



MONTELOMA HOMEOWNERS ASSOCIATION

April 2013

Community Newsletter

Board of Directors



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Steve Koudelka

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Inside this Issue

Community Mailboxes and Posts	1
Spring Trimming	2
HOA Official Website Architectural Approval	2
Reminder	2
Approved paint scheme	2
Pet reminder	2
Next Board Meetings	3
Walters Management Contact Info.	3

Replacement of the Community Mail Boxes & Posts

Even with the new, lower monthly HOA dues, Monteloma HOA still has some excess money in the reserve account. Your Board of Directors thought a good use of these excess funds would be to replace everyone's mailboxes and all of the posts in the community. The old posts are over 23 years old and many are falling over. This is normally the responsibility of each home owner, but the Board feels this is a great project to keep the entire community looking nice.

The new posts will be similar in appearance to the current posts; however, they will be installed with a protective base that will withstand the weather and string trimmers. The new mailboxes will be white (per our CC&R's) and made of a co-polymer plastic to prevent rust. If you already have a security mailbox, it will be retained. All other mailboxes will be replaced and the old box disposed. If your post is located in a bushy planted area, the bushes will get trimmed back during installation to gain access for the new ground anchor system. A separate letter will be mailed to each member before the replacement is to commence so, should you wish, you can trim your own plants away from the post footing.

For now, please let us know if you think this is a good idea for the use of our reserves. You can go to our website at www.montelomahoa.com and enter any comments regarding this project in the "Contact Us" page. The Board will review the comments and make a final vote during the May 23, 2013 HOA meeting. You are also welcome to attend and voice any opinions during that meeting.

Regards,
Your Board of Directors



SPRING TRIMMING

Common area tree and shrub trimming has been completed for spring 2013. This is an annual project to keep the Association properly maintained and beautified .

The Board would like to share their gratitude for the time and effort the Monteloma Homeowners put in to maintain their homes and landscape. Your efforts to keep the Monteloma community looking nice are appreciated!



DON'T FORGET MONTELOMA HOA HAS AN OFFICIAL WEBSITE!

Visit www.montelomahoa.com to stay up to date on community news, access HOA guidelines / governing documents, retrieve helpful information regarding architectural information, important contacts, and more!



Architectural Requests

Please be reminded that any exterior modifications at your property (i.e., landscape improvements, painting, room addition, etc.) must first be approved by the Monteloma Architectural Committee. Please allow sufficient time for the review process, and take that into account when discussing the plans with your contractor. Failure to obtain the necessary approval may constitute a violation of the CC&R's and a fine may be imposed. In addition, modification or removal of unauthorized work may be required, at your expense.

Please contact Walters Management if you need a copy of the architectural application form.

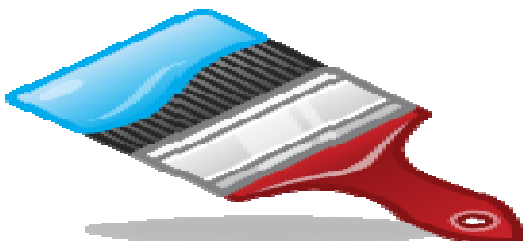
Monteloma Paint Color Scheme

Please visit the Dunn Edwards website to view the approved paint colors within The Monteloma HOA!

[www. Dunnedwards.com](http://www.Dunnedwards.com)

- * Click "Community & Property Managers"
- * Click "Color Archive"
- * Search for The Monteloma HOA.

Please note, an architectural application needs to be submitted prior to repainting your home.



Pet Reminders



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 ordinances 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).

Board Meetings

Board meetings are scheduled for the fourth Thursday of every other month. The upcoming meetings are:

May 23, 2013

July 25, 2013

September 26, 2013

November, TBD (Happy Thanksgiving!)

Meetings are @ 6:00 p.m., at Walters Management, 9665 Chesapeake Drive, Suite 300

*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 join us 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 Tim Kilcourse at Walters Management, 858-576-5540, 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 and upcoming activities .***

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:

Lisa Isaacson, PCAM, CCAM
Community Association Manager
lisaacson@waltersmanagement.com
858-576-5540

Jody Oliver, Accountant
858-495-0900, ext. 507

Tim Kilcourse
Community Association Administrator
tkilcourse@waltersmanagement.com
858-576-5540

Stephanie Schnurr, Escrow / Collections
858-495-0900, ext. 523

Mail or fax to the following:

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

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