



MONTELOMA HOMEOWNERS ASSOCIATION

October 2015

www.montelomahoa.com

Community Newsletter

Board of Directors



President:
Steve Koudelka

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Treasurer:
Vicki Streetman

Secretary:
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Hello fellow homeowners. In this newsletter you are going to find articles from your elected board members. Each article will address a topic pertaining to the most common concerns we address at our board meetings. We hope you will find them informative, and some instructional on how to save money by avoiding fines in your HOA.

Water Usage

by Steve Koudelka

California is still in a severe drought condition and all HOA's are being required to not only meet the state watering restrictions, but also make sure their homeowners are aware of the new guidelines.

First some good news about your HOA water usage. Two years ago we installed satellite weather monitors on our sprinkler control boxes. This has reduced our annual water volume which is saving us money. We also recently began replacing our old sprinkler heads with new slow rotators. The slow rotators use less water, allow for better soil saturation, and have less water runoff. We are taking advantage of state rebates to offset the cost of installing these new sprinkler heads. Our landscape company is working very hard to keep our common areas looking good in these dry conditions.

Here are the important details our homeowners should be doing to help the state conserve water:

1. Water only twice a week for 5 minutes between 6:00pm and 10:00am
2. Home addresses ending with an odd number water on Sunday & Thursday
3. Home addresses ending with an even number water on Saturday & Wednesday
4. The 5 minute limit does not apply to homes using water-efficient drip or micro-irrigation systems. However, drip irrigation systems must follow the twice a week and time of day schedule.

New state laws require HOA's to allow brown lawns and not fine homeowners. However lawns must remain in a tidy condition. This means that weeds and dead debris must be removed. Your HOA will still send violation letters if front yards are not kept neat and groomed.

You may have seen many of your neighbors converting their grass lawns to either artificial turf or drip irrigation with drought tolerant plants. This is a viable water saving option but please remember that modifications must be presented to your Architectural Committee before starting any new landscaping. You can download the ARC Approval documents from our website at www.montelomahoa.com.

Here is a link where you can find out more details about California water conservation: www.wastenowater.org.

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Common Area Reminders & Architectural Changes

by Vicki Streetman & Doris McDowell

Association Common Area

There are 203 units in our development and our Homeowners Association (HOA) works to maintain the quality of the neighborhood and life for its owners and residents. *Did you know that the HOA actually owns NO land, and NO fences?* All property and fences belong to the homeowners.

- Fences are 100% the responsibility of each of us as homeowners to maintain, not the HOA.
- Fences between two homeowners are the responsibility of the two parties, who share 50/50 in their cost under California law.
- Changes in fencing material must be brought to the Architectural Committee for approval before starting.

Maintaining the Common Area Slopes –

Our landscape company maintains approximately 8 acres of 'green belt' slopes within our community –

- Bordering Highway 52 in the western section of our development; and
- Between streets on the eastern 'hill top' homes bordering Mission Trails.

Homeowners are not allowed to make changes to plants or trees in these areas, but can contact the office with their concerns.

Access and Use of Common Area – Under our Architectural Guidelines, access for construction of homeowner improvements must be through the homeowner's property only. Access over common area is not permitted except under unusual circumstances which require specific written permission from the ARC. Similarly, homeowners cannot store construction material or debris on common areas or park areas.

Blocking Views

With fences, hedges and trees, there are certain height restrictions that you may need to be aware of. These are *detailed in our Architectural Guidelines* (available online), but here are some pointers -

- Any **fence, wall or hedge** which would block the view from other lots is subject to the approval of the ARC before construction.
- The HOA regularly considers any requests from homeowners regarding an obstructed view and notifies the "obstructing" homeowner to trim back hedges and trees. Similarly, we monitor the common area slopes for needed maintenance to maintain views and privacy.
- **Trees in view areas** are required to be trimmed back to no higher than the height of the dwelling on the lot. Some exceptions have been allowed, i.e. for Palms (which can't be trimmed, and which have a small "head") and where there is no objection from neighbors.
- **Tree Trimming on the slopes** is done on a yearly basis in March or early April. Some trees on the slopes need yearly trimming and others can go 2 years before needing trimming. The tree crew is on the banks for 2 to 3 days. Your cooperation is needed to make this process go smoothly.

Architectural Change Approval Process

Probably the most common architectural issue is homeowners repainting and choosing a non-approved color. This causes consternation with the neighbors, for the Architectural Committee and the Board. Please avoid issues (including fines) by referring to the 'paint palette' of approved color combinations. Swapping colors between trim and stucco, or between combination 'schemes' are considered deviations; these are not preapproved. Homeowners should submit an Architectural Change Request if considering anything but an approved combination.

Paint Color Palette

Did you know that you can find your HOA approved paint palette on-line? Go to our HOA website www.montelomahoa.com under Homeowners Info page, and click the link to the Dunn Edwards community website. Type in our zip code 92124 and then select Monteloma HOA to view our paint color schemes.

To start the Architectural Approval Process, download forms and the guidelines from our Monteloma Website (montelomahoa.com). If in doubt of what requires approval, submit your questions to the office and you'll get a quick response. **We all want to avoid mishaps of unapproved improvements – so better safe than sorry!!**

Neighbor Signatures

In submitting your application, **you are required to notify your neighbors who would be impacted by the changes** and submit proof of such notification with your application. The signatures are "notification," not "approvals."

- **Only the Architectural Review Committee (ARC) can approve a request** – NOT our management company, and NOT your neighbors.
- **In the event of rejection** – If the committee has to reject part or all of your application, you can appeal to the Board of Directors. (Some changes are specifically *not* within ARC's authority to approve.) Contact the management company to get on the agenda.

Pet Regulations

While many homeowners love their dogs, few would say the same about dog poop!! Frankly, this "pet peeve" is frequently reported to our Board or Management Company when dog owners don't act responsibly in picking up after their canine kids. In order to keep your community clean and beautiful, as well as maintain the best property values, everyone's attention in addressing this issue is requested.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community.

For further information you can refer to your HOA CC&R's Animal Regulations on page 33 of Section IX which covers leashes and pet cleanup. You may contact Walters Management for any questions or complaints. You should contact the San Diego Police for any excessive noise or dog bite issues.

Thank you for your cooperation with keeping our community safe and beautiful.



Board Meetings

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

- **November: Happy Thanksgiving!**
- **December 1, 2015**
- **January 28, 2016**
- **March 24, 2016**
- **May 26, 2016 –Annual Meeting**

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 Kevin Kohler 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

Mercedes Poderoso, Accountant
858-495-0900, ext. 542

Kevin Kohler
Community Association Administrator
kkohler@waltersmanagement.com
858-576-5540

Brittany Branson, Escrow / Collections
858-495-0900, ext. 546

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.