



MONTELOMA HOMEOWNERS ASSOCIATION

September 2019

www.montelomahoa.com

Community Newsletter

Board of Directors



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Garage Door Replacements and Architectural Guidelines

As our homes age one of the most frequent changes requested by homeowners is a new “roll-up” garage door. These are generally accepted when done in a manner consistent with the neighborhood style. Any new door request should be submitted on an **Architectural Change Request**, including a flyer/photo and color specifications. Additional “carriage style” hardware enhancements are not accepted.

Choose garage door colors that are consistent with the house’s existing color theme, preferably matching either the stucco, wood siding or trim colors. If you find a manufacturer’s color is reasonably close to one of these, it will typically be accepted but must be identified as such on the Architectural Change Request.

Summer HEAT = Stressed Lawns

The spring rains have stopped and the summer heat is here. Recently there have been numerous “Friendly Reminder” letters sent from Walters Management to homeowners with severely stressed landscaping or dying lawns. Please make sure your sprinkler schedule is providing enough water to keep your lawns and plants green and healthy.

If you get a letter from Walters Management please act quickly to remedy the situation. Taking action now will avoid fines and costly landscaping repairs later.



Architectural Change Request forms are available through the web portal.

Please submit electronically to

mhoward@waltersmanagement.com

Rear Metal Fence Maintenance

Our metal fencing (generally along rear property lines or shared “view area” fencing) eventually falls victim to age and rust. Regular maintenance can lengthen the life of this fencing and preserve the beauty of the neighborhood.

All fencing is owned by the relevant homeowners, not the association.

At the start of the New Year, homeowners will be notified of needed maintenance if seriously degraded fencing is visible along our streets when we do our monthly “walk through” of the community.



Pest-Proof Your Home

When pests invade they threaten our health, damage our homes, and are a continuing nuisance. Here are some proactive tips to stop pests in their tracks:

- * **Prevent pest invasions by determining where on your property they're likely to enter.** Tiny insects like flies and ants squeeze through the smallest of holes. Pests like mice and rats can also slide through gaps as small as a dime. They can also chew through drywall and other building materials.
- * **Block the common at-risk spots on your property.** Common locations for infiltration are walls and ceilings, siding, roofing, doors, windows, crawl spaces, attics, vents and ducts as well as pipes. Block or screen any gaps.
- * **Seal doors and windows.** To keep out pests, fit your windows with screens if they don't already have them, and replace any that have holes. Make sure your doors and windows close correctly to prevent insect invasions. Look for any cracks in door and window frames, then seal those you find with caulk.
- * **Check attics.** Since pests look for secluded spaces, attics are a prime location for them. A common attic dweller is the roof rat, which climbs onto roofs then into buildings. Flying insects also get up high into attics and garages. To keep pests out, periodically check your roof for holes, trim tree branches and check your chimney.
- * **Watch your vents.** While vents carry air outside, they may also allow pests inside. Two of the typical pest travel routes for homes are the kitchen vents and dryer vents. If you're afraid your vents are vulnerable, update them to keep pests out. Get covers for any vent that might serve as a transportation route.
- * **Take care of your plumbing.** Since most pests are attracted to water, pipes often bring them inside. Most pest problems stem from plumbing leaks. That's why ants and roaches often end up in kitchens and bathrooms. It's also why dampwood termites show up to munch on moist wood. If you notice a plumbing issue, get it fixed before pests make it worse.

Blocking SPAM Phone Calls

Are you tired of getting interrupted at dinner with calls from telemarketers? Below are a couple of steps you can take to block spam callers. These won't stop political campaign calls but they can greatly reduce the daily telemarketing calls.



Register your phone number with the Federal Do Not Call database. This is a lifetime registry and you can verify if you already set up your phone number years ago. This works for both your home phone and your mobile cell phone numbers.

<https://www.donotcall.gov/register/reg.aspx>

If your home phone is going through your cable provider modem you can sign it up with a third party app such as Nomorobo. This service needs your internet connection to check any incoming call against their database of known spam phone numbers. If the incoming call is found to be fraudulent your home phone will ring one time but then automatically hang up. <https://www.nomorobo.com/>

For your iPhone or Android cell phone you can try the apps Truecaller or Nomorobo. Be aware these types of apps upload your phone book contacts to always allow those calls to be sent to your phone. These apps have a free version, or a minor monthly fee version that is more robust and ad free. If you're concerned with privacy issues you should do more research about the full pros and cons of call blocking apps. <https://www.truecaller.com/>

Finally, you should check with your cell phone provider (Sprint, T-Mobil, Verison, etc). In 2019 the FCC mandated service providers verify incoming calls against telemarketing databases and give you the option to stop these calls before it reaches your phone. Some providers are still working on their spam blocking procedure but they must have something ready for their customers by the end of 2019.



Trash Can Replacement

Call 858-694-7000 to schedule an inspection of your trash can or you can pick up a container yourself from Collection Services at 8353 Miramar Place, SD 92121. Check out this city website for more details:

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

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

September 26, 2019

November 21, 2019

Meeting time has changed to 5:30pm

*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 Marilu Howard 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

Marilu Howard
Community Association Administrator
mhoward@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.