

# ELDORADO RIDGE HOA August-September 2008



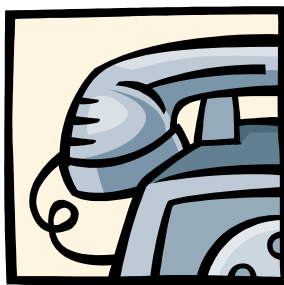
**Annual Homeowners Meeting is September 22nd at 5:30 pm.**  
Please attend. Meet at the west end of Faisan Way and bring a chair. Expect a ballot in the mail soon. Please return yours to avoid rescheduling and extra costs to the HOA!

**Next Board Meeting**  
No Board of Directors Meeting in September.

**The Board hired Accord Condominium Management Company** to replace Castle-Breckenridge effective August 1. Our new property manager is **Irene Ryan**. E-mail her at irene@accord-mgt.com. She can also be reached at 858-748-7656 or 858-693-9455. Please identify yourself as an Eldorado Ridge homeowner when you call her.

**HOA Dues** Accord has already provided initial info on payments. They'll mail statements each month; we'll no longer be using payment coupons. If you want to put your payment on auto-pilot, contact Irene. Big THANKS to all members who stay current!

**When to call Accord?**  
Have a question about: your account balance? automated payments? rules violations and fine letters? architectural improvement requests? Want to express interest in volunteering for service to the HOA? Report emergencies such as broken irrigation lines/ running water? Concerns about landscaping crew activities?



**When not to call Accord?**  
\*Potholes and burned out streetlights should be reported to the City's Street Division at:

<http://apps.sandiego.gov/streetdiv/sreq.jsp>.

\*Problems with neighbors should at least start with a calm and courteous conversation between neighbors.

\*You must deal with any maintenance problems in your own home.

**Architectural Changes**  
Thinking about home improvement projects? Please remember that any changes to the exterior of your home require HOA approval...it's a part of our CC&Rs and you agreed to abide by these rules when you completed escrow. The architectural form is available from Accord. Please make certain to have your completed ARC form in Accord's hands **at least 8 days prior to the next board meeting** to allow for approval action during which time you can secure any vendor estimates you might need. It's not a good idea to place material orders or pre-pay for services (like permits or down-payments) assuming you'll get approval. Paint color choices: for anyone wanting to change their current color scheme, check out the color

book for Eldorado Ridge at Dunn-Edwards Paint store at 7347 Clairemont Mesa Blvd. 888-295-7008. There are 20 beautiful options available. If you're keeping your current paint scheme, pre-approval is not required.

### **Architectural Changes/Landscape Changes**

Some owners continue to make changes to landscaping without submitting their plans for review. While we obviously have homeowners with gardening skills and pride of ownership, it is the responsibility of the HOA, as part of the CC&Rs, to maintain any landscaping that falls outside of a homeowner's fenced property. By reviewing/approving a homeowner's plans, the HOA can determine that the plants are compatible with current landscaping plans, what sprinkler system changes need to be done and if the HOA has the budget to maintain their improvements should the homeowner abandon their project in the future or sell

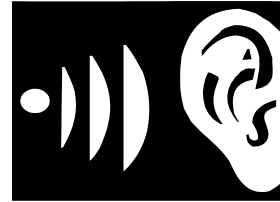
the property to another. The approval process also protects the homeowner in the event there are questions raised by future HOA Boards. While beautification is encouraged, without obtaining HOA approval, homeowners open themselves up to fines and demands for their work to be undone.



If you have already made some landscape changes, please take the time to contact the HOA and document your hard work, in the form of an Architectural Change Request form. Forms can be obtained by contacting the property manager, Irene Ryan, at 858-748-7656 or 858-693-9455. Her e-mail address is [irene@accord-mgt.com](mailto:irene@accord-mgt.com).

① **Trash and Recycling cans** must be stowed away...out-of-sight--- except on collection day. Based on our current pick-up schedules, the night before is also OK. The cans are unsightly. Homeowners who have developed the habit of

leaving them out week in and week out can expect fine letters for these eyesores.



### **Shhhh It's Quiet Time**

We live in close proximity to our neighbors and in the spirit of being **good** neighbors, and to adhere to the HOA guidelines, please be mindful of how easily sound travels.

Clanging tools, patio BBQ voices, barking dogs and sounds of general hustle and bustle seem to travel even farther in the evening hours. **Quiet Time? 10PM to 7:30AM.** Construction noise is regulated by our CC&Rs and by San Diego Municipal Code Section 59.5.0404 and is restricted to after 7:30AM and ending by 7:00PM. See their Noise Abatement website at [www.sandiego.gov/nccd/noise](http://www.sandiego.gov/nccd/noise) for more details.

### **Homeowner Landlords**

It's always a good idea to periodically remind your tenants about the applicable CC&Rs, especially parking, noise abatement and trashcan rules. They all apply to

your tenants as well as to resident owners.



### **Speaking of Noise...**

While you may be sure *your* pooch is the model of good behavior, the HOA continues to get complaints about barking dogs. Please curb Fido's outdoor access after hours. Those 1:00AM bark-fests can result in police action. Also be aware that we have frequent coyote, raccoon and opossum visitors and they are attracted to Fido and his food bowl. To unwelcome visitors, the doggie door is just another easy entrance point for potential food.

### **Fire Preparation**

The recent hot weather has begun to dry out the surrounding hillsides and brought fire worries back to mind. Before the peak season is upon us, now

is the time to take a few precautions. Those homeowners with the old shake-shingle roofs should consider replacing them with modern fire resistant materials. Talk with your neighbors—maybe you can pursue a group rate. A lesson learned from past fires is that wooden fences attached to homes act as a wick bringing the fire straight to the house. Fire officials have suggested homeowners might replace at least the last five feet that is attached to the house with a less-combustible material. One choice is stucco.

One more tip is to check all the house vents and air circulation spaces—for example dryer vents, kitchen and bath exhaust vents, attic and garage air circulation openings-- to make sure they are covered with metal wire grating with holes no more than  $\frac{1}{4}$ ". Embers can slip into homes where opening covers are inadequate and set the house on fire from the inside out.

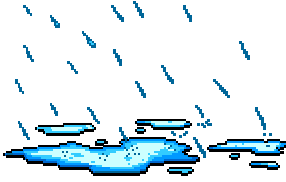
**Landscape Walk-throughs** will resume with Irene this fall. Have you ever walked/hiked through Eldorado Ridge? Contact her if you want to be notified of the next date

to join her and walk the community.

### **Cool Communities Shade Tree Program**

Free shade trees are still available for our area through the California Center for Sustainable Energy. For more information, click on: [www.trees.energycenter.org](http://www.trees.energycenter.org). Individual owners with SDG&E billing accounts can apply for up to 10 trees. Homeowners wishing to plant trees to shade their home can use an ARC form to apply to the HOA for approval. The grower for our area will deliver the trees directly to your home! Giarratano Landscaping is available, *at the homeowner's expense*, to plant the tree(s) for you. Irene will put you in touch with Giarratano to schedule planting.





### **Smart Landscape Grant**

You'd have to be living under a rock not to know rainfall was below normal last winter and water is expensive for us to buy from the City. With that in mind, the HOA applied for the Smart Landscape Grant. Installation of the new "smart" irrigation timers/controllers is nearing completion and they should be fully operational in September. The Smart program includes a weather-tracking system which uses satellite information about humidity, precipitation and the weather forecast to adjust the irrigation. More details are available at [www.sdcwa.org](http://www.sdcwa.org), and [http://www.weathertrak.com/pdfs/benefits/ET\\_plus\\_Benefits.pdf](http://www.weathertrak.com/pdfs/benefits/ET_plus_Benefits.pdf). Part of the 5-year Plan the Board plans to develop with Accord this fall will incorporate upgrading our entire aged

irrigation system. After all, some homes and community infrastructure in the EDR HOA turn 30 this year! Implementing technology advances for watering our acres of land should help us control both usage and costs.

**Eldorado Ridge on the web.** We'll be working with Accord to develop an Eldorado Ridge section on their website and take advantage of their expertise and server.



### **Tierrasanta's Webpage**

You may have seen reference to the Tierrasanta Community Council's website in the *Tierra Times*. If not, visit and then bookmark the URL for information about the entire community. It's updated regularly and links to other useful sites as well. Check out <http://www.tierrasantacc.org/>.

**E-mail Addresses** To receive the newsletter electronically, send your e-mail address to:

[eldoradonews@sbcglobal.net](mailto:eldoradonews@sbcglobal.net).

Please remember: the newsletter e-mail address is not intended for communicating with Accord, Irene or the individual board members.

### **Trees**

The HOA Board will be working with Accord to assess our tree inventory and periodic tree trimming, removal, and replanting needs. The current thinking is to begin with the large ficus trees at the community's entry at Colina Dorada & Pavo Real and work our way up the hill. A few diseased and dead trees need to come out now before they damage property. Tree work constitutes big and usually expensive projects but is part of the continual maintenance that needs to be done to keep Eldorado Ridge looking good!

