



MONTELOMA HOMEOWNERS ASSOCIATION

April 2018

www.montelomahoa.com

Community Newsletter

Board of Directors



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Monthly Dues to Increase from \$52 to \$55 on May 1st, 2018

Our fiscal year ends in April and every year your board of directors reviews and prepares the HOA budget. Our Capital Reserves remain 100% funded, however our monthly Operating Expenses have been increasing. Operating Expenses include landscape maintenance, tree trimming, electricity, administrative fees (including management and legal expenses), water usage, and HOA mailings like this newsletter and election ballots. We have been able to keep our monthly dues at \$52 for the last four years but increasing water and maintenance costs for our eight acres of common property are driving this change.

We worked hard to mitigate the water rate increases by adding satellite moisture monitors and new low volume rotator sprinkler heads. The chart below shows how we have reduced our water volume usage (HCFs) but, also shows how the rate and annual cost has increased.

Year	HCF	Amount	Rate/HCF
2017	3,894	\$25,409.35	\$6.53
2016	3,578	\$20,904.86	\$5.84
2015	3,257	\$16,119.64	\$4.95
2014	4,816	\$23,048.54	\$4.79
2013	4,859	\$19,982.94	\$4.11
2012	3,623	\$16,100.00	\$4.44
2011	4,268	\$17,426.50	\$4.08

Finished rotator heads

Installed 1st rotator heads

Installed satellite controllers

It is the job of your Board of Directors, with the help of Walters Management, to calculate our future costs and provide a balanced budget to the association homeowners. In April you will be receiving the new annual budget packet. If all homeowners pay their monthly dues on time we expect the new \$55 rate to cover our annual expenses. If you use auto payment, please be sure to change the payment amount to \$55 starting in April. We will continue to review the budget annually to make sure we maintain a cost effective and compliant HOA.

Thank you

Spring Time Weeds

The recent spring rains have greened up our canyons, but they have also brought out a variety of weeds in our neighborhood. Please help keep your community beautiful by pulling those weeds and maintaining a tidy front yard.

Trash Can Storage Compliance

Recent homeowner complaints about trash storage in our neighborhood have prompted an Association wide review of compliance in this area. Homeowners will have through April 2018 to fix non-compliance with the standards described below. Most homeowners are fully compliant, but a few residences need to resolve trash can storage issues before a May review is conducted. Non-compliance letters and fines will be imposed if trash cans are not kept out of sight.

The original fencing around our Monteloma homes was solid wood 5 to 6 feet in height.

Storage of trash cans behind such fencing kept it out of sight from the street.

If homeowners have replaced their original fencing with “**see through**” metal fencing or gates, the homeowner must either:

- 1) **keep trash cans and other storage back at least 15 feet back from gate** so as to not be clearly visible from the street, or
- 2) **secure additional "privacy screening" to the gate** to obscure visibility.
To see gate screen examples, do a Google search on “metal gate privacy screen.”

It's a CC&R violation to store trash cans in front of the gate or alongside the home so that they are visible from the street. Reports of trash cans outside the fence are typically rectified quickly with a "friendly reminder" letter from Walters Management to the homeowners.

Please remember that fencing cannot be modified or relocated without the Architectural Committee's approval.

Review of the Most Common Violation Letters and Fines

Your Board of Directors doesn't like sending out CC&R violation letters, but it's our responsibility to hold everyone in the HOA to the guidelines we have all agreed upon to keep our community beautiful. Here is a list of the most common CC&R violation letters sent:

1) No Architectural Change Application submitted for Approval from Committee

This is the most common violation. Please submit an Architectural Change Application before modifying paint, fencing, landscaping, roofing, garage doors, solar, driveways, etc. If in doubt about a modification needing approval, submit an architectural application to avoid possible fines or having to redo your project for non-compliance. The application can be found on the website www.Montelomahoa.com.

2) Front Yard Needs Attention

- front yard landscape must be kept tidy
- grass lawns must be kept green and mowed regularly
- weeds and debris from trees or plants must be removed weekly
- Landscaping material must be kept from spreading onto sidewalks or driveways
- no bare dirt areas allowed, landscaping materials must cover all areas of front yards
- rust or oil stains on driveway must be removed

3) Paint Needs Attention

Monteloma is now 28 years old and the exterior paint on the trim and stucco must be kept looking fresh. Discoloration or peeling must be repainted. Be sure to submit an Architectural Change Application to get committee approval before painting. Approved paint colors can be found on Dunn Edwards Community website for zip code 92124. A link can be found on the Homeowners Info page of the www.montelomahoa.com website.

4) Tree Trimming

Tree height (except for palms) is not to exceed the height of the roof line when it impedes the view of your neighbors.

Construction Debris

Construction debris must be removed regularly during remodeling or landscaping.

It must not accumulate in the front yard, driveway, or in excess around the property.

Homeowners can keep such material out-of-site using an onsite dumpster, or frequent removal during major construction.

More information is available in the homeowners Reference Architectural Guidelines page 4, Section II.D.

Homeowners will be immediately cited for non-compliance if excessive debris accumulates on the property.

Marijuana Legality within HOAs

The passing of Proposition 64 last year legalized the personal use of marijuana by adults, 21 years of age and older, as well as cultivation of up to six plants in one's residence. HOWEVER, although this activity may not be illegal, it has the potential to bother neighbors resulting in a nuisance violation letter from the Board of Directors. HOAs are not required to allow mini-pot farms in their communities because "marijuana" was excluded from the definition of "personal agriculture" in Civil Code 1940.10. The HOA has the right to pass rules or use restrictions banning marijuana smoking or plantings within the association.

For now Monteloma does not have any plans to modify the CC&Rs for marijuana usage within the community. Please be considerate of your neighbors if you partake in marijuana. If your neighbor has children or complains about your usage, please consider an alternative to deliver the medical effects of marijuana so as not to offend your neighbors.

Your Board of Directors appreciates your efforts to avoid having to add a new CC&R requirement.

Dog Bite Regulations

The past couple of years our community has seen an increase in dog bite incidents being reported to both Walters Management and the San Diego Animal Control department. These altercations are a result of the dog owners failing to keep control of their pets. Monteloma and the City of San Diego have dog leash restrictions.

Within Monteloma, CC&R Section 9.07 Animal Regulations states: "Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Project must be either kept within an enclosure or on a leash held by a person capable of controlling the animal." The "Project" encompasses the entirety of Monteloma planned residential community. This means dogs must be on a leash and in control by a capable person even in the front yard of the homeowner's private property.

In San Diego, a dog that is brought into a public area must be restrained by a handheld leash no longer than eight feet in length (SD County Code Sec. 63.0102(b)(2)). Even if your dog is leashed, you must have the ability to control your dog at all times. The City fine for violating the leash law can range from \$250 to \$810, plus the owner is likely to face civil liability for the amount of harm done by the dog, and possibly even misdemeanor criminal liability. Loss of homeowners insurance is another probability.

Please keep our Project clean by picking up your pet's poop. Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to other pets. 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.

Thank you for your cooperation.

Board Meetings

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

- **May 24, 2018**
- **July 26, 2018**
- **September 27, 2018**
- **November 22, 2018**

*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 Melissa Loera 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 suggestion 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

Account Services
858-576-5595
accountservices@waltersmanagement.com

Melissa Loera
Community Association Administrator
mloera@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 to access your account information, make a payment online or submit a service request.