

MAY 2025

**BOARD OF DIRECTORS  
SERVING YOUR  
COMMUNITY**

**BOARD PRESIDENT**  
Edgar Guerrero

**BOARD VICE PRESIDENT**  
Denise Felix

**BOARD SECRETARY**  
Frank Ponds

**BOARD TREASURER**  
Cathie Sundry

**BOARD DIRECTOR**  
Benjamin Ambon



**NEXT BOARD MEETING**  
May 15, 2025  
at 6:30 PM

**SAN MIGUEL RANCH  
ONSITE OFFICE**

401 Calle La Marina  
Chula Vista, CA 91914

Monday-Thursday  
8:30 AM – 5:00 PM

Friday  
8:30 AM – 3:30 PM



**SAN MIGUEL RANCH  
ONSITE TEAM**

Josh Zamora, CCAM, CMCA  
Community Manager  
[jzamora@waltersmanagement.com](mailto:jzamora@waltersmanagement.com)

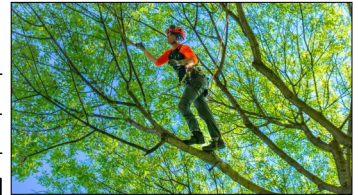
Mariah Pastorino  
Assistant Manager  
[smrstaff@waltersmanagement.com](mailto:smrstaff@waltersmanagement.com)

# San Miguel Ranch Master Association Community Newsletter

A beautiful community small enough to know your neighbors

## Tree Trimming For 2025

At the January 2025 Board Meeting, the Board approved to work with Western Tree Services to complete the 2025 annual tree trimming for the community. **The tree trimming for the common areas will start on Wednesday, April 23rd.** The vendor will be working throughout the community over the next two weeks after April 23rd, so we ask that you please drive with caution when arriving/leaving your home. The crews will have cones and proper signage in the areas where work will be completed.



## Tree Removals For 2025

Western Tree Services will also be removing approximately (40) diseased/dead olive trees from Mt Miguel Road and San Miguel Ranch Road. Once all trees have been removed and the stumps have been grinded, the landscape company will replace the (40) trees that have been approved by the Board. The trees will not be planted in the same location as the removed olive tree, but will be in a similar location aligned with the other trees that have been removed in the past years.



## Gym Reminders

Although some of these reminders may be repetitive and feel like they are unnecessary, our office receives multiple complaints regarding the following issues:



- ◆ Children are okay to be in the gym if they are not on a machine or using the equipment, right? **No! For the safety of other residents using the gym and your children, no one under the age of fourteen (14) is permitted within the gym.**
- ◆ Why can I not use the gym after swimming in the pool or relaxing in the spa? **Again, for the safety of yourself and other residents, appropriate workout attire and shoes are required at all time when utilizing the gym. If you use the gym after utilizing the pool or spa, it can create a slip hazard for yourself and other residents using the gym. In addition, you are also not properly dressed or in the condition to use gym equipment.**
- ◆ I need an hour of cardio to get my routine going, why am I only limited to 30 minutes per station? **Although we understand the gym has it low peak use hours, every resident should be limiting their use of a station to 30 minutes per the rules and regulations. We have over 3,500 residents in the community and the community gym does not have multiple stations like a commercial built gym typically has.**
- ◆ I like to carry weights while walking the perimeter of the pool, is that okay? **No! All equipment should remain within the building of the gym.**

# San Miguel Ranch Master Association

## Community Newsletter

A beautiful community small enough to know your neighbors

### See Something, Say Something

Our community has 1314 homes with over 3,500 residents. In addition, the community also has three condominium associations within the perimeters of San Miguel Ranch. Although your management team is onsite, we cannot see and note everything during office hours or the weekly inspections. We encourage that residents speak up when rules are being broken, association property is being vandalized, or if work is being completed improperly. Your management team works very closely with various vendors that have a contract with the association, but mistakes are bound to happen. In addition, all homeowners sign a document that they are aware they are purchasing in a homeowners association and that they have reviewed the governing documents for the association. As a homeowner, it is your responsibility to follow and abide to the governing documents of the association. If you are renting out your home, you are responsible for your residents, tenants, and guests. Please make sure you are forwarding them any notices and email blasts received from Management. They can also visit the website or Facebook page for updates. Let's do our part in continuing to keep San Miguel Ranch the safe and beautiful community it is!



### Crime Safety & Awareness

Crime Prevention is the act of recognizing a crime risk and then taking action to reduce or remove it. If properly informed about the benefits of using crime prevention, residents can greatly reduce their chances of becoming a crime victim. One of the more frequent crimes reported to the police department is burglary to a vehicle. Recently, our association and other neighboring associations have been experiencing a number of vehicle break-ins. Here are some simple reminders that can help deter and protect you from being a victim of these crimes:



- ◆ When you park your vehicle, close all windows and lock the doors, even if you're going to be gone for a short me.
- ◆ Remove and secure all valuables, including garage door openers & electronic accessories (GPS window brackets & power cords). Thieves take things you might think are worthless, smashing your car windows while doing so. Things like sunglasses, loose change, and empty bags that may not appear to be empty to a thief. To some, your spare change is a fortune. A thief WILL break your car window to steal your 83 cents!
- ◆ Remember, they do not have to pay the cost of the repair, they are going to get their hands on stuff that will be more than they had 30 seconds prior to breaking your window.
- ◆ Make sure to always park in a well-lit area if possible but if you have a garage, use it!
- ◆ Notify the police department of any suspicious people or activities in your neighborhood immediately.
- ◆ If you should be leaving your home for a prolonged period of me, make arrangements with a trusted person to look after your house (i.e. pick up your mail, leave your trash in/out, periodically turn on lights).
- ◆ If you have valuable items in your rear yard that cannot be stored inside your home, please make sure to install a lock on the gate.
- ◆ Make sure all your doors and windows are locked properly. If you have a gate that leads to the side or rear yard of your home, make sure a lock is install properly on the gate(s).

Our office is here to assist in any way possible, however all crime and suspicious activity should be reported to the local authorities. You can report an emergency or a crime in progress by calling 9-1-1. For non-emergency crimes or incidents, call the Chula Vista Police Department at (619) 651-5151.

# San Miguel Ranch Master Association

## Community Newsletter

A beautiful community small enough to know your neighbors

### Volunteers Needed For Architectural Committee

We are still seeking interested volunteers to serve on the Architectural Committee. The Architectural Committee meets on a monthly basis to review Architectural Applications submitted by homeowners. The meetings are held at the San Miguel Ranch Clubhouse and are typically one to two hours each meeting. The Architectural Committee is a very important part of the overall aesthetics of the community; ensuring homeowners are following the Exterior Guidelines when making changes to their home. If you are interested in volunteering for the Committee or need additional information, please contact the Community Manager directly. You may reach Josh Zamora via email at [jzamora@waltersmanagement.com](mailto:jzamora@waltersmanagement.com).



### Street Curb Parking - New 2025 Law

As of January 01, 2025, new laws regarding parking within the City of Chula Vista have been implemented and are being enforced. Our office has received a few calls and emails regarding the City giving tickets for the followings items:



- ◆ You cannot park within 20 feet of a crosswalk (marked or unmarked).
- ◆ You cannot park within 20 feet of a intersection.
- ◆ You cannot park within 8 feet of the end of a driveway curb radius or in front of a driveway (public or private).
- ◆ You cannot park within 30 feet of the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
- ◆ You cannot park within 15 feet of any fire hydrant or entrance to a fire station.

The streets within San Miguel Ranch are maintained by the City of Chula Vista and are not private streets. If you would like to learn more regarding the municipal code on street parking, please visit [www.chulavista.municipal.codes](http://www.chulavista.municipal.codes). Title 10, Chapter 52 goes into detail on the items mentioned above. As a reminder, you can report any vehicle in violation of the municipal code on the ACT Chula Vista app or please visit [www.chulavistaca.gov/departments/public-works/service-requests](http://www.chulavistaca.gov/departments/public-works/service-requests).

### Annual Meeting of Members

The 2025 Annual Meeting of Members is quickly approaching! All homeowners are invited to join us at the Annual Meeting and Election scheduled for **Thursday, July 31, 2025** at 6:30 PM via Zoom. We

currently have three positions available on the Board for a two (2) year term. If you are interested in serving as a Board Member, please contact Management for details. You can also complete the Call for Candidate Form that was mailed out with this newsletter. Ballots will be mailed out mid-June. Although the association does not have a quorum requirement, we still ask that everyone votes and submits their ballot! In order to assist residents with mailing costs, you may also drop off your ballot at the onsite office. Management will mail out the ballots to the inspectors of election on Friday, July 25, 2025. If you would like more information, please contact the onsite office during business hours at (619) 397-5299 and look out for the upcoming mailings!

**ANNUAL  
MEETING**

**2025**

# San Miguel Ranch Master Association

## Community Newsletter

A beautiful community small enough to know your neighbors

### Speeding Within The Community

It has been noticed that many residents and their guests are speeding up and down the roads of San Miguel Ranch. Please be aware of our young residents walking home and crossing the streets. Also our furry friends that sometimes run around with us. As a reminder, the speed limit is **25 mph** in residential areas. Additionally, school buses pass through our neighborhoods on a daily basis to pick up & drop off our children. If a stopped school bus is displaying a Stop Sign and flashing red lights, all vehicles in either direction must stop and wait until the bus moves again or the red lights are off. If you as a resident notice blatant traffic violations, please report incidents to the Chula Vista Police Department, Traffic Division at 619-476-5320. The more reports they receive, the faster they will respond!



### Exterior Changes to Your Home

We would like to remind owners that **ALL** architectural changes to the exterior of your home require written approval prior to the start of your project. If you think your improvement is not major, or does not require approval, check with Management before and review the Architectural Guidelines. When you make changes to your home without approval, you run the risk of it not being approved after you have invested time and money. No one likes to waste money, so save yourself the time and submit your application **first**. The Architectural Committee meets to review applications on the 4th Thursday of each month and the deadline to submit a completed application is the 3rd Friday of each month. All meeting dates can be found on our association website, [www.sanmiguelhoa.com](http://www.sanmiguelhoa.com), so you are able to plan your project accordingly. A few key points to remember:



- ◆ If you're just getting started & want to know what is okay and what is not? Review the Architectural Guidelines.
- ◆ The Architectural Guidelines and Architectural Application can be found online at [www.sanmiguelhoa.com](http://www.sanmiguelhoa.com).
- ◆ There is **NO FEE** to submit an application.
- ◆ Your application must be complete before it will be reviewed.
- ◆ Neighbor notification is just that. You are notifying your neighbors of your pending project. It is not an 'approval' of a project.
- ◆ Just because another home in San Miguel Ranch was approved, does not mean you are able to complete the same project without approval.
- ◆ If your application is denied, you will be provided details on what changes are required for approval and the process to resubmit for the next meeting.
- ◆ There is a checklist on the front page of the Architectural Application that is meant to help residents when preparing their application for the Committee's review.

### Use of Security Cameras

Residents are allowed to install security cameras within their home, but please be mindful of your surroundings, your neighbors, and the direction your cameras are facing. Any security camera installed within your home should only be pointing at your property. Your camera should not be pointing at another owner's property or their windows/doors. The association has no cameras installed in the common areas with the exception of the facilities. If you have any questions regarding the information above, please contact the onsite office during business hours.

