



# Monteloma Homeowners Association

Community Newsletter



## Board of Directors



President:  
Steve Koudelka

Vice President:  
Elizabeth "Liz" Saidkhanian  
Dispenza

Treasurer:  
Vicki Streetman

Secretary:  
Michelle Mueller

Director:  
Steve Purcell

## Election by Acclamation



At the September board meeting the Board of Directors adopted the new CA state approved election rules by acclamation. This has the potential to save our HOA money in future elections. Starting this year in November we will send out a notice to ask for volunteers to participate in elections for 2 board positions. If we don't receive more than 2 candidates, it will not be necessary to mail out election ballots in April, nor pay the cost to bring in an outside inspector to count the ballot results in May. The board will approve the candidates and assign their board position. If we get 3 or more candidates, election ballots will be mailed to all homeowners which will be followed by our normal ballot counting procedures.

## Inside this Issue

Election by Acclamation	1
Homeowners Meetings by Virtual (Zoom) or In-Person	1
Quiet Hours for Construction and Landscaping	2
Sherwin-Williams Paint Added as Additional Option	2
Dog Barking Nuisance	2
Water Rates Increasing in 2024 and 2025	3
Wildfire Preparation	3
Fence Replacement or Repairs	3
Board Meetings and Management information	4
Walters Management Contact Information	4

## Homeowners Meetings by Virtual (Zoom) or In-Person

California State Civil Code 4926 has approved HOA board meeting being 100% virtual, or in-person format. We have had great success with Zoom meetings so we will continue with this option for all future meetings. However, if a homeowner would like to meet in-person, they must submit their request from the Montelomahoa.com website Contact-Us page at least one week in advance. This is required so that the Walters Management conference room can be reserved, staffed for the meeting, and have at least one board member be present in the room.



During our virtual conference call meetings please keep in mind these rules:

1. Our Walters manager will be the host of the meeting to allow only homeowners as attendees.
2. Attendees will need to state their name and home address. Renters must send any issues to their homeowner who can attend the meeting to discuss.
3. Cameras should be turned on to identify homeowners. Please wear appropriate attire and do not have any inappropriate background materials visible.
4. Attendees will have their microphones muted by the host. To speak, attendees must raise their hand to be visible on the camera, or use the Zoom raise-hand feature, so that the host can turn on their microphone.
5. Chat side box will not be used during our meetings.
6. Meetings will not be recorded so you may speak freely, but minutes will be kept on HOA matters.

Our upcoming board meeting dates, times and Zoom login information can be found at the bottom of this newsletter and are posted on the Montelomahoa.com website Current Events page.

## Quiet Hours for Construction and Landscaping



Many of our homeowners now work from home having meetings on computers, and with kids back in school, it's appreciated by all to always keep noise down to a minimum. The Monteloma Rules & Regulations, Section H: Noise and Nuisances specifies that all noise should be kept to a minimum **between 10:00 PM to 8:00 AM**. This includes things like leaf blowers, power tools, hammers, dogs barking, radios, TVs, music, and parties.

Our HOA Architectural Guidelines (page 4) limits **construction activity on weekdays** to the hours **between 7:00 AM to 5:00 PM, and weekends between 9:00 AM to 4:00 PM**.

But in the event a City of San Diego ordinance is more restrictive; then the city ordinances shall prevail. The city municipal code for **construction noise** (Section 59.5.0404) is **prohibited between 7:00 PM to 7:00 AM**. For lawn maintenance SD article 9.5 section §59.5.0502(g) **leaf blowers are prohibited on weekdays from 7:00 PM to 8:00 AM and weekends/holidays from 5:00 PM and 9:00 AM**.

The city codes do have a slight difference, but please be considerate of others by minimizing noises at all hours and try not to disturb your neighbors with construction projects or lawn maintenance.

## Sherwin-Williams Paint Added as Additional Option

The Architectural Committee has worked with Sherwin-Williams to provide new and updated color palettes from another paint company. Homeowners now have 2 options to select pre-approved colors from either Dunn Edwards or Sherwin-Williams. Go to the HOA website OWNERS tab to access the link to either paint company. <https://montelomahoa.com/owners>



Or enter one of these links into your browser:

- Dunn Edwards (enter 92124 Zip Code then select Monteloma HOA color chart) [https://www.dunnedwards.com/colors/archive/color-ark\\_pro](https://www.dunnedwards.com/colors/archive/color-ark_pro)

- Sherwin Williams (NEW Monteloma color chart)  
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/san-diego/ca/monteloma-hoa/>



## Dog Barking Nuisance

Highlighting dog barking as part of noise nuisance may seem redundant, but many of our homeowners now work from home and need a quiet environment. When owners leave their dogs alone during the day, they can get lonely and continuously bark disturbing the neighbors. It is the responsibility of the dog owners to keep their pets noise disturbances to a minimum. Excessive dog barking reported to the board will be reviewed and violation letters can be sent out. If not corrected, fines can be incurred. Please try to resolve dog barking issues with your neighbors, and when presented with an issue with your pet please take action to resolve the problem.

## Water Rates Increasing in 2024 and 2025



San Diego residential water rates will increase 10.2% on December 1, 2023, and then 8.7% more on January 1, 2025. That's almost a 20% increase in the next year and a half. Our HOA water budget is \$35,000 and last year we spent \$33,874. This city increase could mean our annual water budget by 2025 will need to be increased up to \$42,000. For our 203 homes this extra \$7,000 could mean an increase in dues of around \$3 per month in 2025. Every year in April during our budget review the board tries to find ways not to increase our monthly dues, but this may be unavoidable. For now, there is no change for fiscal year 2023 which ends in April of 2024. Next year an El Nino wet winter is predicted January through March so our winter water bills may be significantly lower.

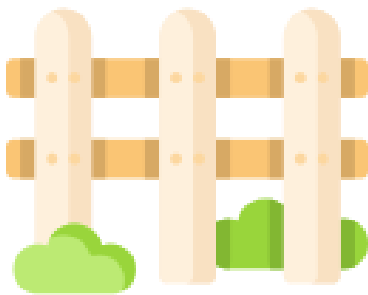
## Wildfire Preparation

It's fire season again in Southern California so here are several links with very useful wild-fire preparation and evacuation information:

- <https://www.sdge.com/sites/default/files/2021hftd.newsletter.final110921.pdf>
- [https://www.sandiegocounty.gov/pds/fire\\_resistant.html](https://www.sandiegocounty.gov/pds/fire_resistant.html)
- <https://firesafesdcounty.org/>



## Fence Replacement or Repairs



Our HOA is now 24 years old and yes, several homes still have their original rear and side yard fences. Many of these are in disrepair and in need of full replacement. Alpine Fence Co. has been helping several of our homeowners to upgrade their fences. The architectural committee, along with the board of directors, has approved different fence materials from the original white wrought iron, as long as the appearance of the new fence maintains a consistent and aesthetically pleasing look to our community.

### **Maintaining and Replacing Fences:**

- Fences are 100% the responsibility of each homeowner to maintain, not the HOA.
- Fences between two homeowners are the responsibility of the two parties. Under California law the owners share 50/50 in the side fence cost.
- Changes in fencing material or color must be brought to the Architectural Committee for approval.

## Board Meetings

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

**November 30, 2023**

**January 25, 2024**

**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](mailto:lisaacson@waltersmanagement.com)  
858-576-5540

Nate Tolentino  
Assistant Community Manager  
[nate.tolentino@waltersmanagement.com](mailto:nate.tolentino@waltersmanagement.com)  
858-576-5540

Account Services  
[accountservices@waltersmanagement.com](mailto: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