



MONTELOMA HOMEOWNERS ASSOCIATION

www.montelomahoa.com

April 2022

Community Newsletter

Board of Directors



President:
Steve Koudelka

Vice President:
Doris McDowell

Treasurer:
Vicki Streetman

Secretary:
Michelle Mueller

Director:
Steve Purcell

Monthly Dues to Increase from \$55 to \$58 on May 1st, 2022

Our fiscal year ends in April and every year your board of directors' reviews and prepares the HOA budget. Our Capital Reserves remain 100% funded, however our monthly Operating Expenses have been increasing. Operating Expenses include landscape maintenance, tree trimming, electricity, administrative fees (including management and legal expenses), water usage, and HOA mailings like this newsletter and election ballots. We have been able to keep our monthly dues at \$55 for the last four years, however increasing water and maintenance costs for our eight acres of common property are driving this change.

It is the job of your Board of Directors, with the help of Walters Management, to calculate our future costs and provide a balanced budget to the association homeowners. In April you will be receiving the new annual budget packet. If all homeowners continue to pay their monthly dues on-time we expect the new \$58 rate to cover our annual expenses in 2022. If you use auto payment, please be sure to change the payment amount to \$58 starting in May. We will continue to review the budget annually to make sure we maintain a cost-effective and legally compliant HOA. Thank you for your cooperation as we work together to maintain our community and to follow California laws for HOAs.

Mail Theft and Locking Mailbox Options

There has been an increase in mail theft in our neighborhoods. Some homeowners have begun asking what locking mailboxes can be installed in our HOA. The board of directors met in March and agreed to add new options to our approved boxes.

Preapproved mailboxes are either exact replacements for the existing metal and plastic boxes currently installed, or one of the mailboxes below. The mailboxes must be WHITE in color with a rounded top, with one exception being the high security Mail Boss. For architectural continuity both homeowners must install the Mail Boss because of the squared design. The mailboxes below can be installed without an Architectural Application (anything else requires an ARC application).

Non-locking examples (similar models are acceptable, average size: 7.5" W x 9.5" H x 20.5"D)



Salisbury 4850WHT Heavy Duty Architectural Mailboxes 5560W-R-10 Flambeau T-R4503WT (plastic)

Locking Mailbox examples: (average size: 10 3/8"W x 12 1/4"H x 20 1/8"D)



Architectural Mailboxes 6300W-10
White with

Mail Boss 7507 White (ONLY IF BOTH
BOTH HOMEOWNERS AGREE TO INSTALL)

Gaines KS-15A
Locking Insert

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Update on Tree Replacement Project

Our annual tree pruning was completed in the second week of April. Some dead or nearly dead myoporum trees are removed each year as needed. In addition, some myoporums continue to be thinned to allow sunlight to get through to the newly planted cape honeysuckles. This will allow the new plants to grow as quickly as possible. We will continue to try and save some existing myoporums from the thrips insect infestation, but trees that are dying and in danger of falling are being removed. We appreciate your patience and understanding as this long-term project goes forward.



Construction Debris Removal

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-site using an onsite dumpster, or frequent removal during major construction. More information is in the homeowners Reference Architectural Guidelines page 4, Section II.D (available on our website). Homeowners will be cited for non-compliance if excessive debris accumulates on the property.

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 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.

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.



Review of the Most Common Violation Letters and Fines

Your Board of Directors doesn't like sending out CC&R violation letters, but it's our responsibility to hold everyone in the HOA to the guidelines we have all agreed upon to keep our community beautiful. Here is a list of the most common CC&R violation letters sent:

1) No Architectural Change Application submitted for Approval from Committee

This is the most common violation. Please submit an Architectural Change Application before modifying paint, fencing, landscaping, roofing, garage doors, solar, driveways, etc. If in doubt about a modification needing approval, submit an architectural application to avoid possible fines or having to redo your project for non-compliance. The application can be found on the website www.Montelomahoa.com.

2) Front Yard Needs Attention

Front yard landscape must be kept tidy
Grass lawns must be kept green and mowed regularly
Weeds and debris from trees or plants must be removed weekly
Landscaping material must be kept from spreading onto sidewalks or driveways
No bare dirt areas allowed, landscaping materials must cover all areas of front yards
Rust or oil stains on driveway must be removed

3) Paint Needs Attention

Monteloma is now 31 years old and the exterior paint on the trim and stucco must be kept looking fresh. Discoloration or peeling must be repainted. Be sure to submit an Architectural Change Application to get committee approval before painting. Approved paint colors can be found on Dunn Edwards Community website for zip code 92124. A link can be found on the Homeowners Info page of the www.montelomahoa.com website.

4) Tree Trimming

Tree height (except for palms) is not to exceed the height of the roof line when it impedes the view of your neighbors.

Owner – Renter Responsibilities

Per Monteloma CC&Rs (Article IX Sec 9.01) the HOA is a Single-Family Home community. Monteloma HOA allows owners to rent their residence to single families, but it must be for time periods greater than 30 days. However, our HOA has no legal authority over renters, only the owner-members of the HOA. This disconnect can cause issues for the Board of Directors in communicating violations to tenants since the Board can only deal with the property owners. So here is what you must know to avoid fines if you plan to rent out your property.

The HOA expects all residents, whether owner or renter, to abide by the rules of the Associations CC&Rs and Architectural guidelines. The owner is responsible for the conduct of their tenants and guests. If a fine or penalty is incurred by a tenant, the owner will be levied the fine as if the owner committed the violation. It will be up to the owner to get reimbursement from their tenant.

Here are some general guidelines:

- Owners should inform tenants that they must abide by the provisions of the HOA CC&Rs and provide them with a copy of the Monteloma Rules & Regulations
- HOA rules and regulations must be incorporated within all lease/rental agreements.
- Owners are held accountable for all renter/tenant infractions.
- Renters must communicate requests to the HOA through the Owner.
- The HOA Board may demand termination of a tenant with multiple rule violations.
- The owner should provide the HOA management company a copy of the lease agreement with renter contact information in case of an emergency.

Exceptions to the HOA having direct contact with an owner's tenant usually have to do with civil law infractions: commitment of a crime, parking in fire lanes, emergency situations (ie: aggressive dog bites), and the calling out of proper authorities including but not limited to: police, fire safety, FBI and drug enforcement.

Board Meetings

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

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.