



Sabre Springs Neighborhood Homeowners' Association

Serving the Residents of Sabre Springs

JUNE 2006 - NEWSLETTER

NEXT BOARD MEETING



The next Board Meeting will be July 5, 2006 at 6:15p.m., at the Carmel Mountain

Ranch/SS Rec Center, 10152 Rancho Carmel Drive, San Diego, CA. Homeowners are encouraged to attend and participate during the open forum.

Your Board of Directors

President - John Oliveria
 Vice President - VACANT
 Treasurer - Eric Black
 Secretary - Alan Townsend
 Director - Craig Racicot

BOARD MEMBER WANTED

There is an open seat on the Board that needs to be filled. If you are interested in volunteering to fill this vacancy, please contact the management company.



Serving on the Board does not require a lot of time. Meetings are held every other month and last approximately one to two hours. This is a perfect opportunity for you to learn more about the community and be involved.

COMMUNITY UPDATES



The community tree trimming program is continuing, with the trimming of the Sycamore Trees on Sabre Hill Drive being next on the list. Also,

there are some Eucalyptus Trees located very close to the fencing along Hilltop of Sabre Springs that are in the process of being removed for safety reasons. In keeping with the arborist's recommendations, the Board will be marking additional Blue and Red Gum Eucalyptus Trees for removal located along Poway Road. Replacement trees are being considered for the slopes along Sabre Springs Parkway, Evening Creek Drive and Morning Creek Drive North and South. Once the trees along Poway Road are removed, this area will be reviewed for replacement trees, if necessary.

It was brought to the attention of the Board that there were areas of the Chicarita walking trail that eroded during the winter rains. These areas of the trail have recently been repaired, along with preventative maintenance performed on the exercise equipment stations along the trail. If you notice areas of concern when walking in this area, please notify the management company. Please be advised that the Association is responsible to maintain the walking trail only, and not the plant material along either side of the trail.

NEW PAINT COLOR SCHEMES

As a reminder, the Board has approved several updated paint color schemes for the community. Homeowners who are interested in changing the paint color of their home, can view the New Paint Color Scheme Charts on the community website at www.sabrespringshoa.org on the Home Maintenance page under the Community Paint Scheme Charts section (thumbnail images of paint schemes can be clicked on to open larger versions downloadable in PDF format). The



Frazer brand paint can be purchased at the Carmel Mountain Frazer Paint store (858-487-4642) located by Hallmark and Trader Joe's.

PAINT PRE-APPROVAL FORM



The Board has approved a Pre-Approved Architectural Notification Form for homeowners to use when painting the

exterior of their home, if one of the Pre-Approved Paint Color Schemes is used. However, this notification form must still be completed and submitted to the Board, prior to painting.

The pre-approval is entirely based on the condition that homeowners must comply with the Association's Pre-Approved Paint Color Schemes listed on the Association's website. In the event that an owner fails to comply with the Association's Pre-Approved Paint Color Scheme, the Association may require, amongst other things, the owner to repaint the improvement in question, using a Pre-Approved Paint Color Scheme, at the owner's sole cost and expense.

DOGGIE DO'S AND DON'TS

You don't want your community to go to the dogs...do you? Please pet owners, be a good neighbor and keep your dog on a leash and clean up after your pets. Also, please remember that while left outside alone on your property, dogs will frequently bark, so if you must leave your dog unattended, please make arrangements to keep your dog inside the garage or in your house whenever possible.



Leash and pick up after your dog; it's the law!

YOUR COMMUNITY RESPONSIBILITY

Each owner has a monetary investment in their home, and a responsibility to assist the Board in making sure that the community standards remain at a high level.



Please help the Board by following the appropriate procedure when contacting the management company to discuss a particular issue. We ask that you send a written notice with details pertaining to your issue of concern. Be sure to state your name and address, if your concern involves another owner please state their address also. It is very important this information is given to the management company. Management will make every effort to keep your name confidential. Anonymous calls will not be responded to. If the issue of concern does not improve, notify the management company. This will enable them to follow up appropriately.

YOUR MANAGEMENT TEAM

The Prescott Companies

(8:30 a.m. - 5:30 p.m. Monday - Friday)

Rancho Bernardo Office:

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