



Mission Ridge News



AUGUST 2023

WWW.MISSIONRIDGESD.COM

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Onsite Office
Veronica Lampkin
Office Coordinator
(619) 584-4094

Office Hours: Monday-Friday
8:00am-5:00pm

Curtis Management

Tina Rozycki/Alanna Tse
Community Manager/ Assistant
(760) 643-2200

Emergency Number
(619) 326-4662

Reliant Parking Customer Service
Service@ReliantParking.com
888-977-6848

Community Services

Contact the onsite office if you need the services listed below and are unable to find a company to help you with your needs:

- ❖ Notary Services
- ❖ Carpet Cleaning
- ❖ Plumbing Services
- ❖ Cable/ Fiber Optic Internet Services

Please note these are only recommendations.

Swimming Pool Rules

Please see some friendly reminders below:

- Infants who are not toilet trained are required to wear “swim diapers.” Bathing suits must be worn in the pool and spa. T-shirts, shorts, or cut-offs are not permitted in the pool and spa.
- No floatation devices are allowed in the pool. If such a device should burst the pieces would be pulled into the pump. If that happens the pumps could burn out and have to be replaced at a significant cost.

“Determine your priorities and focus on them.” – Eileen McDargh

HOA Myths

- Most HOA homebuyers read their purchase contract but ignore the CC&Rs, bylaws and rules. Those documents are binding whether or not they are reviewed, so avoid surprises and read them.
- Condominium association balconies are exclusive use common area. Owners have the exclusive right to use it, but the HOA still controls how it is used and maintained because exclusive use areas are still common area, and therefore under association jurisdiction.
- Many homeowners feel they acquire leverage by making changes to their property without first asking the HOA for permission. Since architectural conformity and structural safety are major HOA concerns, this often creates legal controversies and avoidable conflict. Be a good neighbor and seek permission first.
- If it’s inside my home, the HOA has no say. Most (but not all) condominiums are defined by a subdivision map or condominium plan describing the unit as “airspace.” This means the member often owns the carpet on their floor and the paint on their walls, while everything underneath is common area requiring HOA permission to alter. Always check the condominium plan and CC&Rs to see if HOA permission is needed.
- The manager works for me. Managers (and all other association service providers) work for the association. Individual members do not direct association vendors — the board does that, normally through management.
- The board, not the president, is the decider in associations. HOA presidents have much less power than for-profit corporate presidents. Healthy associations understand this and govern with boards led (not controlled) by their presidents. Boards must budget for reasonably anticipated expenses. The goal is not a zero increase, but an accurate budget. Budgets should track reality, and the reality is that expenses rise over time. Boards that “hold the line” often skimp on maintenance and fail to deposit money into the reserve fund.

TAKEN FROM THE SAN DIEGO UNION TRIBUNE DTD 7-29-2023