



MONTELOMA HOMEOWNERS ASSOCIATION

April 2021

www.montelomahoa.com

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

No Rate Increase to Monthly Dues

Our annual budget has been reviewed and approved for 2022. Although the water and HOA maintenance costs have increased slightly, there is no increase needed this year to the \$55 monthly dues. Paying your monthly dues on time is essential to keeping your community looking nice and helping your HOA stay on budget. Please contact Lisa at Walters Management at (858) 576-5540 if you would like to set up automatic payment of your monthly dues.

South American Palm Weevil (SAPW) is Attacking Local Palm Trees

The SAPW is a species of snout beetle that is killing hundreds of large Canary Date palms in San Diego. Other palms like the California and Mexican fan palms may also be potential targets. It is hard to detect until a healthy palm is already infested. Here are some common signs to watch for infestation:

- * Yellowing of the foliage
- * Flattening of the crown
- * Holes and tunnels at the base of fronds
- * Pupal cases on the ground near the palm



So, what can we do to prevent it from killing more palms? It is believed that the spread of this pest can be delayed with the fast detection and removal of infested trees. Chipping, burning, and burying infested material deeply can reduce the likelihood that SAPW will emerge and escape from infested palms.

Keeping the palms healthy, reducing pruning activity, and the use of systemic insecticide may prevent infestations of the SAPW. The best results thus far have been systemic insecticide applications to the crown and the soil (roots) at a 3-4 month intervals throughout the year. However, research is still ongoing for the most effective control method. Here is a link with a video for more information about this invasive beetle.

<http://cesandiego.ucanr.edu/Palm-Weevil-Featured-Story/>

Inside this Issue

Monthly Dues	1
Palm Tree Pests	1
Elections	2
Tree Replacement	2
ARC Approval	2
Fire Protection	3
Springtime Weeds	3
Pets	3
Construction Debris	3
Board Meetings	4
Walters Management Contact Information	4

HOA Election Time and 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 Lisa Isaacson at Walters Management at (858) 576-5540 to get more details on how you can help your neighborhood.

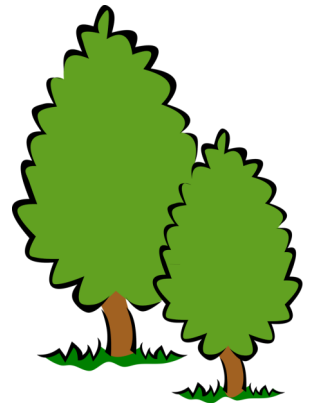


It is very important for our HOA to have a valid election with the required quota (percentage) of votes from our members. ***Please vote as soon as you receive your documents and mail your ballot back promptly in the postage-paid envelope provided with your ballot.***

First Stage of Tree Replacement Project Completed

The first stage of the myoporum trees replacement project has been completed. Over 80 cape honeysuckle have been planted on the slopes among the dying myoporum trees. During the next 5 years these will be shaped to grow as tall as possible to provide a new privacy hedge between homes.

Our annual tree pruning will begin the second week of April this year. Some dead or nearly dead myoporum trees will be removed each year as needed. In addition, some myoporums will be thinned to allow sunlight to get thru to the newly-planted cape honeysuckle. This will allow the new plants to grow as quickly as possible.



We appreciate your patience and understanding as this long-term project takes shape.

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

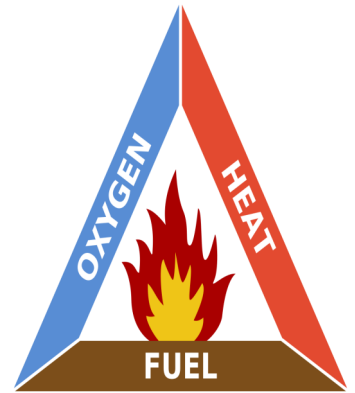
Please submit electronically to: lisaacson@waltersmanagement.com



Fire Protection Around Your Home

California is expecting a year-round wildfire season again—it's important we do everything possible to protect our homes and the community. Please review and take care of the following items around your property:

- * 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).
- * Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- * Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- * Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- * Relocate wood piles away from house.
- * Remove or prune flammable plants and shrubs near windows.
- * Remove vegetation and items that could catch fire from around and under decks.



Springtime Weeds

The springtime 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. This also helps reduce wildfire risk.

Pets

Be considerate of all Monteloma residents by keeping control of your pets with a leash, 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.



Construction Debris

Construction debris must be removed regularly during remodeling or landscaping. It must not accumulate in the front yard, driveway, or in excess around the property. Homeowners can keep such material out of sight using an onsite dumpster, or frequent removal during major construction.

More information is available in the homeowners Reference Architectural Guidelines on page 4, Section II.D. Homeowners will be immediately cited for non-compliance if excessive debris accumulates on the property.

Board Meetings

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

May 27, 2021

July 22, 2021

September 23, 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 Update 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

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
accountservices@waltersmanagement.com
858-576-5595

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.