

WWW.MVHOA3.ORG | BOARD@MVHOA3.ORG



Your annual bill of \$252 will be sent out by the end of June

Current HOA Board Members

President

Tim Rahmig

Treasurer

Kenna Veatch

Landscaping and Pool Maintenance

Dave Prevost

Vice-President

Matt Hoss

Secretary

Megan Spencer

Board Member at Large

Pamela Rozar

New Key Fobs for the Pool

A new key fob system has been installed at the pool. You can collect your key card at the pool during the swim season from 12pm-6pm. We expect the new system to help improve security at our beautiful neighborhood pool. Should you have any questions, email Laurel at mesaviewhoa3@gmail.com.

Need a Replacement Key Fob?

Email:

poolkey@mvhoa3.org

Leave full name, address, & phone number.

\$20.00 Replacement Charge

Pool Open 10am - 9pm

- Monitors on duty beginning Memorial Weekend.
- Please do not visit the pool if you are feeling ill (fever, cough, diarrhea, etc...)
- If you plan to have a large group (>10 people) please fill out the party permit form located on mvhoa3.org.
- Monitors have control of the pool at all times. Persons abusing the rules will be asked to leave the pool area.



Annual Audited Financial Report On Page 2

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 must be 21 or older.
- 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 6th and August 12th-September 30th.
 - Over summer break, June 7th-August 11th, monitor hours are 12pm-6pm daily.
- Pay starts at \$16.85 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.

Monthly HOA Board Meetings

Monthly board meetings happen on the 2nd Monday of every month at 6 pm at the pool and via Zoom.



Zoom Meeting Link located on mvhoa3.org homepage

June 7th Movie Night in the Park!

Join us at the park as we celebrate the beginning of summer break with a screening of Wish!



Owners and renters welcome!
Check 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>

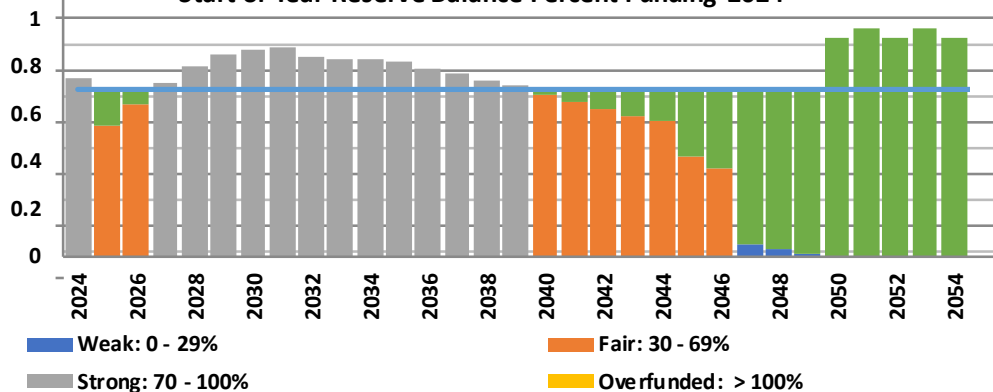
Annual Budget Report *

Mesa View Homeowners' Association

#3 May 2024

- 1 **PRO FORMA BUDGET** Attached is our Estimated Budget for the FY 2024-2025. We are raising the dues from \$245 to \$252 this year. This is the 3% we try to stick to per year. We are still trying to install Solar panels to provide electricity for the pumps but have put on hold the replacing of the pool cement decking.
- 2 **RESERVE SUMMARY** Our Reserve Account is reasonably healthy at this time due to our larger increase last year and by reducing some of the projects we anticipated. We are currently in the Good category, but may fall into the Fair category in the next year or two.
- 3 **RESERVE FUNDING PLAN** This year we were able to return to our goal of only a 3% increase in assessments per year. 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.
- 4 **MAJOR COMPONENT REPAIRS** 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. We were able to install a new key card entry system at the front gate. We hope to prevent vandalism with this action.
- 5 **ANTICIPATED SPECIAL ASSESSMENTS** 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 **RESERVE FUNDING MECHANISM** Our method of funding our Reserve account is by raising the dues annually. We will not need any loans or special assessments. This fiscal year, we are moving our Reserve savings account to a 5% high yield savings account to better our interest earnings.
- 7 **PROCEDURE FOR CALCULATING RESERVES** 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 did save us some money over the past 5 years. However, we are considering moving to a Professional Reserve Study company moving forward who can better keep track of the ever changing costs of construction and replacement of high cost items. It is in the best interest of the HOA to be more precise with our Reserve Studies to be sure we are properly funded for the future.
- 8 **OUTSTANDING LOANS** NONE
- 9 **INSURANCE SUMMARY** 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: www.mvhoa3.org
- 10 **ASSESSMENT & RESERVE FORM** Of your \$252 annual dues collected this year, approximately \$200 will go towards operating expenditures, while the remaining \$52 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 **CURRENT BALANCES:** As of April 30, 2024 our OPER account has a balance of \$28,869.99. Our RSRV Savings account has a balance of 142,663.37.
- 12 **FULL REPORTS** All of our HOA documents and reports can be found on our website www.mvhoa3.org. 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.

Start of Year Reserve Balance Percent Funding 2024



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

Annual Policy Statement *
Mesa View Homeowners' Association #3
May 2024
www.mvhoa3.org

1	Designated Recipient. 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	Method of HOA Communication to Homeowners. 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	Right to Notice to Two Addresses. 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	General Notice Location. 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: www.mvhoa3.org
5	Right to Individual Delivery. 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	Right to Minutes. 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 can also be found on our website: www.mvhoa3.org
7	Collection & Lien Policy. If a homeowner's dues have not been paid by August 15th, they will receive a \$25.20 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 \$500. If payment is not received by Sept. 31st, we may lien your property. (Minimum fee of \$1000) It is much cheaper to just pay your dues on time.
8	Pool Key Policy. There is only one pool key card permitted per residence. If key card is lost, there is a \$20 replacement fee and previous key(s) will be disabled. If you need a new key card, please call our Bookkeeper Laurel Dahlberg @ 858-945-4099. Allow two business days for replacement.
9	Architectural Policy. 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. You do not need permission to install solar panels.
10	Overnight Payments. Overnight payments can be mailed to our PO Box 26066, San Diego, CA 92196.
11	Annual Meetings. This HOA has an annual meeting for all homeowners 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	Audited Financial Statement. 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. Please note that we were late with our financial report this year due to Bookkeeper illness. We apologize for any inconvenience.

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

Mesa View Homeowners Association #3

Fiscal Year 2022 Financial Statement and Fiscal Year 2023 Budget

1. Fiscal Year 2022 Statement of Income and Expenses (7/1/22 to 6/30/23)
2. Fiscal Year 2023 Approved Budget
3. Cash Position as of June 30, 2023
4. Reserve Account Income and Expenses for FY 2022 and FY 2023 Budget

Prepared by Kenna Veatch	10/4/2023
Date: <u>Kenna Veatch 3/23/24</u>	
Audited by Pat Donahoe	<u>Patricia Donahoe</u>
Date: <u>3/23/2024</u>	

OPERATING ACCOUNT

	FY 2022 Actual	FY 2022 Budget	FY 2023 Budget
PROJECTED INCOME			
Member Dues (\$245 x 349)	\$ 75,629.00	\$ 75,384.00	\$ 85,505.00
Key Deposits/ Misc. Income	\$ 230.00	150.00	150.00
Homeowner Late Fees/Interest	\$ 210.22	300.00	300.00
TOTAL BUDGETED INCOME:	\$ 76,069.22	\$ 75,834.00	\$ 85,955.00
EXPENSES			
Accounting/Bookkeeping (\$450 x 12) + \$400 for audit	\$ 5,400.00	\$ 5,600.00	\$ 5,800.00
Bank Fees	(24.00)	50.00	50.00
Events ¹	295.00	-	2,000.00
Insurance - Liability ²	8,356.00	6,000.00	9,200.00
Insurance - Workman's Comp ³	743.00	950.00	850.00
Landscape Repairs & Improvements	4,648.53	6,500.00	5,600.00
Landscape Maintenance (600 x 12) ⁴	5,400.00	5,400.00	7,200.00
Professional Services, Legal Fees & Expenses	405.00	500.00	500.00
Office & Misc Expenses (Newsletters, Office Supplies, etc.)	1,821.71	2,000.00	2,000.00
Payroll: Salaries (net), Monitor	8,541.76	8,000.00	9,400.00
Payroll: Employee Paid Payroll Taxes	841.26	720.00	900.00
Payroll: Employer Paid Tax Liabilities	961.70	1,000.00	1,000.00
Payroll: Processing Fees ⁵	267.00	200.00	500.00
Permits - Health	471.00	450.00	500.00
Pool Chemicals	4,454.70	4,000.00	4,500.00
Pool Maintenance (600 x 12 for new year) ⁶	6,600.00	6,600.00	7,200.00
Pool Repairs & Improvements	409.59	1,500.00	1,305.00
Pool & Restroom Supplies	347.64	960.00	400.00
Postage / PO Box Fee ⁷	676.25	460.00	700.00
Reserve Account Expenses	-	994.00	-
Savings for Reserves ⁸	12,331.46	9,000.00	9,500.00
Taxes & License Fees	-	650.00	650.00
Utilities - Gas & Electric	9,255.41	7,800.00	9,700.00
Utilities - Water	5,564.75	6,500.00	6,500.00
		-	-
Total Budgeted Expenses:	77,767.76	\$ 75,834.00	\$ 85,955.00
Grand Total (Income Received less Expenses Paid)*	(1,698.54)		

*At end of fiscal year, income and the Savings for Reserves are transferred to the Savings Reserve Account

Notes to Budget

Expenses:

1. New budget item
2. Undercharged the previous year
3. Minimum wage increases this year
4. New Landscaper
5. New company
6. Contract increase
7. Increased budget to cover more mailings
8. \$4,331.46 was the profit as of June 2022 that was transferred in this fiscal year

Mesa View Homeowners Association #3
BUDGET FY 2024
July 1, 2024 through June 30, 2025

PROJECTED INCOME	
PROJECTED INCOME	2024-25 Budget
Member Dues (349) \$252	\$ 87,948.00
Key Deposits/ Misc. Income	150.00
Homeowner Late Fees/Interest	300.00
TOTAL PROJECTED INCOME:	\$ 88,398.00
EXPENSES	
Accounting/Bookkeeping (\$500x 12 for new year)	\$ 6,000.00
Bank Fees	50.00
Community Events	2,000.00
Insurance - Liability	9,600.00
Insurance - Workman's Comp	1,000.00
Landscape Repairs & Improvements	1,000.00
Landscape Maintenance (450 x 12) 2024=\$600/mo	7,200.00
Legal Fees & Expenses	500.00
Office & Misc Expenses (Newsletters, Office Supplies, etc.)	2,720.00
Payroll: Salaries (net), Monitor	9,400.00
Payroll: Employee Paid Payroll Taxes	900.00
Payroll: Employer Paid Tax Liabilities	1,030.00
Payroll: Processing Fees	550.00
Permits - Health	550.00
Pool Chemicals	4,500.00
Pool Maintenance (600 x 12 for new year)	7,200.00
Pool Repairs & Improvements	1,500.00
Pool & Restroom Supplies	350.00
Postage / PO Box Fee	360.00
Saving for Reserves (Expected Reserve Expenses) ²	14,500.00
Taxes & License Fees	688.00
Utilities - Gas & Electric	9,900.00
Utilities - Water	6,900.00
Total Budgeted Expenses:	\$ 88,398.00
Transfers to Reserve Account²	\$ -