



MONTELOMA HOMEOWNERS ASSOCIATION

March 2019

www.montelomahoa.com

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

Director:
Bruce Charnov



Elections are Coming:

It's almost election time again. It's very important for an HOA to have a valid election with the required quota of votes from its members. So please vote as soon as you receive your documents and mail your ballot back promptly. Also, consider volunteering to be a member on your association board.

Landscaping Fire Prevention Tips

In Monteloma we live adjacent to beautiful open space. This also means we are exposed to increased fire risk from our surrounding canyons and our neighbors' yards if our landscaping isn't maintained. In 2003 all the residents of Monteloma were evacuated when Santa Ana winds drove fires through Mission Trails destroying landscaping, patio furniture—and one home. We all want to prevent that in the future.

There are several things we can do for a fire-resistant landscape, like maintaining the landscape surrounding our homes and use plants and hardscape that are slow to ignite.

Do you have firewood piled up outside, junk areas or especially flammable trees like eucalyptus, pines or palms? Your house needs a certain amount of clearance from these ranging from 30 to 50 feet. However, in the case of a eucalyptus tree in a fire zone, experts recommend at least 250 feet. And dead palm fronds can carry sparks that start new fires more than a mile away!

Avoid using any type of wood-based mulch within 5 feet of your home. All of them are flammable and can carry flame to the base of your home and ignite it.

Firefighters recommend that our yards be full of low-growing plant material (less than 4') and pruned trees. In addition, new construction of fences, gazebos and other structures must be made of fire-resistant materials or have a 1-hour fire resistance rating. Proper irrigation should also be installed to keep the plant matter thriving.

When pruning use a staggered pattern to create a more natural look and to slow a fire spreading from bush to bush. Trees and shrubs need to be pruned into an umbrella shape in order to thin out flammable debris at the bottom while keeping enough shade to prevent weed growth. When finished, make sure to haul away all debris to a landfill versus leaving it piled up in your side yard—creating another fire hazard.

Finally, if asked to evacuate unlock your side gates so that firefighters can get around your property quickly.

Please keep these suggestions in mind as you prepare your yards for 2019—**fire safety benefits us all.**

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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.

Association Common Areas

There are 203 units in our development and our Homeowners Association (HOA) works to maintain the quality of the neighborhood and life for its owners and residents. *Did you know that the HOA does not own any land or any fences?*

Maintaining and Replacing Fences -

- Fences are 100% the responsibility of each homeowner to maintain, not the HOA.
- Fences between two homeowners are the responsibility of the two parties. Under California law the owners share 50/50 in the fence cost.
- Changes in fencing material or color must be brought to the Architectural Committee for approval.

Maintaining the Common Area Slopes –

Our landscape company maintains approximately 8 acres of ‘green belt’ slopes within our community –

- Along Highway 52 boarding the western section of our development; and
- Between streets on the eastern ‘hill top’ homes bordering Mission Trails.

Homeowners are not allowed to make changes to plants or trees in these areas. Please contact Walters Management with any planting concerns in the common areas.

Access and Use of Common Area –

Under our Architectural Guidelines, access for construction of homeowner improvements must be through the homeowner’s property only. Access over common area is not permitted except under unusual circumstances which require specific written permission from the ARC. Similarly, homeowners cannot store construction material or debris on common areas or park areas.

Obstruction of Views –

Fences, hedges and trees have height restrictions detailed in our *Architectural Guidelines* (available online at www.montelomahoa.com). Here is a summary of our HOA requirements:

- Any **fence, wall, hedge or tree** which would block the view from other lots is subject to the approval of the ARC before construction.
- The HOA regularly considers any requests from homeowners regarding an obstructed view and notifies the “obstructing” homeowner to trim back hedges and trees. Similarly, we monitor the common area slopes for needed maintenance to maintain views and privacy.
- **Trees in view areas** are required to be trimmed down to the height of the dwelling on the lot. Some exceptions have been allowed, i.e. for palms (which can’t be trimmed) or where there is no objection from neighbors.
- **Tree Trimming on the slopes** is done on a yearly basis in March or early April. Some trees on the slopes need yearly trimming and others can go 2 years before needing trimming. The tree crew is on the banks for 2 to 3 days. Your cooperation is needed to make this process go smoothly.

Street Parking Rules



The streets in our Tierrasanta community 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
- No recreational vehicles (camper trailer, motor homes, boats, etc.) may be parked or stored for an extended period anywhere in the community
- Vehicles must not obstruct free traffic flow or block sidewalks
- Vehicles needing repair work must be parked within the garage

Daylight Savings

Remember to spring ahead on Sunday, March 10th by setting your clocks ahead one hour at 2:00 a.m.



MONTELOMA HOA HAS AN OFFICIAL WEBSITE!

Visit www.montelomahoa.com to stay up to date on community news, download HOA guidelines and governing documents, retrieve helpful information regarding architectural changes requirements, important contacts, and more!



ARCHITECTURAL REQUESTS:

Please be reminded that any exterior modifications at your property (i.e., landscape improvements, painting, room addition, etc.) must first be approved by the Monteloma Architectural Committee. Please allow sufficient time for the review process, and take that into account when discussing the plans with your contractor. Failure to obtain the necessary approval may constitute a violation of the CC&R's and a fine may be imposed. In addition, modification or removal of unauthorized work may be required, at your expense.

Please contact Walters Management if you need a copy of the architectural application form, or download the forms from the Monteloma hoa website, Current Events section.

Pick up your Pet 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. Please take a few simple steps to clean up after your pet and keep our community safe and beautiful.



Board Meetings

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

- **March 28, 2019**
- **May 23, 2019**
- **July 25, 2019**
- **August 26, 2019**

*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 Lindsay McQuien 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

Lindsay McQuien
Community Association Administrator
lmquien@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.