

# VILLAGE VOICE

May 2024 Issue

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**Next Meeting: June 18, 2024 At 7:00PM**

**OFFICE HOURS: Monday-Friday 8AM-3PM**

## Maintenance Bulletin

The pre-painting repairs to the courts are still moving very well. They are currently finishing the repairs to court 25. Pro Tech Painting has completed the painting of courts 76 through 78 and court 24, which included the stucco, trim, siding, and doors. The cost of painting these units is a total cost of \$56,160. 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 non compliance. 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 landscape crew will be shifting to warm weather schedule. Mowing will be done weekly. Court maintenance such as trimming, raking and weeding will take longer to get through there rotation. The crew will be applying fertilizer in preparation in the near future. Once a date has been set we will post this on the website.

### 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.**

## If You See Something, Say Something

The Board, Management, and Staff would like to remind everyone if you see something say something. A broken sprinkler, running water, or light out, please contact the office. Vandalism, break-ins, suspicious behavior should be reported to the [SDPD](#) and to the Mesa Village Monitors (858)442-5431. Please be diligent and secure your doors and vehicles. There have been reports of a suspicious person wearing a hoody looking for opportunity. If your mailbox has been vandalized or your mail was stolen, please contact the US Postal Inspection Services at 877-876-2455 and the office. Please note the Association is not responsible for the mailbox lock and key, this is a homeowner responsibility.

## The President's Brief

**Voluntary Compliance is always the best method for enforcement and compliance.** Violations, written by the management team of Mesa Village Homeowners Association Homeowners, are sometimes a spur under the saddle of homeowners. Occasionally, homeowners indicate that they were not made aware certain requirements when they bought their units. They sometimes claim they are not knowledgeable of CC&Rs and Rules of Mesa Village Homeowners Association. In an attempt to clarify what ownership in an association means, below is an excerpt from a popular legal website which deals with HOAs.

*Conditions, and Restrictions (CC&Rs) are provided to buyers at closing. When purchasing a home in a planned community, buyers generally sign a series of documents, one of which acknowledges that they have read the CC&Rs and agree to abide by them<sup>1</sup>. These documents are important as they outline the rules and guidelines for property use within the community and are designed to protect, preserve, and enhance property values<sup>21</sup>. It's essential for buyers to review and understand the CC&Rs before closing, as they will be legally bound to these conditions once the purchase is finalized<sup>1</sup>.*

This is all designed to maintain a level of aesthetic standards, safety and security, adequate parking and property values.

Additional copies of CC&Rs and rules are readily available through the office and on the MVHOA website.

Any changes to a unit must be approved by management or the board of directors prior to beginning alterations. Forms to request changes to your unit are available through the office and on the MVHOA website.

## REMINDER FROM ENUMERATE

The previous Zego payment account is being terminated in 30 days and we encourage you to sign up for the online portal to make payments going forward. Please contact the billing department at 800-414-9455 and give them your email address and they will forward you the registration information.

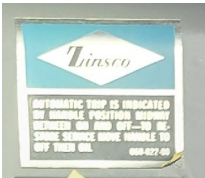
## Architectural Changes

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 RECEIVED 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.



## 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.



## RULES AMENDMENT

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 Change below. If you have any comments or concerns please respond within the next 28 days by letter or email to the Board. You can send your comments to [assistant@mvhoa.org](mailto:assistant@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 July 16, 2024 at 7PM at the Baywood recreation hall.

Original Rule: Section IV Architectural Control, Letter E.

- E. **Patios:** Maintenance of the patio area is the responsibility of the resident or homeowner. Structures in the patio area (other than patio covers) must not be visible from the common areas without prior written consent from the board. Planter beds and/or slabs in the patio area must be ½ inch below the weep line. (Weep line is the lip that overhangs the foundations of the house).

Suggested Rule Change: Section IV, Architectural Control, Letter E.

- E. **Patios:** Maintenance of the patio area is the responsibility of the resident or homeowner. Structures in the patio area (other than patio covers) must not be visible from the common areas without prior written consent from the board. Planter beds and/or slabs in the patio area must be ½ inch below the weep line. (Weep line is the lip that overhangs the foundations of the house). ***Accessory Dwelling Units (ADU) and/or Junior Accessory Dwellings (JADU) are prohibited from construction in patios.***

## 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.

## MOVING POD PERMITS

### MOVING POD PERMIT POLICY AND GUIDELINES

- Moving Pod Permits are issued by the Mesa Village Office to residents 18 or older.
- Permits may be issued for a max of 3 consecutive days and may not be renewed for the same pod.
- A unit may only have one active permit at any time.
- Permits are issued to unit and by Pod unique identifier if available.
- Any request for deviation must be approved by HOA Manager.

## REMODELING/SPRING CLEANING

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](mailto:mvhoa@mvhoa.org) or call the office at 858-566-0244. If you get our voice mail or 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.



**Garbage/Recycle Bin  
Schedule Is Available  
@ [www.mvhoa.org](http://www.mvhoa.org)**



**For Any Questions Regarding  
Refuge Service,  
Missed Pickups,  
Bin Repair or Replacement or for  
Bulk Item Pickup  
Call Allied Waste  
619-421-9400**