

# CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

## DECEMBER 2019 NEWSLETTER



Visit the [www.CMRRCA.org](http://www.CMRRCA.org) website. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the CMRRCA.org website or the Walters Management.com website. To get Carmel Mountain Ranch/Sabre Springs Community Council (CMRSSCC) and Subcommittee announcements and agendas, contact Chairman Eric Edelman at [edelmanrealty@gmail.com](mailto:edelmanrealty@gmail.com) and asked to be placed on the email list for the CMRSSCC.

### Calendar of Events

1. November 12, 2019. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at the CMR Estate (Clubhouse).
2. November 13, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center though the meeting might possibly be held at the CMR Estate (Clubhouse) due to anticipated larger crowd. This is an important meeting where New Urban West is scheduled to present what will be its Initial Project Submittal to the City with greater detail about specific planned housing development. Watch for announcement and agenda, see above re getting CMRSSCC email notices.
3. November 26, 2019. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm. Watch for announcement and agenda, see above re getting CMRSSCC email notices.
4. There is no regular CMRRCA (Master HOA) Board meeting scheduled in December 2019.
5. December 11, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
6. The CMRSSCC Golf Course Subcommittee Chair has stated the Subcommittee will not meet on the usual fourth Tuesday of the month as that is December 24. Whether another Subcommittee meeting will be scheduled for December is unknown, but watch for announcements, see above re getting CMRSSCC email notices.
7. January 8, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
8. January 14, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at the CMR Estate (Clubhouse).



## Golf Course Matters

A “Golf Course Matters” section has been added to the HOA’s CMRRCA.org website. This section collects under one drop down many items regarding the golf course situation including all the “Newsletters”.

### Major developments:

**1. New Urban West (NUW).** At the CMRSS Community Council Golf Course Subcommittee meetings on September 24 and October 22, 2019, NUW presented information on housing, landscaping, open space amenities, connectivity, buffer zones/edge conditions, and other open space and parks concepts. NUW stated it will continue to post its specific presentation information (by date of presentation) on its CMRvision.com website under the “View Presentations” button. These presentations should be reviewed in detail as this Newsletter due to space limitations cannot effectively summarize all the content.

Regarding housing, NUW stated on October 22 that it was proposing three types of housing: Townhouses (2 story), Garden Walk-Ups (2-3 story), and Senior Flats (3-4 story). It was stated that 70 % of the land, or 110 acres, would be some form of open space. It was also stated that the Clubhouse was being taken out, and that while the land could support 1,600 housing units being developed, the full number of units that would actually be proposed to be developed would be given on November 13 at the CMRSS Community Council meeting.

NUW stated its housing development plans will have a “50 foot Minimum Setback”, meaning that from an existing homeowner’s property line to any new building will be a minimum of 50 feet, but could be more depending on the location. It was explained that in most cases the existing owner has a backyard that is about 15-25 feet deep, and in that case the total distance between an existing home and a new housing building would be 65-75 feet. It was further explained that the 50 foot minimum was a voluntary minimum setback, and was not a legal requirement.

It is important to note at this point that regarding non-housing matters such as landscaping, open space amenities, trails/connectivity, etc., that real drivers such as who is ultimately going to own these non-housing spaces and pay for the maintenance are acknowledged as being necessary to resolve before final solutions are determined, but are not discussed in any detail.

Finally, NUW indicated that at the CMRSS Community Council meeting on November 13, 2019, it will brief the Community Council on its Initial Project Submittal to the City, including more detailed housing information. NUW states that it desires to complete the planning process and get City approval in 18-24 months, which is a still very fast timeframe

**2. Condition of the golf course.** Some of the maintenance work related to the schedule the City sent us has been done, but no comprehensive information is publicly available. We are still trying to obtain copies of the actual settlement agreement and maintenance plan. A message from Councilman Kersey's representative was read at the CMRSSCC meeting on October 9, 2019, stating that copies of the actual settlement agreement are not available because the owner has not yet signed it. Residents should continue to make needed non-emergency complaints to the Fire Department at 619.533.4444 (Brush/Weed Complaints).

**D. Proposed 70 foot 50 unit apartment complex at 10211 Rancho Carmel Drive Park and Ride.** At the October 9, 2019, CMRSS Community Council meeting it was stated that the initial plans New Pointe submitted to the City Planning Department were available, and that now 50 units were planned. One copy of the plans was received by the Community Council, and efforts are being made to get more copies made or have a digital copy made so the public could see the plans. There is a process to comment on the plans and the CMRSS Community Council plans to submit comments. As this is written no Park and Ride Subcommittee has been scheduled.

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*Happy Holidays!*

