

Monteloma Homeowners Association

Community Newsletter

Spring 2026



Monthly Dues to Increase from \$65 to \$71 on May 1st, 2026

Our fiscal year ends in April and every year your board of directors reviews and prepares the HOA budget. Our HOA is in excellent shape as we have been able to keep our Capital Reserves 100% funded. However, this year's reserve study, conducted by an independent company, has returned an increase in the cost of goods to replace items like irrigation lines, sprinkler control panels, and backflow valves. These increases will require us to add another \$7,500 to our reserves, which is \$36 per home for our 203 houses, or \$3 per home per month.

Inside this Issue

The other increase this year is in our monthly Operating Expenses. Operating Expenses include landscape maintenance, tree trimming, electricity, insurance, administrative fees (including management and legal expenses), water usage, and HOA mailings like this newsletter and election ballots. This year has seen a substantial increase in labor expenses from our vendors, along with higher water rates from the city. Therefore, to cover this higher monthly Operating Expense it will require a monthly dues increase of \$3 per month from our 203 homes. These two \$3 increases (\$6) are the reason for the new \$71 monthly dues starting May 1st.

Regarding our tree trimming services your BOD called out another company to get a competitive bid. The other company quoted a slightly higher cost which confirmed our current vendor is giving us a good price. You can see below how the tree maintenance costs have increased over the last 4 years. Also below is a chart showing how the water rate hikes have drastically increased over the past few years. Water remains our highest cost and has gone from an annual budget item of \$35,000 to \$47,000 this coming year. We did have a hotter summer in 2025 using more water last year.

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Tree(s)	Myoporum		Magnolia	Water	HCF	Cost	Cost/HCF
	Removal	Topping	Prune/Lace				
2026	\$450	\$220	\$165	2025	3,830	\$46,891	\$12.24
2025	\$410	\$200	\$165	2024	3,697	\$41,465	\$11.22
2024	\$200	\$80	\$150	2023	2,843	\$26,872	\$9.45
2023	\$150	\$75	\$70	2022	3,720	\$32,200	\$8.66
				2021	3,777	\$32,000	\$8.47

It is the job of your Board of Directors, with the help of Walters Management, to calculate our annual costs and provide a balanced budget to the association homeowners. In April you will be receiving the new annual budget packet. It's important that all homeowners continue to pay their monthly dues on time for the new \$71 rate to cover our annual expenses in fiscal year 2026.

If you use auto payment, please be sure to change the payment amount to \$71 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.

California Zone 0 Fire Law (AB 3074) - Update & Summary

All properties in Monteloma HOA are in the Very High Fire Hazard Severity Zone (VHFHSZ)

Here is the link with map to find your address, and read more about zone 0:

<https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>



New construction homes must already meet Zone 0 requirements. By **February 2027 existing homes** and property owners in Very High Fire Severity Zones must take proactive steps to meet Zone 0 guidelines (ember-resistant zone within 0–5 feet of structures). To be in compliance with the state's requirements this includes:

- Remove combustible dead plants, dry or fallen leaves, pine needles, mulch, firewood, trash, debris, and other flammable materials within 5 feet of structures, including roofs and gutters, decks, porches, balconies, stairways, and areas beneath the home.
- Using hardscape materials such as concrete, gravel, pavers, or bare soil within the Zone 0 area.
- Limiting combustible items such as outdoor furniture and planters on decks.
- Replacing combustible fencing, gates, and arbors with non-combustible metal alternatives.
- Relocating garbage and recycling containers, boats, RVs, and vehicles outside of Zone 0.
- Trees are allowed within Zone 0 if they are properly maintained and regularly pruned. Healthy branches must be kept at least five feet from roofs and exterior walls, and the tree canopy (drip line) at maturity must be maintained at least 10 feet from roofs and other structures.
- Also allowed are limited potted plants under 18 inches tall in ceramic or metal pot (no wood, plastic or vinyl pots). Fire resistant plants like succulents must be well-irrigated, non-woody, highly maintained to remove dead debris.

More guidance has been provided by the City of San Diego that can be accessed at <https://www.sandiego.gov/fire/community-risk-reduction/defensible-space-property-owners>

Enforcement will be carried out by local fire marshals, Cal Fire, and in certain counties during real estate sale inspections. Written notice of violations with potential fines will be sent by fire departments (not HOA) to homes failing to meet guidelines of zone 0.

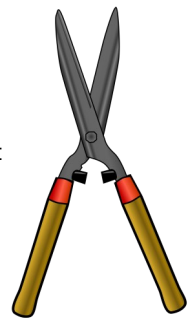
Update on Tree Replacement

Our annual tree pruning is scheduled to be 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 as needed. We appreciate your patience and understanding as this long-term project goes forward.



Homeowner Tree Trimming Requirements on Property

Homeowners are required to keep tree heights trimmed to the roofline if they obstruct a neighbor's view (excluding palm trees). Additionally, please ensure trees do not overhang neighboring fences or obstruct sidewalks. We all appreciate your efforts to keep our community pathways clear and walkable for everyone.



Fence and Gate Replacement

A number of homes in our HOA still have their original rear and side yard fences. Many of these and others in our community 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 wood or white wrought iron, as long as the appearance of the new fence maintains a consistent and aesthetically pleasing look to our community.



- ◆ 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.

NOTE: The new California Zone 0 fire requirement for **fences or gates attached to homes** must be a non-combustible material, such as metal or steel. Please plan accordingly when replacing your side fences and gates that will be attached to your home.

Election by Acclamation for 2026

We did not receive any new candidates for the 3 board positions open. Therefore, the existing board members will continue for the next 2 years, and election ballots will not be mailed out to homeowners. Elections will be done by acclamation according to the Davis-Stirling Act Civil Code Section 5103. Board Elections by Acclamation.

A big thank you to the following board members agreeing to continue volunteering to assist our HOA.

Steve Koudelka – President
Michelle Muller – Secretary
Steve Purcell - Director



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.

Excessive Dog Barking

In last fall's newsletter we ran an article regarding dog barking which has helped reduce the issue in some areas of our HOA. During Covid many homeowners worked from home and their pets were happy to have the all-day companionship. Now many of us are having to leave our homes and return to onsite work. This is causing stress on our pets being left home alone. Some neighbors still work at home and the constant barking of a dog nearby is interfering with their job, their children's homework studies after school, and general community peacefulness.

One solution we heard that's working is when the neighbors talk to each other to help relieve the stress on the dog. The neighbor staying home during the day, or evening, can help by taking the dog for a walk, or having their kids make friends with the dog to play with the pet a little after school. This extra attention helps the dog know that they are not alone and, in time, the home alone barking subsides.

For the dog owner, here is a link to the American Kennel Club which has several other suggestions that can help relieve the stress on your pet.

<https://www.akc.org/expert-advice/training/stop-dog-barking-home-alone/>



Board Meeting Information

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

Join Zoom Meeting

<https://waltersmanagement.zoom.us/j/87165380133?pwd=DbRhBjaQQraC6llwWj7e2qjK9lUFmd.1>

Meeting ID: 871 6538 0133

Passcode: 412196

One tap mobile +1 669 900 6833



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.

Board of Directors

Steve Koudelka
President

Michelle Mueller
Secretary

Vicki Streetman
Treasurer

Liz Dispenza
Vice President

Steve Purcell
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