

VILLAGE VOICE

November 2024 Issue

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

Next Meeting: November 19, 2024 At 7:00PM

OFFICE HOURS: Monday-Friday 8AM-3PM

The President's Brief

I hope the new fiscal year finds you healthy, wealthy and wise. This coming year will be a challenging one for the HOA. The post covid inflation monster has put stress on the finances of our association like we have not seen since the fires of the early 2000s. Then, it was insurance and roofs. Now, it is insurance and Zinsco circuit breaker panels.

First, Farmers Insurance, who had been our insurance company for many years, advised us that they would not renew our policy. Apparently, they will no longer insure associations for more than 100 million dollars. So, we made an exhausting search for a replacement policy. Finally, we found a source. Our new insurance provider, being concerned about the old Zinsco panels in the units and in the common area, demanded the extreme premium of \$814,000 per year. If we are to bring that premium down, we must replace ALL Zinsco panels in the association. Many of you have already replaced the panels in your units. Those who still have Zinscos, must replace them. The association has started the process of replacing 68 of these panels, in the common area.

The east side of the Village does not have any of these Zinscos in the common area. So, if we can get the east side residential units to 100% Zinsco free, we can renegotiate our insurance premium to reflect the east side being clean. That could reduce our premiums considerably.

This "Black Swan" event for us is costing us all a large unplanned expense. There is only one option...replace ALL of these outdated, potential fire hazard prone panels.

All of us, as a community, need to pull together and get this done now. The sooner we are 100% Zinsco free, the sooner our costs will come down. If you have any questions, or are not sure about your panel, get in touch with the office for some help.

The holiday season is fast approaching...wishing you all the best.

Jim Webster, Pres. MVHOA

Maintenance Bulletin

Pro Tech Painting has completed the painting of courts 25 through 28, which included the stucco, trim, siding, and doors. 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 noncompliance. Noncompliance of any rule could most likely put the homeowner liable for the repairs to any damaged walls, including the damage to the neighbor's interior wall.

**Remodeling, Cleaning, Donation Pickup
Avoid A Violation By Contacting the Office First**

Please email Betty at assistant@mvhoa.org or call the office at 858-566-0244 ext 7

Important Notice!



Zinsco electrical panels, also known as Federal Pacific or Zinsco Sylvania, can be a fire hazard due to their faulty design. These panels were installed in homes from the 1950s to the 1980s and

many are still in use today. As time passes, the panels can overheat, melt, and arc due to increased electrical demands. This can cause the components inside the breakers to burn out, preventing them from tripping and leading to a fire. The first 2 of 68 Main Panels in the common area were replaced on 10/14/2024 and 11/4/2024.

As of 11/06/2024 82% of our homeowners are now Zinsco free in their homes. With Greenford drive being the separator, the East side is 81% zinsco free and the west side is 82% zinsco free. Thank you to the homeowners that have already submitted their pictures. If you haven't done so please be sure to take a picture of the outside of the panel, inside with the breakers including the information on the door. The picture needs to be in **jpg format** and not heic and the pictures are not pixelated. If you do not receive an email from us within 2 business days, then we most likely did not receive your email. Please resend..

Please note that initial information regarding the Zinsco panels requiring to be replaced in the units was posted in the Village Voice in December 2023 and then again in May 2024 Village Voice.

Safety First

It is recommended that all our residents and owners install UL listed smoke detectors in all sleeping rooms as well as hallways or other rooms (except kitchens and bathrooms) that give direct access to sleeping rooms. These smoke detectors should be maintained and kept in working order by inspecting, cleaning and testing them for proper operation every 6 months.

Holiday Decorations

While the Association does allow holiday decorations, all decoration **MUST** be removed no later than two weeks after any given holiday. Decorations should not create a hazard, and cannot impede access to the common area or interfere with day to day maintenance of the grounds. The Mesa Village Monitors will be issuing violations as needed. Please visit our website for more information.

The Annual Meeting Results

Ballot Item	Yes	No
Randy Castellano	145	
Andy Pappas	154	
Jim Webster	138	
Karin Summerford	162	
FY2024 Annual Minutes	153	1
IRS REVENUE RULING 70-604	154	1

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 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	28 and 29	Closed
December	24 and 25	Closed
January	1st	Closed