



MONTELOMA HOMEOWNERS ASSOCIATION

October 2022

www.montelomahoa.com

Community Newsletter

Board of Directors



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New Proposed Rules for Noncommercial Signs & Flags

The Monteloma Board of Directors is proposing new rules regarding political and/or noncommercial signs, posters, banners, and flags. Commercial and business signs are not allowed in our HOA, except for Realtor for-sale signs (Article IX, section 9.04 of the CC&Rs covers the HOA rules for commercial signs). Civil Code 4710 permits homeowners to display noncommercial signs or flags, but HOAs can vote to set rules on the size, location, content, and the duration of display of political and/or noncommercial signs and flags.

Included in this envelope are the proposed new rules that will be voted on during the general session of the November 17 HOA meeting. When displaying noncommercial signs and flags we ask all homeowners to please be considerate of your neighbors and the serenity of the Tierrasanta community.

HOA Sprinkler Boxes Getting New Paint and Numbers

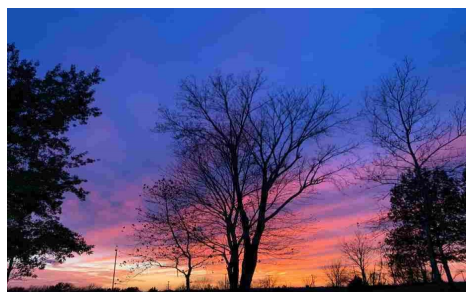
The 7 electric meter boxes that run our common area sprinkler systems are getting a new paint job. The meter identification numbers on the front have become very faded and, per our property inspection audit, they must be kept legible. The painting will be done by an approved contractor and paid for from the HOA reserve funds. The reserves will get repaid over time from our current monthly dues with no additional cost to HOA homeowners.

Help for Homeless in Camps in Canyons

If you see signs of people living in the canyons and open spaces around Tierrasanta, please call the City of SD Tierrasanta Open Space Maintenance District Inspector Loren Boerboom at 619-685-1370. The open space committee meets quarterly at 7pm at the Tierrasanta Recreation Center. More info at <http://www.tierrasantacc.org/>

Daylight Savings

Remember to fall back on Sunday, November 6th by setting your clocks back 1 hour at 2:00am.



Useful San Diego City Resources:

Roads, Streetlights, Traffic Signals, etc. use the “Get it Done” App

The Get it Done app allows residents to report problems and request improvements for city properties and facilities. The app is available from your app store for both iPhone and Android users. Or call 619-527-7500 or online you can go to www.sandiego.gov.

Mosquitoes, Rats/Mice, or Dead Birds

Contact the SD Vector Control program at 858-694-2888 or get more information on their website: https://www.sandiegocounty.gov/deh/pests/vector_disease.html

Coyotes, Racoons, or other Animals

Contact the Wildlife Services at 800-486-0010 or get more information on their website: https://www.sandiegocounty.gov/content/sdc/awm/wildlife_services.html

Hazardous Waste Drop Off

Find drop sites available on the Get it Done app or call 858-694-7000 to make an appointment.

Trash Can Replacement

Call 858-694-7000 to make an appointment or more info can be found at: <https://www.sandiego.gov/environmental-services/collection/general/>

Street Parking Rules

Please remember that our streets are public and therefore fall under City of San Diego parking restrictions. 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
- Vehicles must not obstruct free traffic flow or block sidewalks
- Vehicles needing repair work must be parked within the garage



Trash Can Storage Compliance

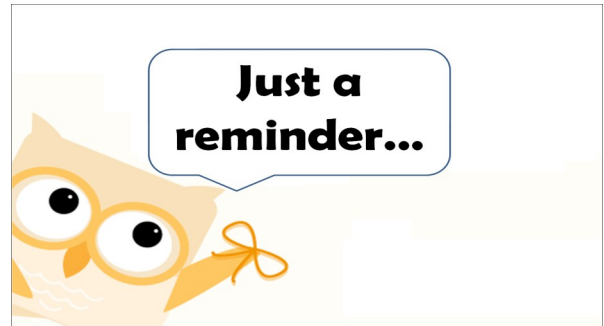
Storage of trash cans must be behind fencing and kept out of sight from the street. If a homeowner has replaced their original fencing with “see through” metal fencing or gates, the homeowner must either:

- 1) **keep trash cans and other storage behind the gate at least 15 feet back** so they are not clearly visible from the street, or
- 2) **attach additional "privacy screening" to the gate** to obscure visibility.

To see gate screen examples, do a Google search on “metal gate privacy screen”. It is a CC&R violation to store trash cans in front of the gate or alongside the home so that they are visible from the street. Reports of trash cans outside the fence are typically rectified quickly with a "friendly reminder" letter from Walters Management to the homeowners. Please remember that fencing cannot be modified or relocated without the Architectural committee's approval.

At-Home Business Activity is Prohibited if it Causes a Nuisance:

Many of our homeowners are self-employed and run a business from their home office. This is allowed so long as the business does not cause a nuisance to the neighborhood. A quiet business contained within the home is allowed. However, fines will be assessed to homeowners where an apparent business causes some of the following CC&R violations:



- signs of any type advertising a business
- business supplies or debris visibly stacked around property
- excessive shipping vehicle activity for drop-off or pick-up
- excessive use of loud equipment or tools
- noxious activities like excessive auto repair or wood working
- large business vehicles parked in the neighborhood

The list above is just some of the violations that can be subject to a fine. The Board of Directors has the right to determine what type of nuisance is subject to a fine.

Please be respectful of your neighbors by keeping Monteloma a peaceful and beautiful place to live.

Get ARC (Architectural Review Committee) Approval BEFORE Painting to avoid FINES

We have many new homeowners in our HOA this year. All homeowners can avoid fines for invalid colors or unapproved garage doors or landscape changes by submitting an Architectural Approval form **before** beginning any outdoor improvements.

You can download the Architectural application from our website at:

<http://www.montelomahoa.com/uploads/ArchitecturalApplication.pdf>

You can find the pre-approved paint palette on our website at:

http://www.montelomahoa.com/Home_Owner_Info.html

or at the Dunn Edwards webpage (insert 92124 in the zip code and select Monteloma): https://www.dunnedwards.com/colors/archive/color-ark_pro

NOTE: You don't have to use Dunn Edwards paint, but you must select colors from the approved paint palette. Painting a color not in the approved palette can result in fines and possibly repainting your home.



Board Meetings

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

November 17, 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.