



MONTELOMA HOMEOWNERS ASSOCIATION

www.montelomahoa.com

November 2021

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

Committee Volunteer Needed

We need a Monteloma owner/resident to fill an open position on the Monteloma board. We are a 5-member board that meets only 6 times a year on a Thursday evening at 5:30pm. Please consider helping our community by 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 or use the "Contact Us" page on our website to get more details on how you can help your neighborhood. <https://montelomahoa.com/contact-us>

New Organics "Food Waste" Recycling Law in 2022

New California state law SB 1383 takes effect Jan. 1, 2022, but for residents with existing green bins (like Monteloma) the pickup will not begin until the summer of 2022. The new law requires separating out "Food Waste" and "Food-Soiled Paper" products from the trash and placing that waste in the Green bin for compost recycling. The new law also mandates that the Green bin pickup be weekly instead of every other week. You can get more information at this website.

<https://www.sandiego.gov/environmental-services/recycling/sb1383>

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"Food Waste" means all food such as, but not limited to, fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese, and eggshells. Excluded: are fats, oils, and grease when such materials have been separated from other food scraps.

"Food-Soiled Paper" is compostable paper material that has come in contact with food or liquid, such as, but not limited to, compostable paper plates, paper coffee cups, napkins, pizza boxes, milk cartons, and compostable plastics. Excluded: Clean paper products not soiled by food which can go in the Blue recycle bins.

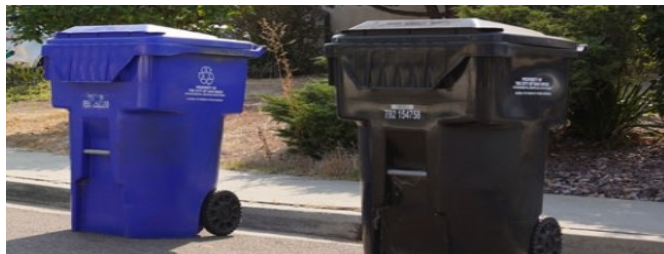
The recommendation is to have a small separate waste bin under the kitchen sink with a paper bag lining so that the soiled paper bag with the food waste can be pulled and placed in the Green waste bin.



**FOOD WASTE
ONLY**

Trash Can Storage Compliance & Replacement

The Board would like to thank everyone for their understanding and adhering to the trash can storage policy. Section 10 of our HOA Architectural Guidelines states that "Stored trash containers must be completely screened from streets, common areas, and other dwellings." If you are considering replacing your aging side gate, please be aware it must block visibility to the trash bins. If your city trash container is damaged and needs replacement, this website has the information you need: <https://www.sandiego.gov/environmental-services/collection/general/containerfaq>



Pet Poop and Pee --- we hear the complaints!

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 be considerate of our neighborhood parks and your neighbors' property for our children's health. Restrain your pets from peeing and pooping on your neighbor's yards. It may not always be possible to stop your pet from peeing or defecating during a walk, or while in our nearby parks, but SD County code 62.670 requires that you always pick up after your pet.

Pet owners, please always carry "poop bags" with you and use them!

https://www.sandiego.gov/sites/default/files/pet_waste_final_2016.pdf

Sec. 62.670. COMMITTING NUISANCE. No person shall allow a dog in his/her custody to defecate or to urinate on any property other than that of the owner or person having control of the dog. It shall be the duty of all persons having control of a dog to curb such dog and to immediately remove any feces to a proper receptacle. Disabled persons while relying on a seeing eye, hearing, or service dog shall be exempt from this section.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances.

Thank you for your cooperation.



Check Fire Protection Around Your Home for the Fire Season

California is experiencing a year-round wildfire season again—with fire records being broken across the state it's important we do everything possible to protect our homes and the community. Below are some helpful hints and useful links to more information to protect your home and our community.

Cut down dead or dying; palm fronds, tree limbs, branches and keep them trimmed a minimum 10 feet from other trees and your roof.

Remove dry leaves and pine needles from your yard, decks, roof, and rain gutters.

If asked to evacuate unlock side gates and leave a ladder and water hose outside (if available).

Wildfire Preparedness

<https://www.readysandiego.org/wildfire/>

Fire, Defensible Space, and You

https://www.sandiegocounty.gov/pds/fire_resistant.html

Fire Resistant Landscaping

<https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/fire-resistant-landscaping/>

Fines, Late Payment Fees, and Legal Costs to Homeowners

Are you setup with automatic bank payment for your monthly HOA dues? When a homeowner continually skips their monthly dues payment the collection costs and legal fees accumulate quickly. The board of directors must follow the CC&R guidelines for collection on delinquent accounts. This in turn costs the HOA a significant amount of money trying to recover legal fees, unpaid dues, and late fees.

Below is an example which shows how missing just 3 payments can suddenly grow into an accelerated legal fee nightmare if monthly dues continue to be unpaid.

Note: the court and legal fees shown below are not exact and can fluctuate.

Example of a Homeowner Not Paying Monthly Dues	Billed	Total
Month 1 - Missed Payment Due to a Returned Check	\$55.00	\$55.00
\$10 Late Fee + \$25 Returned Check Fee:	\$35.00	\$90.00
Month 2 - Missed another payment	\$55.00	\$145.00
\$10 Late Fee:	\$10.00	\$155.00
Month 3 - Missed another payment	\$55.00	\$210.00
\$10 Late Fee:	\$10.00	\$220.00
File Intent to Lien Notice to SD County Court:	\$125.00	\$345.00
Month 4 - Missed another payment	\$55.00	\$400.00
\$10 Late Fee:	\$10.00	\$410.00
Month 5 - Missed another payment	\$55.00	\$465.00
\$10 Late Fee:	\$10.00	\$475.00
File Lien in SD County Court:	\$325.00	\$800.00
Month 6 - Missed another payment	\$55.00	\$855.00
\$10 Late Fee:	\$10.00	\$865.00
File Notice for Small Claims Court Appearance:	\$125.00	\$990.00
Month 7 - Missed another payment	\$55.00	\$1,045.00
\$10 Late Fee:	\$10.00	\$1,055.00
Small Claims Court Appearance + Court Fees:	\$195.00	\$1,250.00
Month 8 - Missed another payment	\$55.00	\$1,305.00
\$10 Late Fee:	\$10.00	\$1,315.00
File for Garnishment of Funds + Sheriff Collection:	\$575.00	\$1,890.00

As you can see, missing a few small monthly payments can quickly escalate into an exorbitant amount within one year. All legal and court fees must be repaid by the homeowner before any property liens will be removed. These liens and small claim lawsuits affect the credit rating of the homeowner and cost the HOA time and money trying to collect on delinquent accounts. This procedure is strictly followed so that we can continue to collect the monthly dues which cover the operating expenses in our annual budget.

The final step not shown above if a homeowner continues not to pay their monthly dues is foreclosure on the property. Hopefully the Board will never have to go that far.

Monteloma Paint Color Scheme

Please visit the Dunn Edwards website to view the approved paint colors with the Monteloma HOA.

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

Or from the D.E. main website, select COLOR & INSPIRATION menu

From left menu, select Color-Ark Pro

Type in Zip Code 92124 to retrieve Monteloma HOA

Select <View Details> button to display the pre-approved exterior home paint colors

Please remember to submit an Architectural Application when modifying the exterior of your home.

Board Meetings

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

November 18, 2021
January 27, 2022
March 24, 2022
May 26, 2022 (Annual Meeting)
July 28, 2022
September 22, 2022

Meeting time is 5:30pm

Join Zoom Meeting

<https://waltersmanagement.zoom.us/j/97623574218?pwd=ZklhbDV5MmE2a1dtSGFJZnpYQjBBUT09>

Meeting ID: 976 2357 4218

Passcode: 412196

One tap mobile

+16699006833,,97623574218#,,,,*412196# US (San Jose)

+12532158782,,97623574218#,,,,*412196# US (Tacoma)

*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.

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.