

Mesa View Home Owners Association #5

SPRING 2021

Message from Anh Ma, President

Dear Home Owners,

Although there have been many restrictions because of the Covid-19 Pandemic, we have worked hard to have the pool open whenever the county Health Dept. has allowed us to open. I must thank the Board of Directors and the pool monitors for working hard to keep the pool open and for following the county guidelines. I thank the homeowners, as well, for your patience and understanding when we were not able to open.

The past year was a challenging one; however, our pool and park has served our community well. Certainly, our pool and park were and will be a great place to cool down and relax. Please be responsible by keeping a lookout for any suspicious activity.

We appreciate all owners who pay dues on time. By paying on time, owners avoid costly late fees and the Board can operate a cost-effective budget.

Owners and Tenants: Owners whose tenants don't maintain properties will be charged whatever MVHOA5 is charged by the city for clean-up: it's in the owners' best interests to monitor their rentals.

MVHOA5 Board Meetings

(Generally 3rd Wednesday of the month)

Next Board Meeting TBD- Meetings are currently held via Zoom but may resume in person as health orders allow. Generally meetings are at the pool; meeting dates are posted online at www.mvhoa5.org

Park and Pool News:

A new year is upon us, which means we are going to be opening the pool again! We had a great turnout last year, despite all the restrictions the COVID-19 pandemic placed on the pool. Last summer, we were just shy of 3,500 individual visits. We hope to increase that number this period!

We had a few projects taken care of this off-season, including fumigating the restroom building and lanai, installing new solar electric panels, and having new pool regulations signs made! We expect these upgrades to help boost our individual visits, as well as maximize our positive interactions with the homeowners. As of right now, parties and large gatherings at the pool are NOT being permitted due to the pandemic, but we do hope to

allow them as soon restrictions are lifted. We will make every effort to accommodate every homeowner to the pool when we do reopen, but please be understanding with us, as we are still only allowed to operate at a limited capacity. Masks will be required this year as well, for everyone's safety. Please see the monitors at the beginning of the season for any updated rules and regulations.

We are still using key cards for access to the pool. Key cards are required to enter the pool. Individuals without a key card will not be let in. Homeowners who are delinquent will have their cards deactivated, and will not have access to the pool area, no exceptions.

If you have just moved in and do not have a key, or have lost your card, please contact the below listed email addresses and we will get back to you as soon as time permits. Lost cards are replaceable for a cost of \$50.

Please send any inquiries/comments etc. to: info@mvhoa5.org and to taveysr@gmail.com.

Electronic Billing and Communication

As a means of additional convenience for our members as well as reducing the use of natural resources, we would like to begin sending notifications and billings electronically. This is a completely voluntary action and if you wish to continue to receive communication through the mail, we will continue to do so. So far, we have over 80 owners who are receiving their notifications via email which hopefully provides better service to our owners as well as lowering the Board's cost incurred for mailings.

If you would like to begin receiving your bills and HOA communications electronically, please send an email to info@mvhoa5.org and we will put you on our electronic communications listing.

Bylaws And CC&R Updates

The MVHOA bylaws and CC&R's have not been updated since the HOA was put into place in the early 70's. With that in mind, the Board is commencing upon an update of both of these documents in order to ensure compliance with current law as well as industry standards. This is an important update and if you have any suggested changes, please send them to info@mvhoa5.org and the board will consider them.

Please be on the lookout in the near future for updated documents as it is important for each and every homeowner to review and approve these changes.

Treasurer's Report – Ken Weidmann

With increased costs for services provided to the HOA, our reserve study has determined that we need to increase the amount held in reserve. We have done considerable work in the pool and park area including adding solar heating, solar electricity, and electronic key card access over the last few years which should serve the community well for the foreseeable future.

As always, please be observant regarding inappropriate use/actions near the pool or park area and please bring it to the attention of the Board in order to be addressed in a timely fashion to try and minimize expenses.

Association Bookkeeper

Jan Roberts is the bookkeeper for our HOA. Jan lives in Mira Mesa and can be reached at janroberts365@gmail.com.

Please make all payments to MVHOA 5 at PO Box 26756, San Diego, CA 92196-0756.

MVHOA5 Website

The board has been in the process of updating the HOA website. New content has been added and hopefully there will be additional updates in the future including uploading minutes and other board materials for quick reference by homeowners. If you have any suggestions, please email them to the board at info@mvhoa5.org.

News You Can Use and Share with Neighbors

Dues Collection Policy

The policy can be found online at www.mvhoa5.org. **Pay Dues on Time and in full: Avoid Late and Collection Fees!** Dues are billed on Nov. 1 and May 1, and become past due on Dec. 15 and June 15, respectively. Payment plans or other alternative means to pay the fees are NOT ALLOWED. That is not fair to the other members who pay on time, plus it is an unnecessary burden on the Board and the bookkeeper. Pay the full amount when it is due. Call Jan Roberts, our bookkeeper at (619) 981-2196 if you need information.

Neighbor Nuisances

If a neighbor is creating a hazard or public nuisance, first try to work it out with the neighbor. If

that is unsuccessful, try to get at least one other neighbor to join your complaint and file it with the City of San Diego's Environmental Dept. Generally, only multiple complaints get the City's attention and action.

Street Sweeping

The City of San Diego provides street sweeping in our area on the first Friday of the even numbered month. Upcoming dates in 2021: **April 2, June 4, August 6, October 1, & December 3.**

Please remember to keep your vehicles off the street on those dates so the street sweeping truck can clean as well as possible. Pass this information on to your neighbors.

Property Appearance

A number of properties have let their front yards, lawns and driveways become neglected eyesores that detract from the pleasant nature of our community, ESPECIALLY AFTER THESE RECENT RAINFALLS. Also, those properties on street corners have forgotten about the side away from the front yard and they are overgrown and neglected, too. Plus, numerous sidewalks have gotten overgrown with weeds. It is the responsibility of the homeowner to maintain the cleanliness of the sidewalk on their property per SD Municipal Code 54.0208. The City will get involved in the repair of broken/damaged sidewalks with the city's 50/50 Cost Sharing Program. **PLEASE CLEAN UP YOUR PROPERTIES FOR THE BENEFIT OF THE NEIGHBORHOOD!**

MVHOA#5 Board of Directors 2020-2021

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- Ken Weidmann Treasurer
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- Cheri Walker Secretary
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- Mike Murukis Director
immurukis@gmail.com

The best way to reach a Board member is to email them directly or use our HOA Email: info@mvhoa5.org. **DO NOT CONTACT THEM AT THEIR RESIDENCE OR PERSONAL PHONE NUMBER.**