



# MONTELOMA HOMEOWNERS ASSOCIATION

March 2017

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

*Community Newsletter*

## Board of Directors



**President:**  
**Steve Koudelka**

**Vice President:**  
**Doris McDowell**

**Treasurer:**  
**Vicki Streetman**

**Secretary:**  
**Michelle Mueller**

**Director:**  
**Vacant**

## Board Position Available

Happy New Year! Homeowner Simon Nicoud has moved out of Monteloma leaving the position of Director available on the Board. The Director participates in HOA Board meetings (only 6 meetings per year), votes on issues presented before the board, and can participate on special committee projects. Please consider volunteering a small amount of your time and help bring fresh ideas to your HOA. Contact Lisa Isaacson at Walters Management at 858-576-5540 to get more details.



## DAYLIGHT SAVINGS

Remember to *spring ahead* on  
Sunday, March 12th by setting your  
clocks ahead one hour at 2:00 a.m.

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## Monteloma is a Single Family Home Community

### - No Short Term Rentals and No Subletting

Per Monteloma CC&Rs (Article IX Sec 9.01) the HOA is a Single-Family Home community. An owner may rent their entire residence to a single family as long as the term of the rental is greater than 30 days. This HOA clause is intended keep owners and renters from moving into a 3-5 bedroom house with the hopes of renting out multiple bedrooms to non-related parties to help pay the expenses. It is also there to try to limit the number of cars per home site.

Owners can be fined if any of the following violations are discovered:

- The residence is being used for short-term vacation rentals
- Individual rooms are being sublet by the owner or renter
- Excessive vehicle parking is disrupting neighbors and/or the parking of large commercial-type vehicles

# Owner - Renter Responsibilities

Monteloma HOA allows owners to rent their residence to single families for time periods greater than 30 days. However, our HOA has no legal authority over renters, only the owner-members of the HOA. This disconnect can cause issues for the Board of Directors in communicating violations to tenants since the Board can only deal with the property owners. So here is what you must know to avoid fines if you plan to rent out your property.

The HOA expects all residents, whether owner or renter, to abide by the rules of the Associations CC&Rs and Architectural guidelines. The owner is responsible for the conduct of their tenants and guests. If a fine or penalty is incurred by a tenant, the owner will be levied the fine as if the owner committed the violation. It will be up to the owner to get reimbursement from their tenant.

Here are some general guidelines:

- Owners should inform tenants that they must abide by the provisions of the HOA CC&Rs and provide them with a copy of the Monteloma Rules & Regulations
- HOA rules and regulations must be incorporated within all lease/rental agreements.
- Owners are held accountable for all renter/tenant infractions.
- Renters must communicate requests to the HOA through the Owner.
- The HOA Board may demand termination of a tenant with multiple rule violations.
- The Owner should provide the HOA management company a copy of the lease agreement with renter contact information in case of an emergency.

Exceptions to the HOA having direct contact with an owner's tenant usually have to do with civil law infractions: commitment of a crime, parking in fire lanes, emergency situations (ie: aggressive dog bites), and the calling out of proper authorities including but not limited to: police, fire safety, FBI and drug enforcement.

## New Landscape Spinklers have been Installed

Have you noticed how quiet the sprinklers have been lately? The Board is pleased to announce that all HOA landscape-maintained areas now have the new, more efficient, slow-rotator sprinkler heads. This project was done within current budget funds and without a monthly dues increase. The HOA Board utilized state rebate programs to help save money. The city water rates will be increasing but the Board is expecting to see a reduction in water usage with these new sprinkler heads to compensate. This should help keep water expenses within budget for now. Please continue to do your part to save water.

## Trash Can Replacement Options

The City of San Diego began its automated trash containers in 1994 at no cost to residents. But in 2008, the economy required the city to start charging to replace old or broken, black trash cans. The blue recycle containers are still free, except for a \$25 delivery fee. For a new black container, the fee is \$70, plus a \$25 delivery fee. You can save the \$25 delivery fee if you pick up the container yourself from Collection Services at 8353 Miramar Place, SD 92121. The City makes the determination if the container needs replacement. Normally, the truck driver notifies the owner that the container is cracked or damaged. You can also call 858-694-7000 to schedule an inspection and replacement. More information can be found on the website:



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

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

Owners and renters must be aware that any outdoor modifications must have ARC approval before making any changes. Please avoid fines for unapproved plants, garage doors, or invalid paint colors 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.



## Be Respectful of your Neighbors

When living in a community, it's important that everyone feels comfortable and at home. Barking dogs are a noise nuisance as well. Please remember to be courteous to your neighbors and to be respectful at all times!

### **Construction hours are as follows:**

**7:00 AM - 5:00 PM on Mon - Fri**

**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'd like to be treated!

## Pick Up After Your Dog

Please remember to take 'pick-up bags' with you during walks with your beloved friend, and to be respectful of neighboring lawns due to the 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:

- **March 23, 2017**
- **May 25, 2017**
- **July 27, 2017**

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

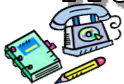
\*Remember, while these Board of Directors meetings are held to conduct Homeowners Association (HOA) Business, all homeowners are welcome to attend. We encourage you to join us and share any concerns or ideas you have regarding your community.

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

**Account Services**  
858-576-5595  
[accountservices@waltersmanagement.com](mailto:accountservices@waltersmanagement.com)

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

**Brian Jiao, 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.