joe Bulfer	141	
Lou Fink	123	
Melody Ordway	139	
Ryan Podrup	120	
FY2023 Annual Minutes	172	3
IRS REVENUE RULING 70-604	171	7

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 1/2 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 pre-approval or denial if they have to go before the Board. If you have any questions regarding these procedures, please call the office at (858)566-0244 ext 7.



Mesa Village HOA Holiday Office Hours

November	23 and 24	Closed
December	22 and 25	Closed
January	1st	Closed