

VILLAGE VOICE

November 2025 Issue

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Next Meeting: November 18, 2025 At 7:00PM

OFFICE HOURS: Monday-Friday 8AM-3PM

The President's Brief

First, I would like to thank Jim Webster for his dedication to the HOA. For his many years of service to this community. This year was definitely one for the books with all the changes our community has gone through. Thank you for your patience. There were a lot of challenges to overcome and sometimes hard work. The office was instrumental. As most of you have already seen on our assessments this month the \$333.00 shown on our account is an approved prorated insurance refund. This credit was issued to homeowners who paid their special assessment in full, as authorized by your Board. Please be advised that our website www.mvhoa.org is updated frequently and has plenty of information. The office is available to address questions, some they are empowered to address and resolve, some may have to go to the board. The office is there to handle day-to-day routine business. Wishing all, happy holidays. Looking forward to working with all as we continue to assist the entire community in any way possible in improvements that are beneficial to all members.

Board President

Randy Castellano

Maintenance Bulletin

Lupe our maintenance supervisor has inspected the roofs of all 538 units. We will be analyzing data received and will take necessary actions. The painting is still on hold until further notice. We appreciate the patience on this matter.

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.

Rules and Regulations

All vehicles parked in the village must be operable with a current and valid registration for street use. (Valid registration must be displayed on vehicle at all times.)

All residents 14 and older must have their own valid pool ID. Resident host must have their valid pool ID and key present at all times.

Noise: Living in such close proximity can be a problem particularly in warm weather when the windows are open. Radios, musical instruments, parties and other noise sources including barking dogs must be restricted to a level that is not disturbing to residents. Noise violations should be reported to security

The Rules and Regulations are also available on the Association's website at www.mvhoa.org

If you need a copy of the Rules and Regulations please come to the office.

Short-Term Rentals

Short-term rental is defined as (1) renting, leasing or subletting a Residence for a period of fewer than thirty days or less; (2) soliciting or advertising the Residence for rent, lease, subletting or occupancy for a period of 30 days or less; and/or (3) using the Residence for transient or hotel purposes wherein lodging or sleeping amenities are provided and amenities or services including, but not limited to, cable, internet, and/or linens are provided, for a period of 30 days or less. Therefore, no Residence shall be used for any type of short-term rental or vacation home (such as Airbnb, Home Away, VRBO, etc.) in violation of the provisions of the Rules.

The Annual Meeting Results

Ballot Item	Yes	No
Joe Bulfer	156	
Connie Kraus	195	
Melody Ordway	168	
Rachel Soto	49	
FY2025 Annual Minutes	177	7
IRS REVENUE RULING 70-604	183	8

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.

Once you have located the meter room, you will need to unlock the SDG&E lock. **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. 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. Like the gas meters, the breakers should have addresses listed on them. If you cannot identify yours, you will need to call SDG&E.

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.

Please visit our website www.myhoa.org or come to the office to pick up a more detailed diagram if needed.

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.

Critter Guards

In 2024 the association made it a requirement that solar installations must include a metal critter guard. We have had several instances of raccoons getting under solar panels. Which did not have critter guards, and destroying the roofs. Thank you to the homeowners that have submitted an architectural form and have taken care of this requirement. If you have not done so please submit an architectural form prior to installation. Those who have not, or choose not to comply with this requirement, are now responsible for any damage caused by raccoons and or other critters who may get under the panels and cause damage to the roof. The notice sent 04/03/2025 had given you 90 days to comply.

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 ex 7

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

Please email or call the officed during working hours. We can only give permission for a maximum of 28 days in a 365 day calendar. You may request 14 days at a time for permission. If you have set up a Donation pick up please advise the date you will set this out for pick up the following day. Any question don't hesitate to call us so we can confirm the best way to give permission.

Republic Services

For Questions Regarding Missed Pickups, Bin Repair, Replacement and or a Bulk Item Pickup Call Republic Services: 619-421-9400
Reminder: Notify the office before setting items up for pickup.

Mesa Village HOA Holiday Office Hours

November	27 and 28	Closed
December	24 and 25	Closed
January	1st	Closed