

VILLAGE VOICE

September 2017 Issue

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Next Meeting: September 19, 2017 At 7:00PM

OFFICE HOURS: Monday-Friday 8AM-3PM



William Bond

Manager's Report

Mesa Village is currently working on a number of large projects. Here are some updates on a few of those products:

One of the largest and certainly the most costly of these projects for the next eight years is the asphalt project. The Board's projected plan was to remove and replace the asphalt in all the courts in the Association within the eight year period. At the same time, we plan to replace the plastic water lines with copper lines to the units. Our plan this year is to replace 11 courts, along with the asphalt repairs, and seal all the streets and courts in the Association. So far I have collected two proposals, which indicate the scope of work will cost the Association approximately \$250,000 to do the project this year. I am trying to gather a proposal from another asphalt company and hope to get the approval from the Board at the August board meeting. If all goes as planned, work on this project should begin by the end of this month. To help minimize inconvenience, residents will be given notice in advance of work commencing in their area.

As you are aware, the Board has been exploring the possibility of installing solar panels in the Association. The project is intended to provide electricity for the Association's pool pumps, exterior lighting, and other common area needs. The expected saving in utility bills would be approximately \$40K to \$50K. The Board has been in negotiations for over a year with various contractors. A recent homeowner poll indicated that a large majority of homeowners support the effort. After many meetings, it now appears the project has come to an impasse. Problems with the contractor have resulted in progress coming to a standstill. The Board will continue to pursue other avenues, but at this time, there is no progress to report. Stay tuned.

Several months ago, the Board made a decision to authorize the replacement of all the remaining flat rock roofs throughout the Association. At that time the

Association had a total of 55 flat rock roofs that still needed to be replaced. Since that time, the roofers have managed to replace 21 of the 55 roofs that were on that list. It is our plan to replace 10 more flat roofs by the end of September. The Association has spent \$66,870 on the replacement and repairs of roofs this year.

Painting is an ongoing yearly project which rotates to a unit every 5 to 7 years. We are in the process of preparing court 44 for painting. Pro Tech Painting will start the painting on courts 41 through 44 on August 21. Residents in these courts will be given advance notice and instructions.

As summer rolls in, so does the warmer weather which has begun increasing the amount of activities around our pools. To help minimize any problems during the busy times around our pools, I thought it would be important to go over some of the pool rules. All Mesa Village residents are eligible to use either of the pool facilities. In order to use the facilities, each household must obtain a key and a pool card for each person age 14 and older. To obtain your pool key and/or pass come to the Mesa Village office, located at 10540 Caminito Baywood between 8:00am – 3:00pm. Be sure you bring a photo ID. If you are a tenant, you must first have the owner of a unit fill out, sign and send over a tenant-owner information form to the office. You can find a tenant-owner information sheet on our web site {mvhoa.org}. To receive a key, you will also need to bring a check: \$5.00 for every key you wish to purchase which is refundable when key is returned. The pools will be monitored regularly. Those persons who don't have their pool cards with them will be asked to leave. We ask you to be courteous to the guards; after all, they are only doing what they were instructed to do. Each household with a pool card will be allowed to bring two guests. Any more than two guests require prior approval from the office. All children under the age of 14 must be accompanied by a person with a pool card at all times. Pool cards are never transferable; those people who abuse this rule may lose their pool privileges. The rules don't allow bikes, skateboards, skates, glass containers and any animals in the pool area. Reminder the pools are shared by all residents and any foul, obscene or intimidating language or behavior will not be tolerated. Common courtesy around the pools can only help maintain an enjoyable atmosphere.



I would now like to give notice to homeowners and residents on the growing concern of the upkeep and maintenance of your patios. As you know, the patio areas are the exclusive use of each unit's resident. Therefore, as described in the CC&Rs, the homeowners have the responsibility to upkeep and maintain their own patios. Homeowners also have the responsibility to comply with the conditions, restrictions and rules that are described in the Association's documents. Not doing so may generate violations, fines, and possible charges to the homeowner for the cost of property damages that directly resulted from their noncompliance. One of the most common mistakes residents make is the upgrades and the maintenance to the landscaping in their patios. Often residents add planters or cement slabs that are up against the stucco walls above the weep line of the unit. This is not only a violation of the rules but can result in extensive water damages to your or neighbor's unit. The rules read, the planter beds and/or slabs in the patio area must be 1/2 inch below the weep line. Noncompliance of this rule could most likely put the homeowner liable for the repairs to any damaged walls, including the damage to the neighbor's interior wall.

You may also want to pay attention to the instructions before planting trees and plants in your backyard. Planting trees too close to a unit may infringe or cause root damage to a unit once the tree has grown. Also be aware, there is a growing number of homeowners who have been installing modifications around their unit without the prior approval. The most common violations have been additions such as patio covers, satellite dishes, canopies and air conditioners. Before installing any architectural changes, please check the installation guidelines on the architectural form. Not following the guidelines may be costly to the homeowner for adjustments they may need to make. Please call the office for any questions you may have on this matter.

I am sure you have noticed the new sod being installed around the perimeter of the Association. The Association contracted with The Sod Guys to have them install 111,000 square feet of sod at a cost of \$229,000. You may have also noticed the Association's landscape crew working in front of The Sod Guys, re-aligning and upgrading the irrigation systems in preparation for the sod installation. This is very labor intensive and has impacted the routine trimming and weeding schedule of the court yards. Once the perimeter is complete, the crew will look to catch up, along with efforts to continue reseeding and doing some lawn replacements within the Association. We have made some additional progress on updating our irrigation and light controllers and have installed three smart controllers in the past 30 days. The landscape crew is gearing up to replace the old plastic water lines in up to 11 courtyards once the asphalt work begins.



Monitor's Numbers
Cell: 858-442-5431
After 1 AM: 858-442-5430
Emergency Number 911-Police
911-Fire
Non-emergency number
619-531-2000

Herb Bridges
Monitor Supervisor

Pool Parties, Rec. Hall Parties, and Parties with Astro Jumps

Download request forms and Check Out Our Events

Calendar Online For Rec. Hall

Garbage/Recycle Bin Schedule Is Available

@ www.mvhoa.org



**For Any Questions Regarding
and Pool Party [Refuge Service, Availability @](http://www.mvhoa.org)
[Missed Pickups,](http://www.mvhoa.org)
[Bin Repair or Replacement or for](http://www.mvhoa.org)
[Bulk Item Pickup](http://www.mvhoa.org)
[Call Allied Waste](http://www.mvhoa.org)
[619-421-9400](http://www.mvhoa.org)**

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