



# MONTELOMA HOMEOWNERS ASSOCIATION

July 2016

www.montelomahoa.com

Community Newsletter

## Board of Directors



**President:**  
Steve Koudelka

**Vice President:**  
Doris McDowell

**Treasurer:**  
Vicki Streetman

**Secretary:**  
Michelle Mueller

**Director:**  
Simon Nicoud

# Election Results

The Board of Directors appreciates you sending in your election ballots on time. It's very important for an HOA to have a valid election with the required quota of votes from its members. We received a valid quota again this year which saved our HOA money by avoiding a second mailing. Please continue to vote and consider volunteering for the board next year.

This year's election had 3 positions open with 3 candidates running. The following were re-elected:

Steve Koudelka as President  
Michelle Mueller as Secretary  
Simon Nicoud as Director



A big thank you to the board and architectural committee volunteers who care deeply about the aesthetics and harmony of living in the Monteloma community.

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# No Increase to the \$52 Monthly Dues

The yearly budget review and audit shows no change is needed to our \$52 monthly dues for another year. The Board of Directors keeps a close watch on the HOA expenses and works hard to keep our dues consistent and cost-effective. The reserves continue to be 100% funded.

Thank you for continuing to pay your monthly dues on time. Please contact Walters Management if you wish to set up an auto-payment plan for your dues.



# After-Hours Emergency?



Walters Management is open until 5:00 PM from Monday through Friday. If you need to report an emergency after-hours, please call the Walters Management main office line for after-hours emergency service at

**(858) 495-0900.**

An on-call employee will be available to assist you.

If you are trying to report an active leak in the common area, you may also contact the landscaping vendor for the community, Steven Smith Landscaping, by dialing their emergency number at

**(760) 745-9916.**

During after-hours, you will be directed to press

**'9'** for emergencies and will then be provided direction.

Thank you for your assistance with maintaining the community!

## Water Sprinkler Update

Our test of the water efficient slow rotator sprinkler heads has been successful at lowering our water usage on our first slope. We are going to continue replacing the old sprinkler heads with the slow soak rotator heads while taking advantage of state rebates to save the HOA money. Funds for the project will come from the excess money in this year's water budget.

Our existing sprinkler heads are subject to the state and city watering restrictions during severe droughts. These new slow rotator heads use less water and are approved for use during droughts. This will help us keep our common area plants alive.

## Be Respectful of your Neighbors

When living in a community, it's important that everyone feels comfortable and at home. Please remember to be courteous to you neighbors and to be respectful at all times!

Construction hours are as follows:

- 7:00 AM - 5:00 PM on Monday through Friday
- 9:00 AM - 4:00 PM on Saturday, Sunday, and Holidays.

All noise should be kept at a minimum between the hours of 10:00 p.m. and 8:00 a.m. Remember, your neighbors may not keep the same hours you do!

As cliché as it may sound, try to treat your neighbors the way you would like to be treated!

# Get ARC (Architectural Review Committee) Approval BEFORE Painting to avoid FINES

Our homes are showing their age now that they're 28 years old. Many homeowners are repainting and replacing their garage doors. Please avoid fines for invalid colors or unapproved garage doors by submitting an Architectural Approval form **before** beginning any outdoor improvements.

You can download the Architectural application from our website at:

<http://www.montelomahoa.com/uploads/ArchitecturalApplication.pdf>

You can find the pre-approved paint palette on our website at:

[http://www.montelomahoa.com/Home\\_Owner\\_Info.html](http://www.montelomahoa.com/Home_Owner_Info.html)

or at the Dunn Edwards webpage (insert 92124 in the zip code and select Monteloma):

[https://www.dunnedwards.com/colors/archive/color-ark\\_pro](https://www.dunnedwards.com/colors/archive/color-ark_pro)



NOTE: You don't have to use Dunn Edwards paint, but you must select colors from the approved paint palette. Painting a color not in the approved palette can result in fines and possibly repainting your home.

## Street Parking Rules

Please remember that our streets are public and therefore fall under City of San Diego parking restrictions. Beyond the city's requirements our HOA has some parking limitations that must be followed or the homeowner may receive a violation letter; and/or fines. Here is a reminder of our HOA guidelines:

- No large commercial-type vehicle may be parked or stored anywhere in the community
- Vehicles must not obstruct free traffic flow or block sidewalks
- Vehicles needing repair work must be parked within the garage

A complete set of guidelines can be found in the Community's Rules and Regulations. If you are in need of a copy, you may contact Walters Management at [kkohler@waltersmanagement.com](mailto:kkohler@waltersmanagement.com).

# Board Meetings

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

- July 28, 2016
- September 22, 2016
- December, 2016 (TBD)

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](mailto:lisaacson@waltersmanagement.com)  
858-576-5540

**Kevin Kohler**  
Community Association Administrator  
[kkohler@waltersmanagement.com](mailto:kkohler@waltersmanagement.com)  
858-576-5540

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

**Susanne Babb**, 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](http://www.waltersmanagement.com) to access your account information, make a payment online or submit a service request.