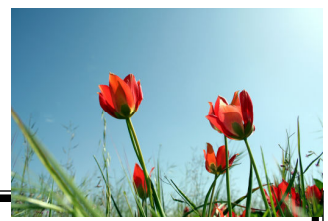


Sabre Springs Neighborhood Homeowners' Association
Serving the Residents of Sabre Springs



March 2008

SABRE SPRINGS BOARD MEETING



The next Board of Directors Meeting is scheduled for March 5, 2008 at 6:15 p.m. at The Carmel Mountain Recreation Center, San Diego, CA. Homeowners are encouraged to attend and participate during the open forum.

YOUR BOARD OF DIRECTORS

President John Olivera
 Vice President Craig Raciot
 Secretary David Bedell
 Treasurer Alan Townsend
 Director Eric Black

MAINTENANCE

At their recent meeting, the Board of Directors approved repair, cleaning/painting of the monument walls. Several owners noted the missing tiles on one of the monuments. As a result, a full inspection of the walls was made and all necessary repairs will be made within the next month or so, weather permitting.

FINANCIAL STRAIN

As the housing market continues to fall, with more and more homes going into foreclosure, the results are affecting homeowners associations. Sabre Springs Neighborhood Association is also being affected by the growing increase in delinquent assessments and in some case the inability of the association to collect the outstanding debt. At the January meeting, the Board discussed the association's financial situation. In the budget packet for the fiscal year 2008 mailed to owners late October, the budget reflected the

need for a \$5 per month increase. In addition, the reserve study reflected that there is a small deficit in the reserve funding. Operating expenses exceeded income last year and in December it was necessary to move funds to cover day to day operating expenses. After a review of the overall financial position it was established that it may be necessary to increase the monthly assessment next year again. Rising utility costs, particularly water costs, insurance costs as well as increases for landscape maintenance, repair and maintenance and administrative costs all contribute to this need. Sabre Springs was extremely fortunate in being able to hold assessments at \$25 per month for over 20 years without the need to increase. Most master associations in the general vicinity are at a much higher level. The Board will continue to keep costs as low as possible without deferring maintenance programs and diminishing the general upkeep of the common areas.

EXTERIOR HOME MAINTENANCE

Some good news. Many homeowners are painting the exterior of their homes and updating their color schemes using the new approved colors as noted on the community website. By using an updated color scheme, you are helping to increase the value of your home. Please remember there are two possible procedures for painting your home. If you select one of the approved color schemes you can use the Pre-approved form available on the community website. Simply submit the form and you can proceed with the work. However, if you want to select an alternate color – it is necessary to get **Prior Approval** from the Architectural Committee. You must complete an Architectural Request Form (also available on the website), submit paint chips of the colors you wish to use and get neighbor signatures. All of this information must be

submitted and you must wait until you receive written approval prior to starting the work. If you fail to wait for the approval and your color selection is denied, you may be faced with having to repaint your home at an additional cost.

FENCE PAINTING

New stain colors have been selected for the staining of wooden fences that will blend in with the updated color schemes. These color schemes are on the website at sabrespring-shoa.org. Wrought iron fencing, should be painted every two to three years and areas reviewed for rusting.

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 clean up after your pets. Also, please remember that all dogs must be kept on a leash by a person who is capable of controlling the dog.

Reminder that parking concerns on city streets can be addressed through the City of San Diego Code Enforcement. Animal concerns can be addressed through Animal Control.

ASSESSMENT PAYMENTS



All homeowners are reminded to have their assessments paid by the first of each month, to avoid any late charges and/or collection expenses. Should you not receive your monthly statement by the first, please contact the accounting department to advise them that you did not receive your statement and would like to know your outstanding balance. In the event you have not received your statement and would like to submit payment prior to the first, please be sure to note your account number and mail to the address below:

Sabre Springs HOA
c/o The Prescott Companies
Community Assoc. Bank
P.O. Box 61658
Phoenix, AZ. 85082-1658

AFTER-HOURS EMERGENCY

In the event of a COMMON AREA emergency after normal business hours, please call the emergency pager at 800-404-0141, and an on-call manager will promptly return your call. Please note that broken irrigation heads are not an emergency, please call and leave a message, and it will be handled first thing the following business day. For non-emergency services or concerns during regular business hours, please refer to the Management Directory for information.

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

Customer Service

Phone: (800) 404-0141 or (760) 634-4700

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Community Manager: Ann Andreola
ann@prescottmgt.com

Carlsbad Corporate Office:

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