

VILLAGE VOICE

November 2015 Issue

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Next Meeting: November 17, 2015 At 7:00PM OFFICE HOURS: Monday-Friday 8AM-3PM

From The Presidents Desk

This short article has been put together for the benefit of those of you who are readers of the online "Mesa Village/Walker". For those of you who are not, it does not apply.

First let's make it clear that the Mesa Village/Walker is **neither associated with nor sponsored** by Mesa Village Homeowners Association. Similarly, www.mesavillages.com is also **not associated with nor sponsored** by Mesa Village Homeowners Association. The only official Mesa Village Homeowners website is www.mvhoa.org.

Some weeks ago, a disgruntled resident of Mesa Village found it necessary to put forth, in the Mesa Village/Walker, some information which is blatantly false. It is our intent here to set the facts straight concerning these allegations.

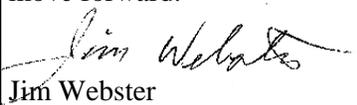
First. It was claimed that \$75,000 was spent to correct a crabgrass infestation. No such expense or budget item ever existed. Crabgrass in our lawn areas has been an ongoing battle for years. Until we get out from under the current watering restrictions, our lawns will suffer.

Second. It was claimed that \$7000 is spent yearly for employee Christmas party, holiday bonuses, and union breaks. The total for the employee Christmas party and bonuses averages approximately \$4300 per year. Considering that this is shared between 538 homeowners and divided by approximately 20 employees, it works out to be about 40 cents per employee from each homeowner. Our workers are not union. Yes, our workers take breaks, as is required by state labor laws. They work long, hard hours in all weather from cold rainy days to hot summer days of 100 degree. Theirs is a tough, demanding job and some homeowners do appreciate their effort to keep our village a nice, pleasant place to live.

Third. It was alleged that the clock tower, (landmark) is now gone due to neglect and faulty maintenance by the president and management staff. As most of you are probably aware, the clock tower had become severely termite damaged over the 40 years it was standing. As it had become unsafe, a poll was put to the homeowners asking what should be done. The options were basically to rebuild it or take it down. Due to the excessive cost of a rebuild, the result of the poll was to take it down. Therefore, in accordance with homeowner wishes, it came down. The result was leaving an increase in deck space around the Flores pool.

Fourth. It was alleged that management neglected plumbing at the pools. Pool maintenance, including pumps, plumbing, bottom surfacing, electricity, fencing, locks, furniture etc.

remains one our larger budget items each year. On average, approximately \$15,000 per year goes into upkeep of our pools. Neither management nor the Board would pretend that everything in our HOA is perfect. As in all endeavors conducted by humans, there will be errors and mistakes made along the way. When brought to our attention, all efforts will be made to remedy them. The landscape committee has provided some valid recommendations to the Board over the last six months. As a result, upgrade projects are underway. A search has been launched for a professional, certified landscape supervisor. The Board has clearly endorsed an initiative for improvements to our grounds. As with other similar projects, budgeting will be the limiting factor controlling the speed at which upgrades can be accomplished. It has taken the Board approximately 7 to 8 years to bring the finances of the association from one of indebtedness to sound financial footing with approximately 80% funding. This was done without any increases in assessments, other than when the city stopped providing trash pickup and homeowners had to assume that cost. Financial strength of the HOA is a major factor not only on property values, but it also affects the ease of being able to buy or sell. The Board will continue its fiduciary responsibility of maintaining our financial soundness as we move forward.



Jim Webster
President, Mesa Village Homeowners Association

The Annual Meeting Results

Ballot Item	Yes	No
Joe Bulfer	173	0
Jaye Hanley	187	0
John Cole	169	0
FY2014 Annual Minutes	177	3
IRS REVENUE RULING 70-604	178	6

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	26 and 27	Closed
December	24 and 25	Closed
January	1st	Closed





William Bond

Manager's Report

would first like to extend congratulations to the candidates who were elected to the Board this year. I would especially like to express my deepest appreciation to Dale Axcell, who has decided to take a break after servicing a term as a Board member. I also would like to welcome back John Cole, who has been a Board member in the past and was elected this year to serve another two years. I am positive this Board will continue to move forward and help implement programs to further improve Mesa Village.

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.

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 is to remove and replace the asphalt in six courts this year. At the same time, the Board also plans to replace the plastic water lines with copper lines to the units. The estimated overall cost to replace the six courts and water lines is approximately \$96,000. It is my plan to start the replacement of the courts sometime in August. Careful planning will minimize residents' inconvenience. Residents scheduled with asphalt work in their area will be given proper notice before work commences.

The progress on the painting project continues to move along well. In FY2015, we managed to make the repairs and paint the wood trim and doors on 12 courts, a total of 72 units. The maintenance crew recently completed the repairs to court 26 and is now working on the repairs in court 27. Pro Tech will be painting courts 24 through 27 starting in December. Our projected plan in FY2015 is to repair and paint 16 courts, a total of 98 units.

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 will be going 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! 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 continue checking. Residents who need a pool card must come to the Association office between 8:00am and 3:00pm. Those residents that are working or find it difficult to make it to the office during our office hours, I will be accepting appointments from residents and will open the office after hours on the Tuesday the 1st of December.

Finally, please be aware that any wire(s) wrapped around a unit in the common area that is unauthorized is not permitted and is a violation. During my recent walkthrough, I noticed an increasing number of units wrapping wires around their condo. If a homeowner plans to install a satellite dish, internet cable, telephone wires, or any other wires requiring service to their unit, you must require prior approval before installing. In most cases, wrapping wire around your unit will not be permitted and must immediately be directed into your attic. However in some circumstances, certain areas of some units don't have the attic space to run the wires and have no option but run a portion of the wire on the outside of the units. If you feel that this is the case or you need help determining how to run any wires for your service, please call the office. Make sure your installer knows the guidelines. Improper installation of your services can result in a violation and added cost to reinstall.

Safety First

It is recommended that all our residents and owners install UL listed smoke detectors in all sleeping rooms as well as in the 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.

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 @ \[www.mvhoa.org\]\(http://www.mvhoa.org\)](#)

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 RECEIVED 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.



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**

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

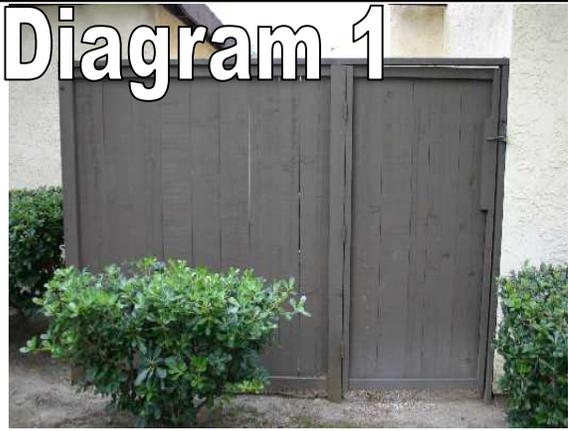


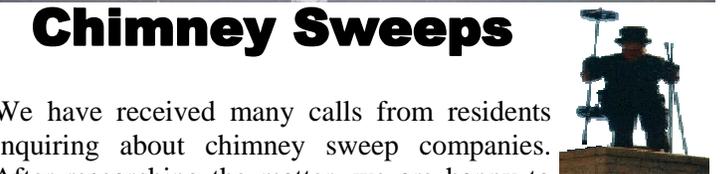
Diagram 2



Diagram 3



Diagram 4



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 prices on chimney sweeping:

Company Name	Single Story	Two Stories	Number
Chimney R US	\$129	\$139	(619)280-4700
Weststar Chimney Sweeps.	\$129	\$129	(619)338-8116

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



PRIVATE PROPERTY

FOR USE AND ENJOYMENT BY MESA VILLAGE RESIDENTS

TO ASSURE A CLEAN AND PLEASANT ENVIRONMENT, YOU **MUST** CLEAN UP AFTER YOUR PETS. DOGS IN THE COMMON AREAS MUST BE SECURED ON A LEASH AND KEPT UNDER CONTROL.

PLEASE REPORT PERSONS NOT FOLLOWING THE RULES TO THE MESA VILLAGE MONITORS AT 858-442-5431.



SUBJECT TO FINES UP TO \$500

Thank you for being respectful of your neighbors.
AREA MAY BE UNDER VIDEO MONITORING FOR ENFORCEMENT OF THE RULES AND REGULATIONS

Mesa Village HOA
10540 Caminito Baywood
San Diego, CA 92126