



MONTELOMA HOMEOWNERS ASSOCIATION

September 2013

Community Newsletter

Board of Directors



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Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
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Secretary:
Karen Dewey

Director:
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Update on the Replacement of the Monteloma Mail Boxes & Posts

Thank you for your comments on the Mail Box replacement project. We received a lot of positive feedback with most agreeing that this would be a great use of our extra reserves to improve the appearance in our neighborhood. Of course not all posts need replacing. Owners who have already replaced their boxes would receive a reimbursement check equal to the cost of a new replacement post.

The next step is a special ballot. A vote must be taken from the homeowners to approve the use of our extra reserves for this type of HOA project. So watch your mail in the next few days for a special ballot (similar to our annual BOD election format). Please mark your vote and return the ballot immediately.



Thank you,
Your Board of Directors



MANAGEMENT CLOSURE

Walters Management will be closed on Friday, August 23, 2013 for a Corporate Administrative Day and Monday, September 2, 2013 in observance of Labor day. If you have a property threatening emergency during this time, please call 858-495-0900 and the on-call staff will assist you.

Happy 25th Anniversary!

Congratulations, the Monteloma Homeowners Association has been active in your community for 25 years now. I would like to thank the current and previous HOA board and committee members for their time and diligence spent working for all of the homeowners. We are all volunteers committed to the guiding principal of following our CC&R's, which helps maintain our property values and the quality of life within the community.

A big thank you also needs to go to Walters Management for the enormous help they provide with all the legal and financial paperwork required, and their on-site monitoring. Speaking of on-site, please say thank you to the workers from Steven Smith Landscaping. They work very hard every Thursday to keep our common areas looking their best all year long.

The biggest thanks of all go to you, the Monteloma homeowners. Thank you for sending in your monthly dues on time, for keeping your homes and yards looking so beautiful, and for your suggestions to the Board and committees. Our HOA reserves for major repairs and replacements are 100% funded, which is the goal of every HOA but very few achieve. We are in the strongest financial position ever for our association.

We are just 203 homes in the Tierrasanta community, but we have some of the most beautiful homes and landscaping in the area. I encourage you to go out and meet some of your wonderful neighbors. While you are out walking, look around and enjoy the amazing plants growing around our homes. I wish you all the best in our next 25 years in Monteloma. Happy Anniversary!

Steve Koudelka, President Monteloma HOA

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.

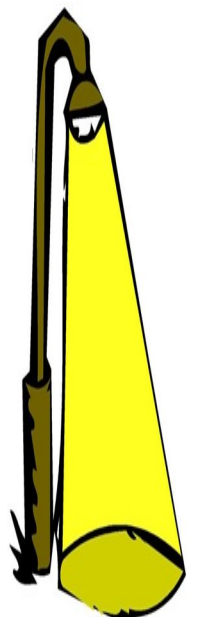
Street Lights

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!



Board Meetings

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

September 26, 2013
November, TBD (Happy Thanksgiving!)
January, 23, 2014
March 27, 2014

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 your Board of Directors to manage the administrative, maintenance, landscaping and other issues relative to Monteloma. In the event you have a concern, 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

Mylan Le, 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.