

Sabre Springs Neighborhood Homeowners' Association

Serving the Residents of Sabre Springs

January 2010

SABRE SPRINGS BOARD MEETING

Board Meeting – The next board meeting will be on January 6, 2010 at 6:15 p.m. at the Carmel Mountain Recreation Center/ SS 10152 Rancho Carmel Drive, San Diego, CA. 92128.



ANNUAL ELECTION

A reconvened Annual Election and Membership Meeting was held on November 23, 2009. Results of the election for candidates elected for a 2 year term were as follow:

Melanie Haynie, 522 votes

David Bedell, 489 votes

Alan Townsend, 424 votes

Write-in Candidates Gary Bell and Edwin Lorenzo received 1 vote each.

The minutes of the 2008 Annual Meeting were approved on a vote of 541 For, 6 Against and 21 Abstaining. Revenue Ruling 70-604 was approved on a vote of 510 For 41 Against and 17 Abstaining. A total of 567 ballots were cast representing 33% of the membership.

YOUR BOARD OF DIRECTORS

John Olivera
David Bedell
Alan Townsend
Eric Black
Melanie Haynie

SAVE WATER

The City has declared a Step 2 water restriction. As a result, the Association must only activate sprinkler systems on Mondays, Wednesdays and Fridays before 10am or after 6pm. City of San Diego water customers must prohibit excessive irrigation and must immediately correct leaks in their private water systems. Also, customers must stop washing pavement surfaces, stop runoff from inefficient irrigation, use a hose with a positive shutoff nozzle, and water fountains are prohibited. Irrigation is limited to 10 minutes and only watering on Monday, Wednesday and Friday before 10am or after 6pm.

2010 BUDGET

The Board reluctantly has approved an increase in the monthly assessment effective January 1, 2010. The monthly assessment rate will increase by \$5 to \$40 per unit per month. The increase is necessary due to ever rising costs in utilities and services, to maintain the reserve funding as necessary and to offset loss of funds due to foreclosed homes and bankruptcies.

HOLIDAY DECORATING



Holiday time is coming to an end and a New Year is starting. We hope everyone has a safe and a Happy New Year. As much as we look forward to seeing the wonderful decorations, a gentle reminder decorations must be taken down and stored away

for use again next year within 15 days after the holiday period.

TREE TRIMMING

The winter tree trimming program was performed addressing the following:

- Remove 9 large Eucalyptus trees between Savannah Creek and Poway Rd
- Remove 11 dying trees on Poway Rd.
- Evening Creek Slope prune to thin and remove deadwood of 2 Oaks
- Springside Slope 12 Oaks prune to thin and remove deadwood.
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MONTHLY INSPECTIONS

Each month an inspection is performed. Items noted include, but are not limited to: Lawn/yard maintenance, exterior painting, minor repairs. We encourage owners to look at the overall appearance of their home to make sure it is being maintained to the standard of the community. This would include weekly mowing of the lawn, regular weeding of both the lawn and shrub beds/slopes, watering and fertilizing plant material and trimming of trees. Stucco cleaning/painting, wood trim painting, fence staining/repairs. As part of the new paint color schemes, fence stains have been approved for use when changing exterior color schemes. Please refer to the sabrespring-shoa.org website for approved color schemes.

HOME MAINTENANCE CHECKLIST

Here's a simple bi-annual "top to bottom" checklist to keep your home in shape year-round.



1. **Roof:** Check roof and around vents, skylights and chimneys for leaks. Repair as necessary.
2. **Attic:** If there is no ridge vent, keep gable vents open year-round to ensure proper ventilation.
3. **Gutters:** Clean gutters and drain pipes to leaves won't clog them and be sure they drain away from the house.
4. **Fireplace:** Clean fireplace of ashes. (Fall) Check chimney for loose or missing mortar. Have chimney professionally cleaned. Make sure damper closes tightly. (spring) Leave damper open for improved ventilation if the home is not air-conditioned.
5. **Filters:** Remember to clean or replace filters once a month, or as needed. Check and clean dryer vent, air conditioner, stove hood and room fans. Keep heating and cooling vents clean and free from furniture and draperies.
6. **Safety Equipment:** Ensure that all smoke detectors, carbon monoxide detectors and fire extinguishers are in good working order. Replace batteries in appropriate devices as needed, or at least twice each year.
7. **Refrigerator:** Make sure your refrigerator door seals are airtight. Test them by closing the door over a dollar bill. If you can pull the bill out easily, the latch may need to be adjusted or the seal may need to be replaced. In addition, if you have a coil-back refrigerator, vacuum the coils at least twice each year. Your refrigerator will run more efficiently with clean coils. Also, stock up! AA full refrigerator uses less energy than an empty one.
8. **Faucets:** Check for leaky faucets in kitchen and bathroom(s). Replace washers as necessary.
9. **Windows and Doors:** Seal drafty doors and windows. If you added up all of the small cracks where heating and cooling escapes from a home, it would be the same as having a window open. Replace seals as needed.
10. **Siding and Paint:** Look for cracks and holes in house siding or paint. Replace caulk if necessary. A carpet knife can work well for cutting away old caulking from house siding. Slice down alongside it from both directions with the hook-like blade, then use the knife to lift out the old caulk bead intact.
11. **Heating System:** (Fall) Have heating system serviced. Change filters.
12. **Hot Water Heater:** (Fall) Drain hot water heater.

Remove sediment from the bottom of the tank.

CUSTOMER SERVICE WEBSITE

The Prescott Companies is proud to offer the Owners of Sabre Springs Neighborhood Homeowners' Association access to convenient services anytime of the day or night through the use of our company website. Owners can sign up for automatic payments, pay their assessments online, report violations and/or maintenance concerns, order community documents (such as the CC&R's, Rules & Regulations, Minutes, etc.) and even submit a form to update their mailing address, if needed. Simply go to: www.prescottmgt.com and click on the tab labeled "Homeowner Services" to utilize any of our services. Homeowners will have the option to go "green" by opting out of mailings. But keep in mind if you decide to do so there will be no payment reminders either by email or by mail if you decide to opt out. If you have any questions or concerns feel free to contact customer service at 800-404-0141.

The Prescott Companies

(8:00a.m –7:00p.m. Monday- Friday)

Customer Service

In the event of a common area emergency after normal business hours, please call the emergency pager at 800-404-0141 or email customerservice@prescottmgt.com and an on-call manager will promptly return your call.

Carlsbad Corporate Office:

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