

# MISSION RIDGE NEWS

OCTOBER 2020

619.584.4094

WWW.MISSIONRIDGESD.COM

MISSIONRIDGESD@GMAIL.COM

## Community Clean-Up Update

Due to the efforts of city councilman Scott Sherman's office, the HOA, and the residents of Mission Ridge, the homeless encampment has been cleaned up and cleared! The Board would like to extend a big thank you to those residents who filed reports with the city's Get-It-Done App!

## Having Repairs Done?

Prepare for winter early and have your heater checked now for repairs. Please let the onsite office know in advance via email at: [missionridgesd@gmail.com](mailto:missionridgesd@gmail.com).

All vendors must come to the office prior to doing any work on site to check-in. Access keys will only be given to vendors after they have been verified at the office.

*"There is no power for change greater than a community discovering what it cares about." – Margaret J. Wheatley*

## Elevators

When moving or expecting a large piece of furniture, please do not keep the elevator doors open for an extended period of time. This causes the elevator to shut down and an elevator company to come out and reset it. The HOA then occurs a trip-charge every time this happens. Please advise your movers/delivery drivers prior to extended use.

## Trash Chute Reminder

In July, there was a dumpster fire in Building 10350. To prevent this from happening again, please let the office know of any closed Trash Chutes and always keep the fire doors closed behind you. If you encounter a homeless person in our trash rooms, please call the office or the non-emergency police line immediately: (619) 531-2000.

## Curtis Management

Tina Rozycki –  
Community Manager  
(619) 326-4662

Cierra Flanders –  
Community Manager  
Assistant (858) 587-9844

Emergency Number -  
(619) 699-1774

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

**Please do not leave items in the building lobbies. Contrary to popular belief, the items are not picked up by interested parties but are removed by our janitorial staff and placed in the trash.**



MISSION RIDGE  
CONDOMINIUM ASSOCIATION

10250 CAMINITO CUERVO • SAN DIEGO, CA 92108 • PHONE (619) 584-4094

Since the beginning of the COVID restrictions in March, four owners have asked about a reduction in HOA dues because the amenities have not been available for use. There is a misconception that our expenses are dramatically reduced because the amenities are not open when in effect the cost to keep the amenities functional is very minimal. They must be maintained even if closed. Even if we vote to decrease the HOA dues by the amount spent to maintain the amenities, that amount would only be \$41.91 annually per unit (or \$3.49 a month). To decrease further we would have to reduce or remove other expenses. To clarify we have the summarized August YTD income statement below.

<b>Income Received</b>	<b>\$901,644.19</b>
Audit Expense	\$1,185.00
Insurance	\$41,111.61
Legal	\$9,250.50
Office	\$12,904.15
Professional Mgmt	\$25,816.00
Federal Inc. Tax	\$2,810.00
Payroll Taxes-Benefits	\$3,636.30
Permits & Licenses	\$882.00
Custodial	\$27,200.00
Elevator	\$11,153.78
Fire Prevention	\$3,334.62
Landscape	\$47,927.50
Pest Control	\$3,420.00
Plumbing Repairs	\$25,359.61
Maint. Common Area	\$62,102.68
Salary & Wages	\$12,100.56
Employee Benefits	\$3,529.26
Maint. Supplies	\$25,179.55
Office Wages	\$8,757.30
Gas & Electric	\$125,173.07
Water & Sewer	\$128,213.30
Telephone	\$17,321.05
Refuse Removal	\$34,154.73
Parking Patrol	\$43,993.41
Pool Expense	\$8,607.80
Reserve Allocation	\$198,368.00
<b>Total Expenses</b>	<b>\$883,491.78</b>
<b>Reserve*</b>	<b>\$18,152.41</b>

\*Although there is an excess for the period Jan – August there is a very real chance the reserve in the common account will be depleted as in previous years. In the event it is not, the excess funds will be transferred to the reserve account.

The Board continues to monitor the requirements issued by the County of San Diego to reopen the amenities. The requirements to reopen the pool are the most onerous:

- Saunas and hot tubs are not allowed to open so we would have to find a way to lock the saunas because pools cannot be open without restrooms. We would also have to tape off the hot tub.
- Sanitizing wipe stations must be installed at all entrances / exits.
- The entire public area must be deep cleaned after each daily use. A minimum of 4 hours is required.
- A monitor must be at the pool during open hours.
- Reservations are required.
- Users must sign a liability waiver.
- Time at the pool is limited to 50 minutes per user.
- Users must maintain social distancing.
- Any infraction is cause for immediate closure.
- A responsible individual (generally an HOA board member) must sign a declaration assuming responsibility for all of the above with the County.

Cost for opening the pool with above restrictions (assuming 4 hours during the week and 8 hours weekends):

Monitor	\$ 900 / week
Cleaning	\$ 700 / week
Sanitizing wipes	\$ 100 / week
<b>Weekly cost</b>	<b>\$1,700</b>



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