



Mission Ridge News



JANUARY 2023

WWW.MISSIONRIDGESD.COM

MISSIONRIDGESD@GMAIL.COM

Holiday Lights

Please be advised now that the holidays are over all decorations and holiday lighting must be taken down within the next thirty (30) days.



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.

Recycling Bins

Please be sure to break down all the boxes prior to placing them in the recycling dumpsters. If these dumpsters get too full due to boxes not being broken down correctly the waste management company will refuse pick up.

Failure to break down the boxes could result in a fine being assessed to your account.

"Nothing ever seems too bad, too hard, or too sad when you've got a Christmas tree in the living room." – Nora Roberts

Doggy DNA Testing

Ring in the new year we would like to remind resident(s) that all dogs residing at Mission Ridge must be licensed with the city and registered with the office.

At the time of registration each dog will be required to submit to a DNA swab administered by Mission Ridge staff. No dogs will be allowed on property without registration and the DNA swab. **Each dog must be registered and submit to the DNA swab within 10 days of move in. If a pet is acquired after move in the dog must register within 10 days and submit to the DNA swab.** The cost of each DNA swab will be the DNA swab. The cost of each DNA swab will be borne by the resident. The cost of a lab test initiated by a violation will be assessed to the pet owner found in breach of the pet rules.

Trash Room Doors

We are asking all residents to please close the trash room doors after exiting. They are fire doors and need to remain closed at all times.

It is imperative the doors are closed. Some time ago we had a fire in one of the dumpsters. The firemen who responded found propane tanks stored near that trash room. The door had been left open and if the fire had spread those tanks could have exploded.

Thank you in advance for your assistance in keeping the trash room fire doors closed.

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**



Mission Ridge News



JANUARY 2023

WWW.MISSIONRIDGESD.COM

MISSIONRIDGESD@GMAIL.COM

Homeownership entails dealing with the occasional unanticipated expenses. HOAs are a collection of interconnected homeowners, and major common area repair expenses affect them all. One of the many benefits of HOA living is that homeowners share costs of keeping up the HOA community, with economies of scale usually reducing the individual cost. The association's duties are really nothing more than the individual homeowner has- they're just shared. Here is a quick review of some of the major requirements:

Maintenance: Civil Code Section 4775 requires HOAs to maintain and repair common areas. Nothing in the statute states "if the finances are in order" or "if the money is in the budget". Leaky roofs or pipes or unsafe balconies need to be repaired. Just like the individual owner who has to dig up their water supply line, it has to be done. Delay almost always makes things worse. **Termite treatment and repair:** Civil Code 4780. Condominiums, stock cooperatives and community apartments are required to deal with termite prevention and damage repair. The statute does not have an exemption for times in which the HOA funds are low. **Assessments:** Civil Code 5600 (a. "The association shall levy regular and special assessments sufficient to perform its obligations", which means that HOAs are required to budget for its reasonably anticipated cost of operation – not its hoped-for costs but anticipated costs. Target based budgeting, in which the Board dictates to its manager what assessment increase to budget for, has the process backwards and it violates this legal requirement. **Reserves:** Associations should set aside money to offset ongoing deterioration of common area components which the HOA replaces or repairs. Some HOAs skimp on those saving contributions to reduce pressure on assessments, but that means the HOA quietly slips into debt. The reserve fund can also be a very valuable emergency fund from which the HOA can borrow for up to one year, during which time the HOA can rearrange its finances (as would any homeowner experiencing a major unexpected expense). **Emergency Assessments:** The law allows HOAs to deal with major surprises. Civil Code Section 5610 allows boards to pass emergency assessments to deal with major expenses which were unanticipated when the last budget was prepared. That must be accompanied by a written board resolution explaining to the membership why the emergency assessment became necessary. Homeownership, including shared ownership, involves occasional unavoidable expense, those expenses are best addressed head on.