

Monteloma Homeowners Association

Community Newsletter

APRIL
2024

Inside this Issue	
HOA Election by Acclamation (uncontested election)	1
No Rate Increase to Monthly Dues	1
Tree Trimmers	1
Springtime Weeds	1
HOA Rules for Posting Noncommercial and Political Signs	2
Homeowners Required to Fix or Replace Sidewalks if...	3
Please Update EMAIL Addresses	3
Dog Barking Nuisance	4
Board Meetings and Management information	4
Walters Management Contact Information	4

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.

HOA Election by Acclamation (uncontested election)

Election ballots will not need to be mailed to homeowners this year. There are 3 board positions open, but only the 3 incumbent board members have submitted their names for re-election. This means the HOA can use the new state law which allows election by acclamation when the number of qualified candidates is not more than the number of vacancies to be elected. This will save the HOA money by not having to mail ballots, and by not having to pay for a 3rd party company to count ballots. But for the good of the HOA it would be best if multiple homeowners would volunteer to be board members and have a traditional ballot election. Please consider volunteering next year.



No Rate Increase to Monthly Dues



The HOA annual budget has been reviewed and finalized for 2025. Although both water and HOA maintenance costs (landscape labor and management) will be increasing this year, there is no increase needed to the current \$60 monthly dues. The excessive winter rains greatly reduced our water usage cost giving us a budget surplus which the board expects will offset operating cost increases this year.

Paying your monthly dues on time is essential to keeping your community looking nice and helping your HOA stay on budget. Please contact Account Services at accountservices@waltersmanagement.com 858-576-5595 if you would like to set up automatic payment of your monthly dues.

Tree Trimmers

Our annual tree trimming was completed in March. A few myoporum trees with the thrip beetle had to be removed to avoid them from falling on homeowner property fences. Some slopes have had a few new trees planted, but those will take time to grow to replace the old trees.



HOA Rules for Posting Noncommercial and Political Signs



Choosing to live in an HOA community means we are required to follow the association CC&R's, Architectural Guidelines, and adopted Rules & Regulations. Because this is an election year, we have received numerous questions regarding signs (placement, quantity, size, etc.).

Section J of the Monteloma HOA Rules and Regulations (R&Rs delivered in your homeowner's packet and can be found on the Owners page of the Montelomaha.com website) covers the usage of signs within our community. Below is Section J from the R&Rs. Please be considerate of your neighbors and our entire community before displaying any signs, and be sure to follow these HOA R&Rs.

J. SIGNS

Commercial, political, and similar signs, may be erected or maintained within the Community as follows:

- (a) Signs required by legal proceedings,
- (b) Residential identification signs,
- (c) One "for sale" or "for rent" sign of reasonable dimensions, per unit,
- (d) One security service company sign of reasonable dimensions, per unit, and
- (e) For rules regarding the use of political and/or noncommercial signs, please refer to Exhibit "A" attached hereto:

Exhibit "A"

The Monteloma Homeowners Association's ("Association") Board of Directors has adopted the following rules for the use of political and/or noncommercial signs, posters, banners, and/or flags within the Association. The purpose of these rules is to provide guidance as to the proper use, placement, and time frame of signs, posters, banners and/or flags. These rules apply to all Members and residents of the Association. We ask all Members to be considerate of your neighbors and the serenity of the Tierrasanta community when displaying signs and flags. **Please read these rules carefully.** If you have any questions regarding these rules, please contact your Community Manager at (858) 495-0900.

1. Placement and Limitations of Political and Noncommercial Signs, Posters, Banners, and/or Flags

Members may post or display political and/or noncommercial signs, posters, banners, and/or flags, only on, or in, a member's separate property interest, such as their yard, window, or door.

Members are prohibited from posting or displaying any political and/or noncommercial sign, poster, banner, and/or flag in any part of the Association's Common Areas.

A political and/or noncommercial sign, poster, banner, and/or flag may be made of paper, cardboard, cloth, plastic, or fabric. It may not be made of lights, roofing, siding, paving materials, flora, balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.

Members are prohibited from posting or displaying any political or noncommercial sign or poster, that is more than nine (9) square feet in size (i.e. 3'x3'), and any flag or banner that is more than fifteen (15) square feet in size (i.e. 3'x5').

Members are prohibited from posting or displaying any sign, poster, banner, or flag that is obscene, offensive, lewd, incites violence, and/or constitutes fighting words in the community.

Members are prohibited from posting or displaying more than one **(1) political sign, poster, banner, and/or flag per candidate** and/or initiative on their separate interest property.

Members are only permitted to post political signs, posters, banners, and/or flags for candidate names currently running for office/position at the time. Past or future candidate support is not permitted.

2. Time Limits for Displaying Political Signs, Posters, Banners, and/or Flags

A political sign, poster, banner, and/or flag relating to a candidate for election to public office or to the initiative, referendum, or recall process **may not be posted or displayed prior to ninety (90) days before an election** and must be **removed within fifteen (15) days following the election** (which shall mean the date in which the election polls close), unless a local ordinance imposes a more restrictive period of time.

Homeowners Required to Fix or Replace Sidewalks if...

According to California state law, property owners are already required to fix or replace sidewalks under many circumstances, including drainage from a private property causing damage or a tree from a private party damaging the sidewalk — but it remains unclear if they are liable for injuries that occur.

Some city leaders think that along with enforcing that property owners pay for the repairs, they also want them to share in liability if someone is injured on the sidewalk adjacent to their property.

Worried about the costs? The City's current "[50/50 cost sharing program](#)" allows the city and property owners to share responsibility in *some* cases.



Many homeowners are unaware of the law but feel like it should be the City that is responsible for the costly repairs.

Can the cost be reduced?

They're floating the idea of reducing the current permit cost of approximately \$2,000 to approximately \$100 as an incentive to get property owners to fix sidewalks bordering their property.

The City would also allow property owners to self-certify that repairs were done correctly.

In the City's recent staff report, they state that many of the sidewalks in the City are almost 100 years old and the typical lifespan of a sidewalk is 50 to 80 years.

In a statement sent to NBC 7 representatives said: "Safe and efficient mobility throughout San Diego remains a priority for the city. In an effort to address the backlog of broken sidewalk segments and increase the pace of sidewalk repair, the City is planning to implement significant reductions in permitting fees and more streamlined inspection processes to assist homeowners in making sure sidewalks adjacent to their property are safe, even and in good condition."

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 portal.waltersmanagement.com (login required)
- Email account services department at:
accountservices@waltersmanagement.com
- Call 858-495-0900 and ask for account services department.





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.

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=ZklhbDV5MmE2a1dSGFJZnpYQjBBUT09](https://waltersmanagement.zoom.us/j/97623574218?pwd=ZklhbDV5MmE2a1dSGFJZnpYQjBBUT09)

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

Vicki Streetman

Treasurer

Steve Purcell

Director

Michelle Mueller

Secretary

Liz Dispenza

Vice President



Lisa Isaacson, PCAM, CCAM
Community Association Manager
lisaacson@waltersmanagement.com

Nate Tolentino
Assistant Community Manager
nate.tolentino@waltersmanagement.com

Main Line: (858) 495-0900

Direct Line: (858) 576-5540