



MONTELOMA HOMEOWNERS ASSOCIATION

March 2020

www.montelomahoa.com

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

Director:
Bruce Charnov

It's HOA Election Time Again



It's very important for our HOA to have a valid election with the required quota (percentage) of votes from our members.

Please vote as soon as you receive your documents and mail your ballot back promptly. Otherwise we have to repeat the election process and spend additional money on postage and election tracking. Plus, consider volunteering to be a member on your association board or related committees.

Alert About New State Rules that Force HOAs to Incur Additional Costs for Elections

An extensive overhaul of the HOA election procedures took effect in January 2020 after passage of the controversial Senate Bill 323 (SB323). Below are a few of the new requirements that will impose additional costs on our HOA. We must now pay an outside agent to administer all facets of our elections. You can read all the details about SB323 at

<https://www.clausen.com/california-enacts-significant-changes-to-davis-stirling-homeowners-association-laws/>

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Here are some of the issues:

- Before SB323 Monteloma was able to have Walters Management serve as the Inspector of Elections. Under the new Civil Code 5110(b) this is prohibited and we must pay a third party to perform this role.
- The greatest single problem for all HOAs is that this new law lengthens the election cycle by at least 60 additional days. Civil Code 5110 has long required ballots to be sent at least 30 days before counting of returned ballots. The new Civil Code Section 5115(b) requires the HOA announce the upcoming election and nominees at least 30 days before the ballots are distributed, and Civil Code Section 5115(a) requires that a call for nominations must be made at least 30 days prior to that. This means that, if everything is done within the shortest time frame, elections will take 90 days.
- Civil Code 5125 will require that the inspector keep not only ballots but also signed voter envelopes, voter lists, proxies and the "candidate registration list".

Your Board of Directors will monitor the new cost impact to our HOA. Our current monthly dues will **not** be increased in 2020 due to a surplus in the water budget resulting from the excessive rain fall over the last 2 years.

Be Prepared!

Get Evacuation Help with the Neighborhood Evacuation Team (NET) Program



Older adults and people with disabilities or other access and functional needs may be at a greater risk during emergencies that require an evacuation.

The Neighborhood Evacuation Team (NET) pairs trained Community Emergency Response Team members with individuals in their community who may have difficulty self-evacuating during an emergency (i.e., older adults with limited mobility, people with various disabilities, limited transportation resources, or other access and functional needs).

Neighborhood Evacuation Team members can help you:

- Prepare and review your evacuation plan
- Identify emergency contacts
- Register for AlertSanDiego and learn more about other emergency communication tools
- Connect you with other resources to help you be better prepared for disasters

To learn more about the services offered through the NET program or to be connected with a NET member in your area, please email readysd@sdcounty.ca.gov or call [858-565-3490](tel:858-565-3490).

To learn how to assemble your own emergency plan(s) visit the following:

<https://www.readysandiego.org/content/oesready/en-us/make-a-plan.html>

<https://www.readysandiego.org/content/dam/oesready/en/Resources/caregivers-disaster-plan.pdf>

To register for AlertSanDiego visit the following:

<https://www.readysandiego.org/content/oesready/en-us/alertsandiego.html>

Get ARC Approval BEFORE PAINTING

Avoid fines and repainting over an unapproved color by submitting an Architectural Application **BEFORE YOU PAINT**. You can download the application from our HOA website, owner's section of forms.

<https://montelomahoa.com/owners>

Approved paint colors can be found under zip code 92124 on this Dunn Edwards website:

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

Please submit electronically to:

mhoward@waltersmanagement.com



Tree Trimming Season



March/April is our annual slope tree trimming season. Our tree trimmers and landscape companies do their best to keep trees trimmed to allow views from our hilltop community and yet maintain privacy between homes.

This is also a good time to trim the trees on your property. Trees that grow higher than your roof height must be trimmed down if blocking the view of your neighbors. Palm trees are excluded from this requirement, but old palm fronds must be removed on a regular basis year-round.

Springtime 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.



Keep Pets on Leash During Walks

Please keep pets on a leash during walks around the community. We have been getting more complaints of pets pooping in front yards on private property and altercations due to an unleashed pet. Please take a few simple steps to control and clean up after your pet keeping our community safe and beautiful.

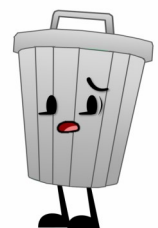
Rear Metal Fence Maintenance

Just a reminder to keep your metal fence maintained and painted or replaced if needed. Letters will be mailed soon to homeowners in need of metal fence maintenance for seriously degraded fencing visible along our streets.

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>



Board Meetings

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

May 28, 2020

July 23, 2020

September 24, 2020

November 19, 2020

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.