

WWW.MVHOA3.ORG | 858-324-5482 | TIM@MVHOA3.ORG



## Your annual bill of \$245 will be sent out by the end of June

### Current HOA Board Members

#### President

Tim Rahmig - Tim@mvhoa3.org

#### Vice-President

Matt Hoss - Matt@mvhoa3.org

#### Treasurer

Kenna Veatch - Kenna@mvhoa3.org

#### Secretary

Megan Spencer - Megan@mvhoa3.org

#### Landscaping and Pool Maintenance

Dave Prevost - Dave@mvhoa3.org

#### Board Member at Large

Pamela Rozar - Pamela@mvhoa3.org

### Need a Replacement Pool Key?

Email or call:

poolkey@mvhoa3.org  
858-566-3622

Leave full name, address, &  
phone number.

**\$20.00 Replacement Charge**

There are a few large expenses coming up to ensure proper maintenance of the pool and park. In order to ensure we maintain proper reserve funding, dues have been increased by a little over 13%. Should you have questions, please contact the board.

### Pool Monitors Needed!

- Our pool monitors are the ambassadors to our community. They meet all of the neighbors that use the pool and park in the heart of our neighborhood on a daily basis.
- A monitor is just that, a monitor; not a lifeguard. The monitor is to ensure that only members of our community are using our pool. Monitors help keep order in the pool area, and are polite yet firm and consistent. Using their best judgment and common sense, Monitors enforce the pool rules to the best of their abilities, while performing daily, weekly, and monthly maintenance duties.
- Monitors work from Memorial Day weekend through the end of September (weather permitting).
  - While Ericson Elementary is in session, monitors work weekends only. School is in session during our pool season from May 27th until June 14th and August 29th-September 30th.
  - Over summer break, June 14th-August 21st, monitor hours are 12pm-6pm daily.
- Pay starts at \$16.30 per hour, paid monthly (May and June combined) by the 11th of the following month. No additional benefits provided.
  - I-9 and W-2 required.
  - Please contact Head Monitor Sonya Parker at 858-232-7925 mobile or text or at headmonitor@mvhoa3.org if you are interested in joining us this season.

### Upcoming HOA Board Meetings

Monthly board meetings happen on the 2nd Monday of every month at 12:30 pm via Zoom. We ask that the first 30 minutes be reserved for active HOA board members, while everyone else is welcome during the second half of the meeting.

#### Upcoming Schedule

June 12th	September 11th
July 10th	October 9th
August 14th	November 13th

### Upcoming Community Events

- June 3rd
  - Community Garage Sale
- July 4th
  - Game Day / Fun Day Social
- August TBD
  - Movie in the Park

Owners and renters welcome!  
Check the website or the Facebook group for more details as the date approaches!

### JOIN THE MESA VIEW HOA #3 FACEBOOK GROUP!

To join the group, scan the QR code, go to the link, or search for Mesa View HOA #3 on Facebook. Answer the questions and a board member will grant you access.

Owners and renters welcome!



## Join Us!

LINK & QR CODE

<https://www.facebook.com/groups/676239516791841/?ref=share>

**NO POOP ZONE**



Please do your best to clean up after your dog!

The HOA will soon be providing poop bags and trashcans in the park! Please use them!



Zoom Meeting Link located on mvhoa3.org homepage

**Annual Policy Statement \***  
**Mesa View Homeowners' Association #3**  
**May 2023**  
**www.mvhoa3.org**

1	<b>Designated Recipient.</b> The name and address of the person designated to receive official communications to the association is Laurel Dahlberg c/o Mesa View HOA #3 PO Box 26066, San Diego, CA 92196-0066. Physical Address can be requested at 858-945-4099.
2	<b>Method of HOA Communication to Homeowners.</b> Each Spring this HOA hand-delivers AND/OR mails to each homeowner a packet containing a Newsletter and the Annual Financial & Policy Statements. We mail all homeowners our Annual Bill-Proxy-Ballot in June. Finally, we hand-deliver to all homes in the neighborhood AND mail absent homeowners our Audited Financial Statement each September. Our website is www.mvhoa3.org for all current information.
3	<b>Right to Notice to Two Addresses.</b> A member may opt to have notices sent to up to two different specified addresses, upon written request to either PO Box or mesaviewhoa3@gmail.com
4	<b>General Notice Location.</b> General Notices may be posted in these areas: Main Pool Gate at 11271 Antilla Place; Posted on the bulletin board inside pool area; on our Website: <b>www.mvhoa3.org</b>
5	<b>Right to Individual Delivery.</b> If unable to access notices by above means, a member may opt to receive General Notices by individual delivery, upon written request to the Association.
6	<b>Right to Minutes.</b> The minutes of any Board Meeting shall be available to members within 30 days of the meeting. Upon written request, minutes will be emailed to any homeowner. They will not be posted on our website for privacy reasons.
7	<b>Collection &amp; Lien Policy.</b> If a homeowner's dues have not been paid by August 15th, they will receive a \$24.50 late fee. If payment is still not received by Sept. 1st, a 1% charge of balance will be incurred per month until payment is received. In addition, the homeowner will face possible referral to attorneys, which will incur legal fees of a minimum of \$300. If payment is not received by Sept. 31st, we may lien your property. (Minimum fee of \$600) <b>It is much cheaper to just pay your dues on time.</b>
8	<b>Pool Key Policy.</b> There is only one pool key permitted per residence. If key is lost, there is a \$20 replacement fee and previous key(s) will be confiscated if found or used. If you need a new key, please call our Pool Key Administrator: <b>Sharon Mc Collum @ 858-566-3622.</b>
9	<b>Architectural Policy.</b> This association does not have a strict architectural policy. However, if you are going to extensively renovate your property, we would appreciate being informed to be sure your property will not ruin the look of the neighborhood. <b>You do not need permission to install solar panels.</b>
10	<b>Overnight Payments.</b> Overnight payments can be mailed to our PO Box 26066, San Diego, CA 92196.
11	<b>Annual Meetings.</b> This HOA has an annual meeting for <b>all homeowners</b> usually around the 1st or 2nd Saturday in September on the grassy area of the pool near Bootes St. At that time, complete financial information will be available and any homeowner questions will be addressed.
12	<b>Audited Financial Statement.</b> Following the Annual Meeting in September, a newsletter will be hand-distributed to all homes in the association as well as mailed to each absent homeowner which will include all budget, reserve and other financial information as required by law.

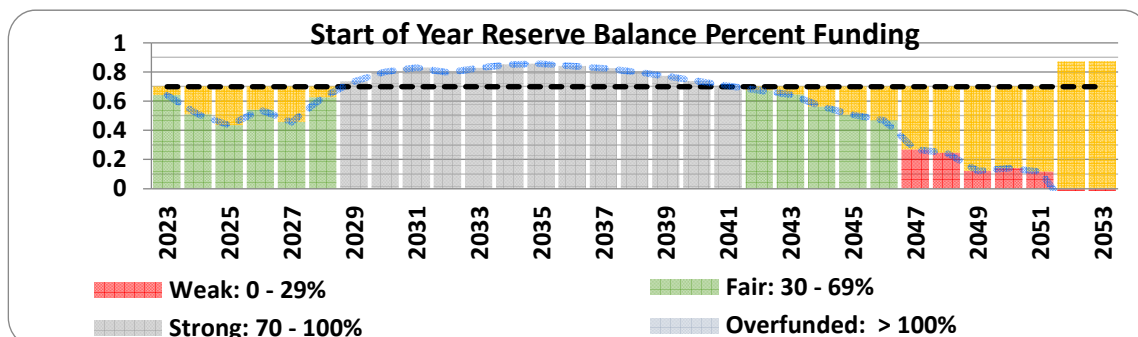
*\* This statement is required by the Davis-Stirling Act for Homeowners Associations*

# Annual Budget Report \*

## Mesa View Homeowners' Association #3

### May 2023

1	<b>PRO FORMA BUDGET</b> Attached is our Estimated Budget for the FY 2023-2024. <b>We are raising the dues from \$216 to \$245 this year.</b> We have some unexpected major expenses coming up in the next 1-4 years and our Reserve accounts need extra funding. The major expenses are installing Solar panels to provide electricity for the pumps as well as preparing for the replacing of the pool cement decking.
2	<b>RESERVE SUMMARY</b> Our Reserve Account was very healthy until these two expenses came to light. We have approximately \$140,000 in our Reserve Savings Account. We will not be able to raise the dues by only 3% this year due to the massive inflation for building projects and the need to supplement the Reserve account. Even with the additional funds, we are only in the Fair category, with only about 64% full funding available. We will dip even lower the next year, but are avoiding the Weak category.
3	<b>RESERVE FUNDING PLAN</b> Due to the added expenses we are going to need to raise the dues by approx. 14% for the next two years, but then we hope to return to a more modest 3 or 4% annual raise. The California Davis-Stirling HOA laws that were put into effect in 2020 allow HOA boards to increase the assessments by up to 20% if necessary to pay for forthcoming expenses. Here is a link to that information for your information. <a href="https://www.davis-stirling.com/HOME/H/HOA-Assessment-Increase-Limitations">https://www.davis-stirling.com/HOME/H/HOA-Assessment-Increase-Limitations</a>
4	<b>MAJOR COMPONENT REPAIRS</b> We are allowing all components to live out their full useful life, but are committed to replacing anything necessary as soon as it is brought to our attention.
5	<b>ANTICIPATED SPECIAL ASSESSMENTS</b> We do NOT anticipate needing any special assessments in order to repair any of our major pool components. If this changes, we will let you know.
6	<b>RESERVE FUNDING MECHANISM</b> Our method of funding our Reserve account is by raising the dues annually. We will not need any loans or special assessments. We put our Reserve funds into bank CD's at the best rates we can find and we stagger their maturity dates to ensure we have funds readily accessible when needed.
7	<b>PROCEDURE FOR CALCULATING RESERVES</b> We purchased a Reserve Study software program, and started with a Professional Full Reserve Study. We also entered the data into our software so we can continue to keep up on our own, which should save us a lot of money in the future.
8	<b>OUTSTANDING LOANS</b> NONE
9	<b>INSURANCE SUMMARY</b> We have a \$2,000,000 liability insurance from Farmer's Insurance as well as a \$5,000,000 Umbrella policy from Fireman's Fund Insurance. Our complete Certificate of Liability Insurance can be found on our website: <a href="http://www.mvhoa3.org">www.mvhoa3.org</a>
10	<b>ASSESSMENT &amp; RESERVE FORM</b> Of your \$245 annual dues collected this year, approximately \$175 will go towards operating expenditures, while the remaining \$70 will either be used for this year's Reserve expenses or be put into our Reserve Account. Any leftover money from this year's budget goes into the Reserve Account.
11	<b>CURRENT BALANCES:</b> As of April 30, 2023 our OPER account has a balance of \$32,452.20 Our RSRV Savings account has a balance of 80,085.19. Our CD balance is \$50,348.73.
12	<b>FULL REPORTS</b> All of our HOA documents and reports can be found on our website <a href="http://www.mvhoa3.org">www.mvhoa3.org</a> . Should you desire printed copies, please let us know and we will charge you current copying and/or mailing costs for the reports you have requested.



\* This statement is required by the Davis-Stirling Act for Homeowners Associations

**Mesa View Homeowners Association #3**  
**PROPOSED BUDGET FY 2023-2024**  
**July 1, 2023 through June 30, 2024**

<b>PROJECTED INCOME</b>	<b>2023-24 Budget</b>
Member Dues (\$245 x 349)	\$ 85,505.00
Key Deposits/ Misc. Income	150.00
Homeowner Late Fees/Interest	300.00
<b>TOTAL PROJECTED INCOME:</b>	<b>\$ 85,955.00</b>
<b>PROJECTED EXPENSES</b>	
Accounting/Bookkeeping (\$450x 12 for new year) +\$400 Extra Jobs	\$ 5,800.00
Bank Fees	50.00
MVHOA3 Community Events <sup>1</sup>	1,000.00
Insurance - Liability (+10% from last year)	9,200.00
Insurance - Workman's Comp <sup>2</sup>	1,000.00
Landscape Repairs & Improvements	6,500.00
Landscape Maintenance (\$450 x 12)	5,400.00
Legal Fees & Expenses	500.00
Office & Misc Expenses (Newsletters, Office Supplies, etc.)	2,000.00
Payroll: Salaries (net), Monitor <sup>2</sup>	9,400.00
Payroll: Employee Paid Payroll Taxes	940.00
Payroll: Employer Paid Tax Liabilities	1,060.00
Payroll: Processing Fees	600.00
Permits - Health	500.00
Pool Chemicals	4,000.00
Pool Maintenance (\$600 x 12 for new year)	7,200.00
Pool Repairs & Improvements	1,500.00
Pool & Restroom Supplies <sup>3</sup>	200.00
Postage / PO Box Fee	500.00
Saving for Contingencies <sup>4</sup>	1,655.00
Saving for Expected Reserve Expenses <sup>4</sup>	12,000.00
Taxes & License Fees	650.00
Utilities - Gas & Electric	7,800.00
Utilities - Water	6,500.00
<b>Total Budgeted Expenses:</b>	<b>\$ 85,955.00</b>
<b>Transfers to Reserve Account<sup>5</sup></b>	

Notes for Expenses :

1 New Item

2 Based on increased salaries, due to minimum wage increases this year.

3 Decreased expenses.

4 Amount needed for large expenses in the coming two years.

5 Any money leftover after Operating Expenses goes to the Reserves.