

# Monteloma

## Homeowners Association

Community Newsletter

# SPRING 2025

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### Monthly Dues to Increase from \$60 to \$65 on May 1st, 2025

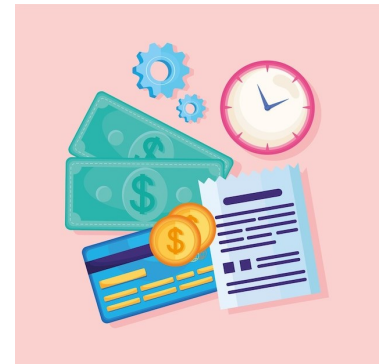
Our fiscal year ended in March and every year your board of directors reviews and prepares the HOA budget.

The excessive heat wave last summer caused us to go over budget with our water bills. The water rate increases last year added to this issue, and the upcoming water rate increase this year is requiring us to raise the monthly dues to \$65.

The tree removal project required us to pull a little money from reserves, which we had planned for 5 years ago. This year's monthly dues rate increase will also help us replace those reserves and keep us 100% funded.

Our \$65 monthly dues are used to cover our operating expenses which include water usage, biweekly landscape maintenance, annual tree trimming, electricity, administrative fees (including management and legal expenses), and HOA mailings like this newsletter and election ballots. 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 received the new annual budget packet. When all homeowners pay their monthly dues on-time we expect the new \$65 rate to cover our annual expenses in 2025.

**If you use auto payment, please be sure to change the payment amount to \$65 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.



### Wildfire Preparation



It's fire season again in Southern California so here are several links with very useful wildfire 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/>



### Update on Tree Replacement Project

Our annual tree pruning was completed in March. We removed 13 dead or nearly dead myoporum trees that were in danger of falling over on homeowner fences. In addition, some myoporums continue to be thinned of dying branches 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 thrip beetle insect infestation. We appreciate your patience and understanding as this long-term project goes forward.

### Street Potholes & HOA Parking Rules

The streets in Monteloma are maintained by the city of San Diego. If you see potholes in need of repair, you should contact the city on their Get-it-Done app.

<https://www.sandiego.gov/get-it-done>

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



### 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/>

Thank you all for keeping Monteloma a loving and peaceful community.

## Please Update EMAIL Addresses

Out of 203 homes in Monteloma we are still missing many email addresses. It is important to have a current email address on file as an alternative contact method. Please verify if your information is accurate via one of these options:

- Walters Management web portal <https://portal.waltersmanagement.com/> (login required)
- Email account services department at [accountservices@waltersmanagement.com](mailto:accountservices@waltersmanagement.com)
- Call 858-495-0900 and ask for account services department.



## Springtime Weeds

The springtime rains have allowed our canyons to flourish, but they have also brought a variety of weeds to our neighborhood. Please help keep your community beautiful by pulling those weeds and maintaining a tidy front yard. Yards with excessive weeds will receive a friendly reminder from Walters Management to keep our community looking beautiful.



## 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.

### **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/>

## 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 <https://montelomahoa.com/owners>
- Approved paint colors are at the Dunn Edwards webpage [https://www.dunnedwards.com/colors/archive/color-ark\\_pro](https://www.dunnedwards.com/colors/archive/color-ark_pro) (insert 92124 in the zip code and select Monteloma)

**NOTE:** You do not 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.





### HOA Election by Acclamation (uncontested election)

Election ballots will not be mailed to homeowners again this year.

There were 2 board positions open, but only the 2 incumbent board members had submitted their names for re-election. This means the HOA will use the election by acclamation law when the number of qualified candidates is not more than the number of vacancies to be elected.

This saves the HOA money by not sending out ballots in the mail, but for the health of the HOA it would be best if more homeowners would volunteer to be board members and have a traditional ballot election.

*Please consider volunteering by sharing your input and knowledge to help all of us improve our community.*

### Board Meeting Information

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

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.

### **Board of Directors**

**Steve Koudelka**

*President*

**Michelle Mueller**

*Secretary*

**Vicki Streetman**

*Treasurer*

**Liz Dispenza**

*Vice President*

**Steve Purcell**

*Director*



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