



October 2018

Monteloma Homeowners Association

www.montelomahoa.com

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

Director:
Bruce Charnov

Committee Volunteers Needed

Please consider volunteering a small amount of your time and help bring fresh ideas to your HOA. Living within an HOA community like Monteloma comes with the benefit of knowing the common area landscape and home exteriors will always be well-maintained. HOA Board members, directors and committee members are all volunteers that participate in keeping the community in harmony and an enjoyable place to live. Please contact Community Manager Lisa Isaacson at Walters Management at 858-576-5540 or email lisaac-son@waltersmanagement.com to get more details on how you can help your neighborhood!

Trash Can Storage Compliance & Replacement

The Board would like to thank everyone for their understanding and adhering to the trash can storage policy. Section 10 of our HOA Architectural Guidelines states that "Stored trash containers must be completely screened from streets, common areas, and other dwellings."

If your home has a "see-through" side gate you should have already received a letter informing you to add a privacy screen. If you are considering replacing your aging side gate, please be aware it must block visibility to the trash bins.

If your city trash container is damaged and needs replacement, here is the information you need:

In 2008 San Diego city started 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 their website:

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

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Street Lights

Did you know that the street lights within Monteloma HOA are maintained by the City of San Diego's Street Division?

If you notice a street light that is not functioning properly or has gone out completely, reporting the issue to the City takes just a moment of your time.

Street light issues may be called in to 619-527-7500, or reported via the online service request system on the City's website at: <http://apps.sandiego.gov/streetdiv/>

The City relies heavily on residents to report street light issues. Please help keep your community safe and report street light issues as soon as possible!

Monteloma Paint Color Scheme

Please visit the Dunn Edwards website to view the approved paint colors with the Monteloma HOA.

www.dunnedwards.com/colors/archive/color-ark_pro

- 1) Or from main website, select COLOR & INSPIRATION menu
- 2) From left menu, select Color-Ark Pro
- 3) Type in Zip Code 92124 to retrieve Monteloma HOA
- 4) Select <View Details> button to display the pre-approved exterior home paint colors

NOTE: Coming soon, front door pre-approved colors

Please remember to submit an Architectural Application when modifying the exterior of your home.

Pet Poop and Pee

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. Please restrain your pets from peeing and pooping on your neighbor's yard, sidewalks, and parks where children play in the grass. Always carry a pet poop pickup bag with you and use it.



By taking a few simple steps to clean up after your pet, you contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances.

Thank you for your cooperation!

Summer Heat and Landscaping Issues

The extreme heat we had over the summer stressed a number of areas within our community landscape. The Board has been working with the landscape team to remove dead plants and start growing new seedlings. The cooler weather and upcoming winter rains should help return the green to our slopes and our canyons. Please help keep your community beautiful by removing dead plants, pulling weeds and maintaining a tidy front yard.

Fines, Late Payment Fees, and Legal Costs to Homeowners

Are you setup with automatic bank payment for your monthly HOA dues? When a homeowner continually skips their monthly dues payment the collection costs and legal fees start accumulating quickly. The board of directors must follow the CC&R guidelines for collection on delinquent accounts. This in turn costs the HOA a lot of money trying to recover legal fees, unpaid dues, and late fees.

Below is an example which shows how missing just 3 payments can suddenly grow into an accelerated legal fee nightmare if monthly dues continue to be unpaid.

Note: the court and legal fees shown below are not exact and can fluctuate.

Example of a Homeowner Not Paying Monthly Dues	Billed	Total
Month 1 - Missed Payment Due to a Returned Check	\$55.00	\$55.00
\$10 Late Fee + \$25 Returned Check Fee:	\$35.00	\$90.00
Month 2 - Missed another payment	\$55.00	\$145.00
\$10 Late Fee:	\$10.00	\$155.00
Month 3 - Missed another payment	\$55.00	\$210.00
\$10 Late Fee:	\$10.00	\$220.00
File Intent to Lien Notice to SD County Court:	\$125.00	\$345.00
Month 4 - Missed another payment	\$55.00	\$400.00
\$10 Late Fee:	\$10.00	\$410.00
Month 5 - Missed another payment	\$55.00	\$465.00
\$10 Late Fee:	\$10.00	\$475.00
File Lien in SD County Court:	\$325.00	\$800.00
Month 6 - Missed another payment	\$55.00	\$855.00
\$10 Late Fee:	\$10.00	\$865.00
File Notice for Small Claims Court Appearance:	\$125.00	\$990.00
Month 7 - Missed another payment	\$55.00	\$1,045.00
\$10 Late Fee:	\$10.00	\$1,055.00
Small Claims Court Appearance + Court Fees:	\$195.00	\$1,250.00
Month 8 - Missed another payment	\$55.00	\$1,305.00
\$10 Late Fee:	\$10.00	\$1,315.00
File for Garnishment of Funds + Sheriff Collection:	\$575.00	\$1,890.00

As you can see, missing a few, small, monthly payments can quickly escalate into an exorbitant amount within one year. All legal and court fees must be repaid by the homeowner before any property liens will be removed. These liens and small claims' lawsuits affect the credit rating of the homeowner and cost the HOA a lot of money and time trying to collect on delinquent accounts. This procedure is strictly followed so that we can continue to collect the monthly dues which cover the operating expenses in our annual budget.

The last step not shown above if a homeowner continues not to pay their monthly dues is foreclosure on the property. Hopefully the Board will never have to go that far.

If you haven't already set up auto-payment, please contact Community Manager Lisa Isaacson at Walters Management at 858-576-5540 to get more details to avoid the situation above ever happening to you.

Board Meetings



Board meetings are scheduled for the fourth Thursday of every other month.
The next meeting will be held:

* November 29, 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 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

Lindsay McQuien
Community Association Administrator
lmquien@waltersmanagement.com
858-576-5540

Jessica Vermillion, Escrow / Collections
858-495-0900, ext. 570

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.