

VILLAGE VOICE

November 2013 Issue

Phone:858-566-0244 Fax:858-566-0231 Monitors:858-566-0244 ext 1 mvhoa@mvhoa.org www.mvhoa.org

Next Meeting: December 17, 2013 At 7:00PM

OFFICE HOURS: Monday-Friday 8AM-3PM

Holiday Decorations

While the Association does allow holiday decorations, all decoration **MUST** be removed no later then two weeks after any given holiday. The Mesa Village Monitors will be issuing violations as needed.

Mesa Village HOA Holiday Office Hours

November	28 and 29	Closed
December	24 and 25	Closed
January	1st	Closed

The Annual Meeting Results

Ballot Item	Yes	No
Joe Bulfer	119	0
Jaye Hanley	118	0
Dale Axcell	70	0
Henry Wennik	60	0
FY2012 Annual Minutes	131	0
IRS REVENUE RULING 70-604	129	0

Open Board Position

The Board is considering filling an open Board position. The Board is looking to appoint a concerned and open minded homeowner who is looking to help with community decisions. If you are interested please submit a written request to serve on the board along with a short biography no later than December 11, 2013, to be considered. If you have any questions please contact the office and speak with Bill or Ed.



William Bond

Manager's Report

I would first like to give my congratulations to the candidates who were elected to the Board this year. I am positive the Board will continue to move forward and help implement programs to further improve Mesa Village. I would especially like to express my deepest appreciation

to Randy Castellano, who has decided to take a brief break after over 15 years as a Board member. Randy has been the corner stone of the Association, whose hard work has contributed much to help push projects forward and implement policies for the betterment of the Mesa Village. His wisdom and devotion will truly be missed.

As we roll into a new year, we will be busy implementing major projects that were scheduled in the budget for this fiscal year. Here now are some updates on some of those projects:

The siding replacement project has been moving along steadily. In September, the Board awarded MRP Roofing a new contract for the siding replacement work on the final remaining 72 units in the Association. We now have the siding replaced on 48 woodlark units and have replaced 34 flat roofs since the beginning of FY2013. The total cost at the end of FY2013 for roofs and siding replacement was \$192,005. So far in FY2014, the beginning of October of 2013, MRP Roofing has replaced the siding on six units and four flat roofs at a cost of \$31,005. Our projected budgetary goal for FY2014 is to replace the siding on the remaining 72 units and re-roof 30 flat roofs. The MRP Roofing crew is currently replacing the siding on six units in court 55 and then will replace the siding on the units court by court (starting on court 55, moving along progressively forward through court 69). Our plan is to complete the siding replacement on all 72 remaining units this fiscal year.

The progress on the painting project continues to move along well. However, we have hit a little bump in the road on the last two courts; they required more time because of the extensive repairs that needed to be done. The maintenance crew has completed the repairs to court 22 and is now working on the repairs in court 23. Pro Tech has completed the painting on courts 18 through 21. We have painted 16 courts in FY2013. We have only six more courts to repair and paint on the west side of Mesa Village before moving to the east side of the Association.

The landscaping crew has been busy preparing for the winter rains. They have been working on pre-maintenance projects such as testing various drains throughout the complex. Much of this work has already been completed and we are confident that we will be ready for any heavy rains that may hit this winter. Also to prepare for winter, our maintenance crew went throughout the Association, sweeping the leaves off roofs and trimming branches near the chimney of units to assure fire safety.

I would also like to note, any resident interested in using the swimming pools this winter, this year the Association will be heating the Baywood pool this year. If you use the pools, please remember to bring your pool cards, because the monitors will be checking pool

cards. If you need a pool card, residents must come to the Association main office between 8:00am through 3:00pm, located in the Baywood rec-hall. Those residents that are working and find it hard to make it to the office during the scheduled times, I will be accepting appointments from residents for Monday, December 2nd.

Safety First

It is recommended that all or residents and owners install UL listed smoke detectors in all sleeping rooms as well as hallways or other rooms (except kitchens and bathrooms) that give direct access to sleeping rooms. These smoke detectors should be maintained and kept in working order by inspecting, cleaning, and testing them for proper operation every 6 months.

SOCIABLE SENIORS

Welcome to the Mesa Village Senior news. We now have 38 names on our membership list. On Tuesday, October 15th we had 16 people join us for dinner at Chin's Chinese restaurant. We had a great time visiting with each other and catching up on events and activities in our lives. One member mentioned her art classes at the senior center and now someone else is joining her for classes. Another person spoke about all of the activities and events at the Scripps Ranch Library.

Our next event is a game night with snacks on Tuesday, December 3rd at 6:30 p.m. at the Caminito Baywood Recreation Hall. Please join us.

If you are interested in meeting your neighbors and making new friends, please contact us. You can get on our phone list (or e-mail), by contacting Dale Axcell at (858)935-9889 or daleaxcell@gmail.com

Important Notice About Decals For Pool/ID's

The Association will no longer be issuing decals. The monitors will continue to check pool cards electronically so there is no longer a need to issue decals every two years. Please note that you are still required to have a Pool/ID while in the pool area. Your current Pool/ID card is still valid with or without a decal as long as your name is on the resident list and your unit is in good standing. It is important that Homeowner's keep their resident lists up to date too. If you have any questions please contact the office.



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

Download request forms and Check Out Our Events
Calendar Online For Rec. Hall and Pool Party
Availability @ www.mvhoa.org

Chimney Sweeps



We have received many calls from residents inquiring about chimney sweep companies. After researching the matter, we are happy to report that the following companies have offered our residents the following discounted prices on chimney sweeping:

Company Name	Single Story	Two Stories	Number
Chimney R US	\$119	\$129	(619)280-4700



**Garbage/Recycle Bin
Schedule Is Available
@ www.mvhoa.org**



**For Any Questions Regarding
Refuge Service,
Missed Pickups,
Bin Repair or Replacement or for
Bulk Item Pickup
Call Allied Waste
619-421-9400**

Description of Problem	Phone Number
Abandoned Vehicle	858-495-7856
Alarms/Car or Buildings	619-531-2000
Curbside Refuge Pickup ♦ Garbage Can Repairs/Replacement ♦ Schedule Bulk Items to be Picked up ♦ Customer Service	619-421-9400
Dangerous Animals	619-236-2341
Dead Animal	858-492-5060
Graffiti	619-525-8522
Leaking Fire Hydrant	619-515-3525
Loud Noises	619-236-5500
Mail Box Keys	800-275-8777
Pot Holes(City Streets)	619-527-7500
Shopping Carts	800-252-4613

Emergency Utility Shut Offs

From time to time the office receives calls from residents wanting to know where their gas, electric and water shut offs are located. It is definitely important to be aware of where your shut offs are located. Every unit has its own gas, electric and water shut off. Please review the diagrams below so you can locate yours.

Tools Required:

1. 1 pair of medium channel locks.
2. 1 medium flathead screwdriver.
3. 1 SDG&E key (available upon request at the office.)

Meter Room? Wheres That?

Lets begin with identifying the location of the meter room that services your unit. Each courtyard has two meter rooms. Each meter room services half of the court.

The meter room that services your unit will be located on the side of the court your unit is on. It will only be accessible from the outside of the court. (see diagram 1)

Once you have located the meter room, you will need to unlock the SDG&E lock. (Keys are available from the office upon request at a cost of \$2) **Please be sure to lock the gate when you are done.** After entering the meter room, it is important to proceed with caution and identify the items that you are looking for. (see diagram 2). The gas meters usually have identifying numbers on them. If you cannot identify your meter, you may need to call SDG&E. The main electrical breaker is located just under the meters. (see diagram 3). Like the gas meters, the breakers should have addresses listed on them. If you cannot identify yours, you will need to call SDG&E.

Is the gas off or is it on? Diagram 4 shows a gas shut off that is currently in the **OPEN** position. Notice the valve is running parallel with the pipe. At this point, to turn off the gas you would need your channel locks and would turn the valve until it is perpendicular to the pipe.

Is the electric off or is it on? Diagram 3 shows the access panel to the main breakers. The main breakers servicing the units are typically mounted in a vertical manner. When the breaker is pushed up vertically, it is typically **ON**. However, you should inspect the breaker. Usually off is identified on the breaker itself.

Water Shut Off

The water shut offs are easier to locate. (see diagram 5). The water boxes are located in the front of the courtyards, usually on the right side. Looking at the courtyard standing in front of the water boxes, you can identify them by counting the units from left to right. Once you reach the identifying unit, count the water boxes from left to right. Once you have identified your box, you will need to remove the cover carefully. Use the flathead screwdriver to help ease the cover off. Once this is done, you will have access to the shut offs. Locate the ball valve next to your meter and turn it so it is perpendicular to the meter. This will turn off the water to the selected house.



Diagram 1 Meter Room



Diagram 2 Gas and Electric Meters



Diagram 3



Diagram 5 Water Shut Offs



Diagram 4

BASIC HOMEOWNER MAINTENANCE TIPS

Keep the drains flowing: Twice a year you should use a drain cleaner on your drains. Ask your plumber or local Home Depot representative what they recommend. Let them know your drain pipes are ABS and that you would like something that has some type of root control in it.

Keep the window tracks clean: Vacuum and clean your window tracks routinely. This will help make it easier for them to slide and it will help ensure that the weep holes are kept clear of debris so they will drain properly.

Going On vacation: If you are leaving for a long duration you should turn off the supply lines to your toilets and washer. When you get back remember to turn them back on. *You may also want to notify the monitors that you will be on vacation.*

Check the dirt level in your Patio: You should routinely check the dirt level in your patio area. This level should be kept below 1 1/2 inches below the bottom of the stucco line and should be graded away from your house and the neighbors.

Architectural Changes

We have noticed an increase in remodeling, upgrades and architectural changes going on throughout the Association. While this usually increases property values, there are guidelines and requirements that need to be followed. Any exterior changes **MUST** have an approved *Architecture Request Form and Release* filed at the main office and **WRITTEN PRELIMINARY APPROVAL MUST BE RECIEVED PRIOR TO STARTING**. All projects that have not been approved by the office or Board are subject to removal at the homeowner's expense. This could be costly. Architectural changes can take up to 45 days for approval or denial. If you have any questions regarding these procedures, please call the office at



(858)566-0244 ext 2.



The Association has been receiving quite a few complaints about barking dogs. If the monitors receive complaints, they will investigate. If they are able to verify the facts, they will issue violation notices.

PET LEASH RULES:

No household pet(s) shall be allowed in common areas unless they are on a leash. While walking your pet(s) in the common areas, you **MUST** clean-up after them or you could be fined. Pet(s) are not allowed to be tied up in front of a condo in the common area. Pet(s) found wandering loose in Mesa Village will be turned over to the San Diego Animal Control.

The rules are in effect at ALL times. Violations will be issued and possible fines levied to residents who do not comply with these Rules & Regulations. If you see anyone not complying with the rules, please report it to the Mesa Village Monitors at (858)442-5431.

Safety Tips For The Holidays



You're most likely thinking about lights and decorations for the holiday season. For your safety and that of your neighbors, Mesa Village asks that you examine your electrical decorations for shorts in the wiring. Also, please remember to turn your holiday lights off before going to sleep or leaving your home and unplug them if you are going on an extended trip. The following are some safety tips for your holiday lights:

- ◆ Do not replace bulbs while the light set is plugged in.
- ◆ Do not use imitation trees having needles, leaves or branch coverings of metal or materials which look like metal.
- ◆ Do not mount or support strings in a manner that can cut or damage wire insulation.
- ◆ Keep young children away from the light set.
- ◆ Do not use a cracked, frayed, or damaged cord. Inspect the cord periodically.
- ◆ Do not yank or pull the cord to disconnect from the outlet.

PARKING ETIQUETTE

Many of you are already aware that during the evenings and weekends, parking tends to become a problem. When parking your vehicles, certain considerations should be put to use.

- You should utilize your carport for parking before parking on the street.
- Larger profile vehicles should be parked at least 15 feet away from a courtyard entrance or parked in the cul de sac.
- Vehicles parallel parked on the street should not block the court yards or sidewalks in any way. *(This is cause for the issuance of violations, fines and or towing.)*
- Parallel parked vehicles should pull up as close as possible to the next vehicle in order to optimize space.
- Vehicles parked in the cul de sac **must** be parked between the parallel lines to optimize parking. *(Not doing so is cause for the issuance of violations, fines or towing)*
- Parking is first come first served.
- Trash pick up day utilizes a lot of curb space; as a courtesy, place your garbage can in a red zone even if it's across the street.

If we all try and follow these steps, we can improve the parking situation greatly and make our neighbors happy.



A Word From Herb

Happy Holiday Season to all Mesa Village residents. To ensure a joyous and happy holiday season, please be safety conscious. Secure your home and cars when leaving your unit and remember tree lights are fire hazards.



Herb Bridges
Monitor Supervisor

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

Mesa Village HOA
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