

Sabre Springs Neighborhood Homeowners' Association

Serving the Residents of Sabre Springs

June 2009

SABRE SPRINGS BOARD MEETING



Board Meeting – the board did not establish of board members for the May 6th meeting. This meeting is rescheduled for June 2nd at 6:15 p.m. and will be held at the Rancho Bernardo Office of the Prescott Companies, 16880 West

Bernardo Drive, Suite 200, San Diego, CA 92128.

YOUR BOARD OF DIRECTORS

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

Landscape:

Water Conservation – The City of San Diego has been warning us for some time now, regarding the need to conserve water. In an effort to comply with the city's demands, the master association has changed to a weather based irrigation system and more efficient irrigation heads throughout the sloped areas. Using a city endorsed water usage classification and report card system, the association had a grade of a C- in 2007 and improved the grade through the irrigation upgrade installations the grade of a B- in 2008. Tracking of the water since making the change indicates a savings of 18% in water use or 6.5 million gallons saved! The association took advantage of the city's Smart Landscape rebate programs which resulted in a total savings to the HOA of \$10,189!

At present the city is on a stage 2 drought response alert, meaning that all washing down of driveways/patios is prohibited. Effective June 1st, a mandatory water usage reduction up to

20% will be in effect. Over usage will have penalties rate assigned. The indication is that the city will base the 20% savings by comparing water usage in 2006 & 2007. By being proactive with the irrigation system upgrades in 2008, the HOA will be able to achieve the necessary savings without the expense of having to change out plant material or reduce the overall appearance of the common areas. The Board will continue to work with our landscape company, Pacific Properties, to make sure that we are in compliance with the city's conservation program as well as trying to reduce costs for water. With more than 34 acres of land to maintain this is no easy task. Pacific Properties is to be commended in their efforts in attending city meetings/programs to learn what will be required to comply with the regulations. The only negative item regarding water is that the city plans a 20% increase in cost which will affect the overall savings that the HOA is trying to achieve. **If you notice leaks coming from common areas/slopes, please report them as soon as possible to management to allow for a quick repair.**

Individual owners are encouraged to visit the City of San Diego's web site to find out available rebate programs for purchasing/installing cost saving devices for both inside and outside of the home. Other steps that can be taken to reduce water usage, is regular aeration and de-thatching of lawns and applying gypsum a soil amendment if needed. These actions helps the water to better reach the root system.

Several homeowners have inquired about the use of artificial turf. The Architectural Committee is reviewing each request on an individual basis and will approve the use of artificial turf as long as it is of good quality. Owners wishing to make this change should submit for prior ARC approval and if possible submit a sample of the material to be installed.

RECENT BREAK-INS

It's been reported that there has been some recent break-ins in the Sabre Springs community. Please remember to contact the police if you see any suspicious behavior. The SDPD's 24-hour number for non-emergency calls and general information is **(619) 531-2000**.



(PLEASE USE **(858) 484-3154** IF YOU LIVE IN THE 858 Area Code) Crimes and suspicious activities that fall into this category are: (a) those that don't involve serious personal injury, property damage, or property loss; (b) ones in which there is no possibility that the suspect is still at the scene or is likely to return to the scene; and (c) ones for which an immediate response is not needed. If there is any doubt as to whether the situation is an emergency, it is always better to be on the safe side and call **9-1-1**

REMINDER

Parking concerns on city streets can be addressed through the City of San Diego Code Enforcement at (619) 533-5500.

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).

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.



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**

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:

5966 La Place Court #170
Carlsbad, CA 92008
Phone: (760) 634-4700 or (800) 404-0141
Fax: (760) 634-4759

Community Manager:
Ann Andreola

aandreola@prescottmgt.com

Assistant Manager:
Tammy Gurule

tgurule@prescottmgt.com



5966 La Place Court • Suite 170
Carlsbad California 92008-8830
Phone 760 634 4700 • FAX 760 634 4759

THE PRESCOTT COMPANIES

Dear Homeowner,

The Prescott Company is pleased to announce the release of our new "Homeowner Web Site" at <http://web.prescottmgt.com>. This site is dedicated to bringing you real time information about your Association and your personal account. Our new website provides you with the following capabilities:

- View current balance,
- View your account history,
- Reprint your account statement or payment coupon,
- Signup for email notification including receipt of payment or news postings,
- View association governing documents,
- Signup or cancel automatic payment of assessments,
- Notify management of a change of address,
- View association news and information,
- Opt out of receiving monthly statements.

You may register to use our new site by emailing customerservice@prescottmgt.com, calling our Customer Service department at 800-404-0141 or going to the web site and selecting the help screen for online registration. If you are registering by email please make sure to include your name, account number, street address and email address for all notifications. We look forward to bringing you real time access to important information concerning your community.

Sincerely,