



# MONTELOMA HOMEOWNERS ASSOCIATION

October 2020

www.montelomahoa.com

*Community Newsletter*

## Board of Directors



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Steve Koudelka

Vice President:  
Doris McDowell

Treasurer:  
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Vacant

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### **Keep Pets Out of Front Yards**



Please keep pets on a leash when walking on the sidewalk in front of homes. A leash is necessary to keep control of pets and prevent them from running into front yards, driveways, garages, or up to front doors. Unforeseen incidents can occur, and the pet owner is responsible for the results of actions by their pets.

Be considerate of all Monteloma residents by keeping control of your pets, preventing them from pooping in front yards, and cleaning up any waste after your pet. Thank you for your cooperation with keeping our community safe, clean and beautiful.

### **Coyote Sightings**

Several neighbors have reported seeing coyotes on-site and hearing them vocalize at night. In the rare event that you see coyotes while you are outside, here are a few tips on what you can do:

- \* Keep your distance and do not approach the animals.
- \* Keep your pets on a leash when walking them.
- \* Throw rocks, sticks, and yell with authoritative voice to frighten away the animals.
- \* DO NOT RUN AWAY, they regard anything running away as potential prey and coyotes have been clocked at running over 30 mph!



### **Fire Protection Around Your Home**

We are in wildfire season again and you should do everything possible to protect your home and the community. Please review and take care of the following items around your property:

**Palms and Trees** – cut down dead or dying palm fronds and tree limbs (dead palm fronds can carry sparks that start new fires more than a mile away)

**Landscaping** – remove all weeds and prune shrubs of dead material

**Dispose of Dead Materials Immediately** – do not keep any dead plant cuttings on your property

**If Asked to Evacuate** - Unlock side gates, leave a ladder and water hose outside (if available)



## Tree Replacement Project

The Myoporum trees dying on our common slopes between properties were planted by Lusk Builders in 1989. They have become victims of the thrip parasite which is attacking these trees across the state. Over the past six years we have tried costly annual treatments (sprays and root systemic), but still some trees have begun rotting and falling over. Your board of directors has approved a 5-year plan to replace the Myoporum trees with hardier, colorful alternatives for better aesthetics and to reduce annual maintenance costs. Knowing that this project was inevitable your board has been planting orange Cape Honeysuckle around the community. Some are higher up on the banks to test how fast and how tall these plants can grow. We have had great success with the Cape Honeysuckle and have prepared a replanting schedule below that will begin in the fall of 2020.

### **Fall of 2020**

Planting of 60 to 70 fast growing, water wise; Cape Honeysuckle [orange flowers] and Tacoma Stans [yellow flowers] near Myoporums, or in the middle of banks just above Myoporums. Thin the limbs of some Myoporums to provide good sunlight where needed for the new plantings.

### **2021 thru 2025**

Monitor the growth of the new plantings and begin shaping them into privacy height hedges. Allow other shrubs already on the banks (Plumbago and Xylosma) to grow taller and trim them along with the new plantings to make a privacy hedge

### **Fall of 2025**

Begin removal of all Myoporum trees

## Tree Height and Obstruction of Views

Fences, hedges, and trees have height restrictions detailed in our *Architectural Guidelines* (available online at [www.montelomahoa.com](http://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.
- Trees blocking view areas are required to be trimmed down to below the height of the dwelling on the lot.

Tree trimming on the common area slopes is done on a yearly basis in March, or early April.

Palm trees are exempt from the roof height restriction.

## Landscape Water Pipes and Irrigation Wiring Near Rear Fencing

Numerous rear yard metal fences have been rusting beyond repair and are being replaced. If you have this project coming up soon, please warn your fence company that potential landscape water pipes and wiring may run along your fence line. A cut water line, or wire, can lead to multiple problems repairing pipes, replacing under-watered plants, or even flooding in neighborhood yards. Plus, the financial responsibility may go to the homeowner or vendor for any HOA repairs.

Please take extra care when planning new rear yard fencing. It saves all of us frustration and money.

## Parking Rules and Reporting Violations

The streets in our Tierrasanta community are public and therefore fall under City of San Diego parking restrictions. If you would like to report a vehicle that is parked in violation of a parking law, please call the SDPD Communications Center at (619) 531-2000. Parking Enforcement Officers are dispatched from Communications.

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



## Political Signs – Civil Codes

It's election season and several political signs have been popping up around our community. Although our CC&Rs state that no political signs are allowed we can only ban signs in HOA-maintained common areas. The HOA must comply with civil codes on owner properties.

We cannot prohibit political signs, posters, flags or banners on or in an owner's separate interest unless (i) made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces, or (ii) signs or posters are more than nine square feet in size or flags or banners that are more than 15 square feet in size. (Civ. Code §4710.). In addition, signs, posters, and flags displaying obscenities or fighting words can be restricted.



Please be considerate and respectful of your neighbors as they express their rights to support their candidates. And, like holiday decorations, please remove all signs within **15 days** after the event.

## Please eUpdate EMAIL Addresses

Out of 203 homes in Monteloma we are still missing 75 email addresses.

It is important to have a current email address on file as an alternative contact method. Please verify if your information is accurate via one of these options:



Walters Management web portal <https://portal.waltersmanagement.com/> (login required)

Email account services department at [accountservices@waltersmanagement.com](mailto:accountservices@waltersmanagement.com)

Call 858-495-0900 and ask for account services department

Thank you for your help!

# Board Meetings

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

**November 19, 2020**

**January 28, 2021**

**March 25,, 2021**

**May 27, 2021**

**July 22, 2021**

**September 23, 2021**

**November 18, 2021**

**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](mailto:lisaacson@waltersmanagement.com)

858-576-5540

**Account Services**

858-576-5595

[accountservices@waltersmanagement.com](mailto:accountservices@waltersmanagement.com)

**Marilu Howard**

Community Association Administrator

[mhoward@waltersmanagement.com](mailto:mhoward@waltersmanagement.com)

858-576-5540

**Sandra Beyrouzey, Escrow/Collections**

858-495-0900, ext. 5512

### 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](http://www.waltersmanagement.com) to access your account information, make a payment online or submit a service request.