

Mesa View Homeowners' Association #3

Spring 2020 Newsletter

www.mvhoa3.org

Visit the website for information about our homeowners' association. Download forms, schedules, etc.

**All San Diego Schools have been temporarily closed
due to the COVID-19 Virus**

Your annual BILL of \$202 will be sent out by the end of June

RESERVE STUDY INCLUDED

Homeowners, the purpose of this required 3-year review of our reserve study is to make sure that we are **saving enough money** for expensive repairs that will come up within the next 30 years. Dues will need to go up yearly to meet necessary reserve budget. **Our study shows that we are 78% funded, which is in the "STRONG" category.**

Please take time to check out further reports on the website at www.mvhoa3.org.

SPRING BREAK AT THE POOL (NO MONITORS ON DUTY)

- No Boogie Boards allowed in the Pool
- Monitors do not come on duty until Memorial weekend, May 22 – 25 and work weekends only until school lets out for the summer.
- Plan to visit the pool with children under the age of 15 as they **MUST** have an adult with them (State health code).
- Lounge chairs not available until summer season.
- Please close the bathroom doors after use to prevent vandalism.

WINTER IMPROVEMENTS

- All 42 sections of pool fence, sanded, patched, caulked & painted (2 days of hard work by great crew from Henry's Professional Painting).
- Two new filters installed in pump room and old copper piping replaced with PVC.
- Baron also installed auto chlorine feeder to wading pool equipment. Replaced shower push knob and shower head.
- Bench outside gate painted.

- **Need more painting done before May.** Please contact Sharon to help (858) 566-3622).



CLEANING UP OUR YARDS

We hope all homeowners and renters will take this time to clean up their yards and sidewalk of all weeds, overgrowth and trash. We ask that all trash & recycling cans be kept out of sight as much as possible. Neatness improves the neighborhood and value of all our homes.

A BIG THANKS to Bob Parker, a long-time board member, for his years of service. Bob and Nancy have moved away from Mira Mesa. They will be missed.

Your 2019-20 Board Members

President/Secretary	Andrea Zelones	858-413-5426
Treasurer	Kenna Veatch	858-610-0583
Landscaping	OPEN POSITION	
Pool Maintenance	OPEN POSITION	
Party & Monitor Liaison	Judy Fallon	848-395-3714
BM at Large	Tim Rahmig	858-226-3578

NON BOARD MEMBER VOLUNTEERS!

Sharon McCollum (Pool & Landscaping Maintenance / Consultant / Historian / Pool Keys / Coordinator)
Andrea Zelones & Ryan Chung (Webmasters)
Jim Hearn (Community Relations)
Francisco Michel (After Hours Pool Security)

Volunteers Needed

Sharon McCollum took over pool maintenance 3 years ago and now landscaping too when no one else would. It's become a full-time volunteer job. She needs help. Please contact her with the position you might like to start training on (858-566-3622)

Section 62.670 states **YOU MUST CLEAN UP YOUR DOG'S FECES** and dispose of them in the proper receptacle.

\$500 FINE IMPOSED

Two volunteers have been patrolling the area for poop & trash and cleaning it up. **PLEASE** do not litter or leave your dog's feces in our pool and park area. If you see someone leaving a mess, please contact a board member.



MESA VIEW HOMEOWNERS' ASSOCIATION NO. 3, INC.
P.O. BOX 26066
SAN DIEGO, CA 92196-0066

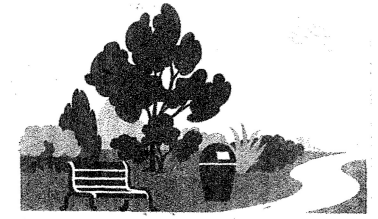
DESCRIPTION OF THE COMMON AREA

MESA VIEW HOMEOWNERS' ASSOCIATION NO. 3 is a Planned Residential Development (P.R.D.) project with the common area located at 11271 Antilla Place, San Diego, CA 92126. It was incorporated on September 8, 1971. The common area pool and park grounds are in Unit 11, Lot #987. These areas are part of the developer's, Larwin of San Diego, Inc., "Encore" complex built in 1970.

(There is a total of **349 homes** that own and maintain this property).

The common area amenities are within a partially fenced. park area which includes:

235 feet of 6 ft. wood fencing (shared by 2 neighboring homes)
1 slatted wooden bench with wood post base, by front gate
1 automatic sprinkler controller
8 irrigation valves, and numerous sprinkler heads
1428 sq. ft of concrete sidewalks (the pool entry walks and path through the park)
2 exterior light posts
1 bicycle rack
1 cement cigarette container by front gate
1 back flow unit w/stainless steel cage
Trees (eucalyptus & pine), planter boxes, bushes, shrubs, and lawn area



The pool area is enclosed with the following:

310 feet of 7 ft. wrought iron fencing (11 panels replaced w/galvanized steel in 11 years) and one 4 ft. gate,
1 gate closing arm and 1 gate lock and deadbolt

Within the fenced pool area are:

- 1 Jr. Olympic sized swimming pool (75' x 30') with 220 linear ft. of coping and tile with 2 pairs of grab rails, 3 hand-rails, 4 connected LED pool lights
- 1 wading pool (13.5' x 22'), with 71 linear ft. of coping and tile, 1 pool light and 1 hand rail
- 7,500 sq. feet of concrete pool decking
- A composite-roofed stucco pool building (480 sq.ft.) with:
 - 2 restrooms (partially ceramic tiled) with storage closets (40 gal. gas water heater in the girls' storage closet & supplies in boys' storage closet)
 - Exterior shower (ceramic tiled)
 - 1 water fountain
 - 1 pump room with pool pumps, valves, filter systems, chlorinators, 2 heaters, sprinkler control, supplies in a custom built wood cabinet, & heavy duty metal filing cabinet
 - 1 large wooden bulletin board & large pool rule sign attached to outside wall
 - 1 Zinsco breaker panel on building exterior wall

Tool shed under patio/cabana cover (8'x8') with padlock- contains plastic chairs, monitor table, umbrellas, pool toys,
1400 psi pressure washer, hose on a reel

1 large city trash can & 3 smaller trash cans, all with padlocks to secure to posts

A patio/cabana cover (14' by 90') supported by 14 brick columns

Water solar panels on patio/cabana roof

1 wooden, custom built double-seated bench with hole for umbrella

6 cement-tiled benches (3 with umbrella stands)

Exterior lighting (all photocell sensors)

- Patio cover- 3 lights: 2 150w MH (Metal Halides), 1 florescent
- Grounds- 2 posts/2 bulbs each: 1 150w MH & 1 florescent
- Building - 1 high-pressure sodium fixture over shower area
- Corner of pump room- 1 roof mounted fixture to light monitor area by gate



Mesa View HOA #3 11271 Antilla Place, San Diego, CA 92126
RESERVE STUDY March 19, 2020

Homeowners,

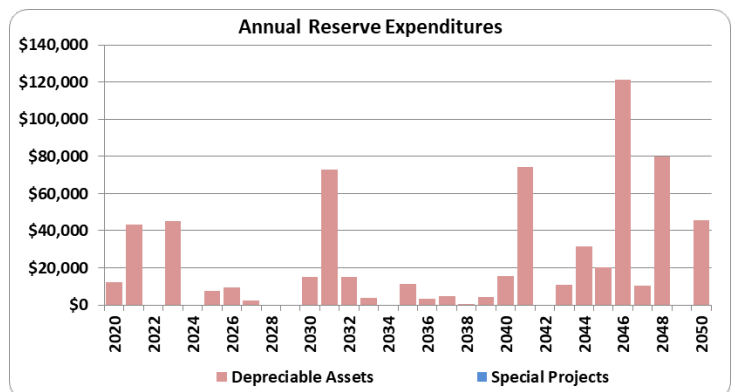
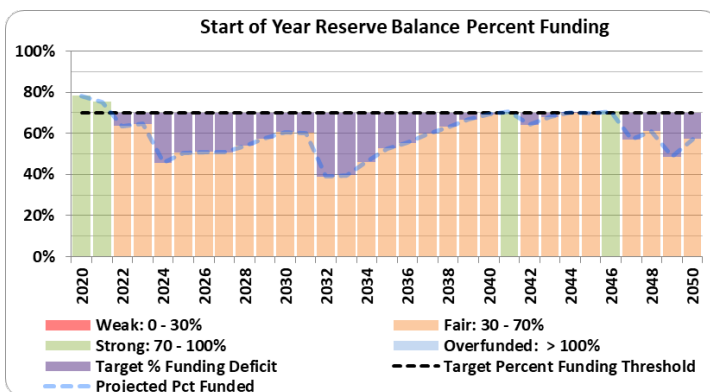
We want to make sure that you understand what a Reserve Study is and what it is supposed to do for our HOA. First of all, there are many different parts to our Community Pool and Park area: 2 pools, a concrete deck, a cabana, a pump house/restroom building as well as grassy areas, trees and sidewalks. The purpose of the Reserve Study is to list all of those components and estimate how much longer they have until they need to be replaced, and most importantly, how much it is probably going to cost us to replace it when the time comes. The study should cover 30 years into the future, or until 2050 at this time. California requires these studies to be done every 3 years to make sure that HOA's are prepared when the big replacement costs come. As in the past, we have included a list of the various components and their remaining life span to help you realize which things need to be replaced. This year, we also wanted to focus on how we are funding our Reserve Account to make sure that our HOA is in good financial shape for the **next 30 years**. Remember, our Pool area is now almost 50 years old. In addition to the normal components of the pool area, things like cement decks and sidewalks have the possibility of needing to be replaced in the next 30 years as well. We will have to include them in our Reserve Study soon so we have the money when we need it. There are 3 different levels of being prepared. We DO NOT have to have 100% of the money in our reserves to pay for the parts that need replacing, but we do have to have a certain percentage to be in good standing. HOA's whose reserves are between the 70%-100% funded are termed "STRONG", those at 30-70% are termed "FAIR" and those under 30% are termed "WEAK". If we don't have enough money saved to replace something important, we would need to take out a loan. We'd rather start putting more money aside ahead of time.

We recently purchased Reserve Study software to help us to make sure we can keep our HOA either in the STRONG category, or at least the high FAIR category. We are pleased to let you know that this year, we are 78% funded, which is in the STRONG category. We have a separate Reserve account, with rotating CD's earning additional interest. This is so we can keep our normal Operating money separate from our Reserve money. You should notice that each year in our annual budget, we specifically budget a certain amount of money to be moved from our Operating account to our Reserve account. If there are any items that are on the Reserve list that need to be replaced, that money comes out of the Reserve account. This is similar to your personal savings for larger purchases such as appliances, furniture or cars.

We have been fortunate to be able to keep our HOA assessments on the low side. Part of this is due to good management and maintenance of the things we have. Most of it is the fact that we have volunteer homeowners who help to get the smaller jobs done, so we don't have to hire someone else to do it. As our community ages, we have **fewer and fewer homeowners willing or able to help with those projects**. We now have to budget for those jobs to be hired out. By crunching the numbers in our software, we have determined that we need to raise our dues by 3.4% each year for at least the next 3 years. Even though our by-laws cap the increase at 3% per year, the Stirling-Davis laws for Homeowners Associations supersede those laws and allows up to a 20% raise per year, IF PROVED NECESSARY.

Below are some charts and graphs to help show you how us raising the dues 3.4% per year will help to keep us at least above 50% funded, with the majority of our years being closer to 70%, which is the higher side of the FAIR category. There is also a chart showing the approximate amounts we estimate we will need to repair or replace items by year. Of course, this is not always correct as some things last longer and some things might wear out quicker, but they usually average out. There are many years we do not have a lot of expenses, but then there are years we will need a lot of money.

Chart of Expected Income and Expenses, with annual dues increase of 3.4% for the next 3 years



Year	Start of Yr Reserve Balance	Fully Funded Balance	Start Of Yr Percent Funded	Special Assessments	Total Income	Operational Expenses	Special Projects & Reserve Expenses	Annual Dues	Annual Reserve Contribution	EOY Reserve Balance
2020	\$89,000	\$113,593	78%	\$0	\$73,168	\$62,580	\$12,100	\$70,498	\$10,588	\$87,488
2021	\$87,488	\$116,160	75%	\$0	\$75,520	\$64,457	\$43,054	\$72,895	\$11,062	\$55,496
2022	\$55,496	\$87,270	64%	\$0	\$77,038	\$66,391	\$0	\$75,373	\$10,647	\$66,143
2023	\$66,143	\$102,217	65%	\$0	\$79,920	\$68,383	\$44,992	\$77,936	\$11,537	\$32,689
2024	\$32,689	\$71,641	46%	\$0	\$81,567	\$70,434	\$0	\$80,586	\$11,132	\$43,821
2025	\$43,821	\$86,870	50%	\$0	\$84,640	\$72,547	\$7,362	\$83,326	\$12,093	\$48,552
2026	\$48,552	\$95,367	51%	\$0	\$87,615	\$74,724	\$9,613	\$86,159	\$12,892	\$51,831
2027	\$51,831	\$102,205	51%	\$0	\$90,643	\$76,966	\$2,583	\$89,088	\$13,678	\$62,925
2028	\$62,925	\$116,904	54%	\$0	\$94,005	\$79,274	\$0	\$92,117	\$14,731	\$77,656
2029	\$77,656	\$135,133	57%	\$0	\$97,579	\$81,653	\$0	\$95,249	\$15,926	\$93,582
2030	\$93,582	\$154,351	61%	\$0	\$101,295	\$84,102	\$14,984	\$98,488	\$17,193	\$95,791
2031	\$95,791	\$159,166	60%	\$0	\$104,710	\$86,625	\$73,087	\$101,836	\$18,085	\$40,789
2032	\$40,789	\$104,748	39%	\$0	\$106,522	\$89,224	\$14,828	\$105,299	\$17,298	\$43,259
2033	\$43,259	\$109,188	40%	\$0	\$110,177	\$91,901	\$3,634	\$108,879	\$18,276	\$57,901
2034	\$57,901	\$125,787	46%	\$0	\$114,318	\$94,658	\$0	\$112,581	\$19,660	\$77,561
2035	\$77,561	\$147,140	53%	\$0	\$118,735	\$97,498	\$11,140	\$116,409	\$21,238	\$87,659
2036	\$87,659	\$158,187	55%	\$0	\$122,531	\$100,423	\$3,290	\$119,901	\$22,108	\$106,477
2037	\$106,477	\$178,194	60%	\$0	\$126,692	\$103,435	\$4,628	\$123,498	\$23,257	\$125,106
2038	\$125,106	\$197,982	63%	\$0	\$130,956	\$106,538	\$681	\$127,203	\$24,418	\$148,842
2039	\$148,842	\$223,005	67%	\$0	\$135,484	\$109,734	\$4,384	\$131,019	\$25,750	\$170,208
2040	\$170,208	\$245,559	69%	\$0	\$140,056	\$113,026	\$15,443	\$134,949	\$27,029	\$181,794
2041	\$181,794	\$258,010	70%	\$0	\$144,452	\$116,417	\$74,413	\$138,998	\$28,034	\$135,416
2042	\$135,416	\$210,727	64%	\$0	\$147,230	\$119,910	\$0	\$143,168	\$27,321	\$162,736
2043	\$162,736	\$239,317	68%	\$0	\$152,345	\$123,507	\$10,805	\$147,463	\$28,838	\$180,769
2044	\$180,769	\$258,304	70%	\$0	\$157,310	\$127,212	\$31,305	\$151,887	\$30,098	\$179,562
2045	\$179,562	\$257,433	70%	\$0	\$161,830	\$131,029	\$20,414	\$156,443	\$30,802	\$189,949
2046	\$189,949	\$268,463	71%	\$0	\$166,835	\$134,959	\$121,093	\$161,137	\$31,876	\$100,732
2047	\$100,732	\$176,855	57%	\$0	\$168,993	\$139,008	\$10,219	\$165,971	\$29,984	\$120,498
2048	\$120,498	\$197,452	61%	\$0	\$174,565	\$143,179	\$80,077	\$170,950	\$31,386	\$71,807
2049	\$71,807	\$147,486	49%	\$0	\$178,233	\$147,474	\$0	\$176,078	\$30,759	\$102,566
2050	\$102,566	\$179,298	57%	\$0	\$184,438	\$151,898	\$45,509	\$181,361	\$32,540	\$89,596

The complete Reserve Study with all of the components identified more specifically can be found on our website. Each year, we will review what items have been replaced, see if our estimates for amount of life remaining are accurate and adjust things as necessary. We only have to do this Major Reserve Study every 3 years, so our next one should be in 2023.

Meanwhile, here is a list of what our HOA assessments will be for the next three years. At that time, we will re-evaluate our dues to see if they are helping us keep up with our expenses. Adjustments will be made accordingly.

2020-2021 \$202

2021-2022 \$209

2022-2023 \$216

Thank you for taking the time to read this information about your HOA Reserve Study. If you have any questions, please attend one of our Board Meetings, which are held on the 2nd Mondays each month. See website for details.

www.mvhoa3.org

MESA VIEW HOMEOWNERS ASSOCIATION NO. 3						
Summary of Reserves	Prev Update: 7/2019		This year		2020-2021	
Component Description	Current Replace-ment Cost	Year Last Replaced	Est.Total Life (Years)	Annual Cash Require-ment	Est. Remaining Life(Yrs)	Required Reserve Balance
Big Pool						
Resurface Fiberglass	40,000	2016	15	2,667	11	10,667
Coping & Tile (220')	20,000	2001	20	1,000	1	19,000
Skimmers (6)	9,000	2001	20	450	1	8,550
Sika Flex mastic (230')	2,000	2015	8	250	3	1,250
Pool light Bulbs (4) (LED) (note 1)	1,000	2016	10	100	6	400
Pool Light Fixtures (4)	2,000	2001	20	100	1	1,900
Water Solar Panels	15,000	2019	25	600	24	600
Heater 400K btu	3,500	2016	15	233	11	933
VSF Circulation Pumps (#1)	1,800	2009	12	150	1	1,650
VSF Circulation Pumps (#2)	1,800	2019	12	150	11	150
Filters (2 Steel DE) & piping	3,500	1986	30	117	-	3,500
Filters (2 Fiberglass DE) & piping	3,500	2020	30	117	30	-
Chem Pumps (2) (note 2)	1,000	2015	15	67	10	333
Wading Pool						
Resurface (fiberglass)	5,000	2016	15	333	11	1,333
Coping & Tile (71')	6,000	2001	20	300	1	5,700
Skimmers (2)	2,500	2001	20	125	1	2,375
Pool Light Bulb (1 LED) (note 3)	250	2016	10	25	6	100
Pool Light Fixture (1)	500	2001	20	25	1	475
Filter, valves & piping	1,500	2017	20	75	17	225
VSF Circulation Pump & piping	1,800	1993	15	120	-	1,800
Chemical pump (1) (note 4)	500	2015	15	33	10	167
Sika Flex mastic (75')	500	2015	8	63	3	313
Heater 250K BTU	3,200	2002	10	320	-	3,200
Restroom Building						
Roofing	3,000	2003	20	150	3	2,550
Interior Painting	400	2008	6	80	-	400
Tile-Shower/Restroom	1,000	1995	30	33	5	835
Plumbing fixtures	800	2007	20	40	7	520
Water heater-40 g gas	1,100	2015	15	73	10	367
Water fountain	800	2016	20	40	16	160
Painting						
Stucco Trim Paint	600	2004	5	120		600
Wood-All in pool area	1,000	2014	5	200	-	1,000
Steel fencing	3,150	2020	5	630	5	-
Wood (Bootes, 2 sec)	600	2015	5	120	-	600
Fencing						
Perimeter steel & gate	35,000	1998	25	1,400	3	30,800
Wood (Bootes, 2 sec)	4,000	2007	25	160	12	2,080
Electrical/Lighting						
Fixtures (3) overhead deck	1,000	2012	20	50	12	400
Light poles (2)	5,000	2012	20	250	12	2,000
Entrance light wiring	1,000	1972	30	33		1,000
Landscaping						
Irrigation Controller	675	2013	10	68	3	473
Irrigation valves (8)	3,200	1990	10	320		3,200
Backflow Preventer/cage	3,200	2006	20	160	6	2,240
Sprinklers (3 sections by gate only)	1,300	2017	10	130	7	390
Totals	192,675			11,476		114,235

Notes:

1--replacement bulbs separate item

2--only two chemical pumps for chlorine and acid

3--replacement bulb separate item

4--only one chemical pump for chlorine