



MONTELOMA HOMEOWNER'S ASSOCIATION

July 2017

www.montelomahoa.com

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

Director:
Bruce Charnov

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California State Drought Emergency Ended—CC&R Landscaping Requirements Return

On April 7, Gov. Jerry Brown issued Executive Order B-40-17 officially ending California's drought emergency status. This declaration also ends the permission for brown lawns within Homeowner Associations that have landscape maintenance obligations. Homeowners will once again be subject to fines for front yards that are not maintained according to the standards set forth in their HOA's CC&Rs.

If you currently have a grass lawn you may need to start using more water and fertilizer to change your lawn from brown to green. If you have areas of dead grass, weeds, dying plants, exposed tree roots, irrigation lines, or dirt, you could take this opportunity to update your landscaping to water-wise plants or approved artificial turf systems.

Starting August 1st violation letters and fines will once again be assessed on homeowners who fail to keep their yards up to our CC&R standards (article VIII, sec 8.01). Please maintain your front yard in a neat and attractive condition, or submit an HOA architectural application with your new landscape plans. The Monteloma HOA Architectural Application can be found and printed from our website:

[http://www.montelomahoa.com/
Home_Owner_Info.html](http://www.montelomahoa.com/Home_Owner_Info.html)

Thank you for your cooperation.

Election Results

The Board of Directors thanks you for returning your election ballots on time. We received a valid quota of ballots from our members. This saves 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 two board positions open and a director position. Here are the results:

- Doris McDowell was re-elected; she continues as Vice President.
- Vicki Streetman was re-elected; she continues as Treasurer and Architectural Committee member
- Bruce Charnov was appointed by the Board to fill the Director position; he also continues as an Architectural Committee member.

A big thank you to the entire board of directors and the architectural committee volunteers for their efforts.



Monthly Dues Remain at \$52

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.

Landscape Access Paths on Slopes are NOT Walking Trails

Homeowners whose property borders the "slope maintenance areas" have expressed concern about hikers and children using the HOA landscape easement paths. These walkways have water sprinkler heads which can cause injury or be broken. Please be aware:

- Entry onto these slope paths should be for maintenance purposes ONLY.
- Be respectful of your neighbor's privacy by not walking these paths.
- The HOA easement is not a public trail and recreational use is prohibited.

At-Home Business Activity is Prohibited if it Causes a Nuisance

Many of our homeowners are self-employed and run a business from their home office. This is allowed so long as the business does not cause a nuisance to the neighborhood. A quiet business contained within the home is allowed. However fines will be assessed to homeowners where an apparent business causes some of the following CC&R violations:

- Signs of any type advertising a business
- Business supplies or debris visibly stacked around property
- Excessive shipping vehicle activity for drop-off or pick-up
- Excessive use of loud equipment or tools
- Noxious activities like excessive auto repair or wood working
- Large business vehicles parked in the neighborhood

The list above is just some of the violations that can be subject to a fine. The Board of Directors has the right to determine what type of nuisance is subject to a fine.

Please be respectful of your neighbors by keeping Monteloma a peaceful and beautiful place to live.



Trash Can Replacement

You can call the city at 858-694-7000 to schedule an inspection for replacement. More information can be found on this website:

<https://www.sandiego.gov/environmental-services/collection/general/>



Upcoming Meetings

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

- July 27th, 2017
- September 28th, 2017

Meetings are at 6:00pm at Walters Management, 9665 Chesapeake Drive, Suite 300, San Diego, 92123. All homeowners are welcome to attend. We encourage you to join us and share any concerns or ideas you have regarding the community.



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

Tim Snyder

Community Association Administrator

tsnyder@waltersmanagement.com

858-576-5540

Account Services

accountservices@waltersmanagement.com

858-576-5595

Brian Jiao, Escrow / Collections

bjiao@waltersmanagement.com

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.