

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

NOVEMBER 2019

Prior 2019 Newsletters now accessible. Prior 2019 CMRRCA Newsletters are now posted on the www.CMRRCA.org website under the drop down menu title "Newsletters". Newsletters will be posted when first emailed out to HOA members

Calendar of Events

Following in chronological order are the near future (as this is written) meetings you can attend or could have attended. To learn about CMRRCA (i.e., the Master HOA) dates, in addition to this Newsletter visit the www.CMRRCA.org website. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the [CMRRCA.org](http://www.CMRRCA.org) website or the [Walters Management.com](http://WaltersManagement.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 and asked to be placed on the email list for the CMRSSCC.

1. September 24, 2019. CMRSSCC Golf Course Subcommittee will meet at the CMR Library from 6:30 to 8:00 pm. It is anticipated that landscaping matters will be the primary focus. These regular fourth Tuesday of the month meetings are the main public meetings where details of the proposed golf course development are discussed.
2. September 25, 2019. New Urban West will conduct its third Community Workshop at 6:00 pm at the CMR Estate (Clubhouse).
3. October 8, 2019. CMR Residential Community Association Board is scheduled to meet at 6:00 pm, at the CMR Estate (Clubhouse).
4. October 9, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
5. October 22, 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.
6. November 12, 2019. CMR Residential Community Association Board is scheduled to meet at 6:00 pm, at the CMR Estate (Clubhouse).
7. November 13, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.

Proposed 70 foot 48 unit apartment complex at 10211 Rancho Carmel Drive Park and Ride

On September 10, 2019, the CMRSSCC Park and Ride Subcommittee met with developer Scott Sandstrom from New Pointe, who discussed the current design, color, theme, and style of the proposed building. Sandstrom stated he would not entertain reductions in floors or unit count in that he believed his hands were tied based upon the purchase agreement with the City. At its September 11, 2019, meeting, the CMRSSCC voted to draft a letter to the City to suggest ways that the purchase agreement could be modified and other means to reduce the size of the proposed building could be reduced.



Golf Course Matters

Here are the major publicly known developments regarding the golf course since our last CMRCA Newsletter.

First, New Urban West (NUW). NUW at the August 27 CMRSSCC Golf Course Subcommittee meeting presented its initial feasibility results for housing development on the various holes. NUW laid out 3 categories, High (well-suited), Moderate (may be appropriate but may require more analysis or site improvements), and Low (not ideal due to many factors). NUW did not indicate what types of housing might be developed on the various holes.

The breakout:

High feasibility: holes 1, 2, 9, 10, 11, 16, 18.

Moderate feasibility: holes 5 (southern part), 6, 8, 17.

Low feasibility: holes 3, 4, 5 (northern part), 7, 12, 13, 14, 15.

NUW has put its presentation with slides and maps on its CMRvision.com website, and states it will continue to post similar information.

NUW held Community Workshops at the CMR Estate (Clubhouse) on September 18 and 19, and will hold another meeting on Sept 25. At the meetings, NUW presented information and sought input from attendees which was similar to its online survey primarily about types of amenities, open space uses, landscape themes, buffers, connectivity, and mobility. Attendance was about 40 to 50 at the first event, and about 30 to 40 at the second event.

Second, condition of the golf course. The City and the owner have apparently come to a settlement of the Civil Penalty Notice and Order dated January 16, 2019, though all details have not been revealed to the public. Some details of the were provided for weed abatement 50 feet from the fence line adjacent to the homes along the course locations listed below. The overall maintenance of the course will still be monitored but this schedule is specific to these locations.

At the August 14, 2019, CMRSSCC meeting, Deputy Fire Chief Doug Perry stated the City was close to a settlement with the golf course owner regarding a golf course maintenance plan. Any settlement should be made publicly available and we will let you know about it when we find out. Chief Perry stated there have been 68 complaints to the Fire Department regarding brush management, fire hazard, etc., since January 2019, and that all but five have been “addressed”. In the meantime, you should continue to make non-emergency complaints to the Fire Department at 619.533.4444 (Brush/Weed Complaints). If you desire you can also contact the owner at: info@clubcmr.com, Councilman Mark Kersey at markkersey@sandiego.gov, and Zoning Investigator Carrie Lindsay at CLindsay@sandiego.gov (refer to CE-0503256).

Starting:

09/05/19:	Holes 9, 18, 17 & 1
09/12/19:	Holes 2, 8, 7, & 6
09/19/19:	Holes 3, 4 & 5
09/26/19:	Holes 14, 15 & 16
10/03/19:	Holes 10, 11, 12 & 13

Some of this work has begun. We are trying to obtain copies of the actual settlement agreement and maintenance plan. In the meantime, you should continue to make non-emergency complaints to the Fire Department at 619.533.4444 (Brush/Weed Complaints). If you desire you can also contact the owner at: info@clubcmr.com, Councilman Mark Kersey at markkersey@sandiego.gov, and Zoning Investigator Carrie Lindsay at CLindsay@sandiego.gov (refer to CE-0503256).