

MISSION RIDGE

WWW.MISSIONRIDGESD.COM (619) 584-4094
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Next Meeting

The next meeting is **WEDNESDAY, October 30, 2019 6:30 p.m. in the Clubhouse.**

Fun Facts about San Diego

Ronald Regan was the first person to drive across the Coronado Bridge when it opened in 1969

Exclusive Use Common Areas

These areas simply put are not the unit's property but a part of the jointly owned property with all other owners that is set aside for the individual unit's use. The exclusive use common areas such as the balcony and parking are to be maintained by the unit but are under the control of your association. Additional information on this can be found in the CC&Rs and Civil Code Section 4775 of the Davis-Stirling Common Interest Development Act.

October Event Calendar

- *Food Truck Tuesdays thru end of October - Civita Park
- *10/11-13 Annual Polish Festival – St. Maximilian Kolbe Polish Roman Catholic Mission – Pacific Beach
- *10/12 SDCCU Stadium – Aztecs vs Wyoming
- *10/12 Taste of North Park – 11 a.m. – 3 p.m.
- *10/11-12 OB Oktoberfest 3-11 p.m.
- *10/20 The Pumpkin Patch at Julian Farm & Orchard 10 a.m. – 5 p.m.
- *10/26 Mall-O-Ween Monster Mash – Hazard Center 2-4 p.m.
- *10/26 Halloween Family Day – Balboa Park 11 a.m. – 4 p.m.
- *10/27 Row for the cure, Susan G Komen The SUP Connection – Ski Beach 7 a.m.

Sense of Community

“The strength of a nation derives from the integrity of the home”
~Confucius

What your HOA Is Doing

- *Preparing review of the annual budget for 2020
- *Preparing to review and update the rules & regulations
- *Continuing to obtain bids on the following:
 - Refurbishment of the racquet ball court (**Did you respond to survey?**)
 - Repairs/resurfacing of the tennis courts
 - Replacement/resurfacing the driveway
 - Resurfacing the pool deck
 - Replacing the umbrellas at the pool

Architectural Changes

All architectural requests must be submitted and approved prior to beginning any work. This includes all windows, patio enclosures, any proposed changes to walls and plumbing.

Why should you attend your HOA Meetings

Whether a decision is made at a board or annual meeting, these rules must be followed, even if you weren't present.

The decisions made at these meetings can impact members' property values making attending them necessary and important. When a community is actively involved in meetings and the decisions that are made, those decisions tend to better reflect what the community as a whole desires.

Dog Owners

*Dog DNA testing was approved and will begin this month. All onsite dog owners must go to office during business hours to have your dog's DNA tested and recorded. The cost is \$40 per dog and is the responsibility of the dog owner.

Reminders

- *Mission Ridge is a non-smoking community. Smoking is **ONLY** allowed in your unit.
- *All pets must be on a leash when outside of your home – pets are not allowed to roam the hallways
- *Parking along the hill at the entrance day or night your vehicle must have a Mission Ridge approved decal or permit
- *Return the carts to the parking level when finished using for your neighbors use.

Curtis Management

Tina Rozycki – Community Manager
Veronica Lampkin-Assistant Manager
(619) 326-4662
(858) 587-9844

Emergency Number
(619) 699-1774

Mission Ridge Contacts

Onsite Office
(619) 584-4094

Onsite Fax
(619) 584-0727

Onsite Email
missionridgesd@gmail.com

Security
(619) 341-2531



Mission Ridge Condominium Association

Board of Directors Regular Meeting Minutes
September 26, 2019

PRESENT:

- o Terry Keller - President
- o Allen Levin - Vice President
- o Jane Vasquez - Director
- o Sally Gibb – Treasurer
- o Allan Figi – Secretary
- o Tina Rozycki - Curtis Management

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:37 p.m.

II. HOMEOWNER'S FORUM:

- o Neighbor noise

III. APPROVAL OF MINUTES:

- o MSCM to approve the minutes of Board of Directors Meeting of August 22, 2019

IV. FINANCIAL:

- o Treasurer Report
- o MSCM to approve the resolution for August expenses
- o MSCM to accept Barrera & Co Level 2 reserve study 3 year plan proposal for 1st year \$1,755, 2nd and 3rd year \$585 respectively

V. MEMBER DELIQUENCY:

- o MSCM to place lien on account 434-200-02-38

VI. NEW BUSINESS:

- o Board updated members present regarding new CC&Rs recorded and will be distributed to owners in next couple of weeks
- o Survey to be sent out to owners regarding refurbishment of racquetball court
- o Board requested bids for resurfacing pool deck
- o MSCM to deny reversal of late fees for account 434-200-02-15
- o MSCM to deny towing reimbursement request from unit 192
- o Board informed of new City of San Diego Waste plan and additional charge for trash removal \$0.77 per cu yard.
- o Elevator entry mats being replaced
- o BBQs have new knobs and timers on gas installed
- o MSCM to approve architectural request to install new windows and hardwood flooring for unit 258
- o MSCM to conditionally approve architectural request for new windows pending receipt of completed hold harmless agreement
- o MSCM to conditionally approve architectural request for new windows pending proof of color meets rules for unit 59

VII. ADJOURNMENT:

- o Adjourned the Regular Meeting at 7:20 p.m. The next scheduled meeting will be WEDNESDAY October 30, 2019

* MSCM – Moved, seconded, carried by majority

BOARD MEMBER SIGNATURE _____ (Terry Keller, President)

BOARD MEMBER SIGNATURE _____ (Allan Figi, Secretary)

DATE APPROVED BY THE BOARD _____