



MONTELOMA HOMEOWNERS ASSOCIATION

March 2011

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Karen Dewey

Director:
Patty Jacobs

Happy St. Patrick's Day

Highlights of the January 27, 2011 Board of Directors meeting include:

- * The Board discussed various topics with the homeowners in attendance, to include concerns regarding particular properties and general behavioral issues (i.e., dogs off leash / not being cleaned up after).
- * The Board and Architectural Committee reviewed the draft color scheme book prepared by Dunn Edwards Paints. Once finalized, the updated schemes will allow homeowners an easy way to select colors for exterior painting. More information will be provided in the near future once the new color schemes have been finalized.

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Please be reminded that all exterior modifications (i.e., painting, fence replacement, landscape modifications, etc.) require prior approval. You don't want to begin your project without approval—doing so may result in a hearing with the Board of Directors and a starting fine of \$200.



Street Lights

Did you know that the street lights within Monteloma are maintained by the City of San Diego's Street Division? If you notice a street light that is not functioning properly or has gone out completely, reporting the issue to the City takes just a moment of your time.

Street light issues may be called in to 619-527-7500, or reported via the online service request system on the City's website at

<http://apps.sandiego.gov/streetdiv/>

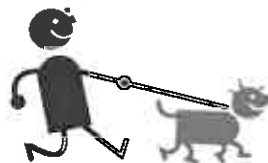
The City relies heavily on residents to report street light issues. Please help keep your community safe and report street light issues as soon as possible!

Street Parking Reminders

A homeowner recently advised that the City had been observed ticketing vehicles for having wheels facing the wrong direction on a hill or for being parked too far from the curb.

Please be reminded that the streets within Monteloma are public and therefore traffic laws may be enforced at any time. The best place to park is inside your garage or in the driveway, however, if you or your guests must park on the street, please ensure all traffic regulations are adhered to in order to avoid a costly ticket!

Pet Reminders



We continue to receive complaints that people are not cleaning up after their dogs while walking in the community. Please remember to take pick up bags with you during walks with your beloved friend, and be respectful of neighboring lawns due to damage dog urine can cause. Follow the golden rule for a harmonious community!

In addition, please be reminded that per City laws and Monteloma Rules & Regulations, dogs must be kept on a leash while in the common areas. Please also take the proper precautions if your dog enjoys spending time with you in the front yard, especially if the yard is not fully fenced in. Per the San Diego County Code: At home, dog owners must effectively control their dogs by voice or electronic pet containment system, or must physically and humanely restrain them by a leash, fence, or other enclosure (SDCC Section 62.669[b]; Penal Code Section 597t).

Mailbox Post Repair Option

Omni Graphics is able to replicate the original, unique design of mailbox signs / posts in Monteloma. They have completed this task for several homeowners during the past couple of years. While the Association does not endorse any particular vendors, we offer this information as a convenience and potential option in the event your mailbox post / address sign needs to be replaced (which must be replaced to match the original design). Should enough homeowners express interest to Omni Graphics, they are willing to offer a significant discount if multiple posts are addressed at the same time. Feel free to contact Rick Sweeney at Omni Graphics at 619-792-1350 to discuss and obtain a proposal for your mailbox post.

Board Meeting

The next Board meeting is scheduled for
Thursday, March 24, 2011 @ 6:00 p.m.,
at Walters Management, 9665 Chesapeake Drive, Suite 300, San Diego

*Remember, while these Board of Directors meetings are held to conduct Homeowners Association (HOA) Business, all homeowners are welcome to attend. We encourage you to come and share any concerns or ideas you have regarding your community.

Your input is invaluable to your Board of Directors.

***Please feel free to call Karin at Walters Management, 858-576-5574,
to confirm the next meeting date.***

****Please note: If you are not able to attend the Board meeting, but you have a concern or some suggestions regarding your community, you may send written correspondence to***

Walters Management and request that your correspondence be placed on the agenda for the following meeting. Please also note that, in addition to attending meetings, the newsletter is a great resource for information. Please keep an eye on future newsletters for information regarding actions taken by the Board of Directors at the meetings, upcoming activities, etc.

Walters Management Contact Information



Walters Management was hired by the Board of Directors of your community to manage the administrative, maintenance, landscaping and other issues relative to your Association. In the event you have a complaint, maintenance issue, or need further assistance, please contact us as follows:

Julie Bigelow,

Community Association Manager
jbigelow@waltersmanagement.com

Jody Oliver, Accountant
858-495-0900

Karin Harrison,

Community Association Administrator
kharrison@waltersmanagement.com

Sandra Montague, Escrow / Collections
858-495-0900

Mail or fax to the following:

Walters Management, 9665 Chesapeake Drive, Suite 300, San Diego, CA 92123
Phone: (858) 576-5574 Fax: (858) 495-0909 ***After Hours Emergencies:** (858) 495-0900

Visit www.waltersmanagement.com to access your account information, make a payment online, submit a service request, etc.