

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Community Newsletter

January 2019

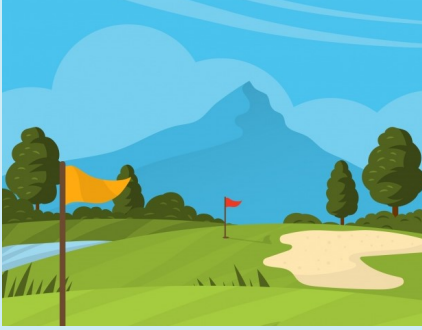
Visit the www.CMRRCA.org website. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the [CMRRCA.org](http://www.CMRRCA.org) website or the [Walters Management.com](http://www.WaltersManagement.com) website. To get Carmel Mountain Ranch/Sabre Springs Community 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.

CALENDAR OF EVENTS

1. The CMRSSCC Golf Course Subcommittee Chairman has stated the Subcommittee will not meet on the usual fourth Tuesday of the month in November or December 2019.
2. There is no regular CMRRCA (Master HOA) Board meeting scheduled in December 2019.
3. December 11, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
4. January 8, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
5. January 14, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at the CMR Estate (Clubhouse).
6. January 28, 2020. 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.



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 meeting on November 13, 2019, NUW presented information on its Initial Project Submittal to the City Planning Department for the 1,200 multifamily units it desires to build on 12 of the 18 holes (specifically, holes 1, 2, 5, 6, 8, 9, 10, 11, 13, 16, 17, and 18). The overflow crowd’s reaction was overwhelmingly and strongly negative. To view NUW’s slide presentation in detail go to its website CMRvision.com and click on the “View Presentations” button and the November 13, 2019 presentation. This presentation should be reviewed in detail as this Newsletter due to space limitations cannot effectively summarize all the content.

At this point the process is that NUW’s Initial Project Submittal goes the City Planning Department for an initial round of City Planning Department comments. The CMRSS Community Council and its Golf Course Subcommittee will review the Initial Project Submittal and the City’s comments and make its own comments to the City Planning Department. The next public meeting where these matters will be addressed will be the CMRSS Community Council meetings on December 11, 2019, and January 8, 2020, and the CMRSS Community Council Golf Course Subcommittee Meeting on January 28, 2019.

2. CMRRCA Board Announces HOA Opposition to New Urban West’s Proposal. By letter mailed on November 22, 2019, and emailed on November 27, 2019, the CMRRCA (Master HOA) informed its members that the HOA “vehemently opposes the type, style, and density of development that New Urban West is proposing on the old golf course property” and that the HOA plans to vigorously oppose it and “any change to the Master Plan that would allow the proposed development to move forward.” The HOA Board’s letter encourages homeowners to visit the HOA website at CMRRCA.org for updates, to like the CMRRCA Facebook page, to contact Walter’s Management at 858-495-0900 and ensure they have your email and phone number for efficient communications, and encourages attendance at community meetings and signups for community newsletters.

3. Condition of the golf course. The Master HOA through its attorneys sent letters to the City regarding the fire danger to the community which was part of the process by which a Golf Course Maintenance Plan was agreed to by the golf course owner. The Maintenance Plan agreed to by the golf course owner is attached.

D. Proposed 70 plus foot 50 unit apartment complex at 10211 Rancho Carmel Drive Park and Ride. Developer New Pointe has submitted its Initial Plan for what is now a 50 unit 70 plus foot complex to the City Planning Department and the CMRSS Community Council. At this point the process is that the City Planning Department will make it first round of comments on the Initial Plan, then the Community Council's Park and Ride Subcommittee will meet to develop its comments to the Initial Plan and the City's comments to submit to the City. As this is written no Community Council Park and Ride Subcommittee meeting has been scheduled.

E. Senate Bill 323. On October 12, 2019, the governor signed Senate Bill 323, which will become effective January 1, 2020. This bill will have major effects on HOA elections by stretching out the election process to 120 days, requiring HOAs to give candidates and members advocating a point of view access to HOA media to express themselves on relevant election matters, and requiring HOAs to give members access to member information such as addresses and email addresses (there are opt-out provisions for members as well). More information will be forthcoming as the Master HOA, its attorneys, and Walters Management determines how these and other SB 323 provisions apply to its Board and possibly delegate elections.

Christmas Tree Disposal

From December 26, 2019 through January 23, 2020.

I Love a Clean San Diego & the County of San Diego have the following website to help residents locate their closest tree recycling drop-off site.

www.WasteFreeSD.org



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Carmel Mountain Golf Course Maintenance Program

The following are conditions of the maintenance program, for the property commonly known as, Carmel Mountain Golf Course located at 14050 Carmel Ridge Road, San Diego, CA 92128 and all associated parcels, including the golf course, clubhouse, and other support facilities and grounds:

1. Daily:

- a. The property owner shall properly maintain the clubhouse grounds and immediate surrounding area in a litter and weed free condition. A full-time groundskeeper and third-party landscape company (or equivalent) shall maintain this area.

2. Quarterly:

- a. The groundskeeper (or equivalent) shall inspect the entire golf course property. All litter, water hazard conditions, fencing issues, trespassing issues, vehicular visibility area issues, egregious landscaping concerns and any other potential issues or hazards shall be noted. The groundskeeper shall immediately report their findings to the property owner/manager, to be prioritized and addressed in a timely manner. A log shall be maintained to track when inspections are conducted. All logs shall be made available to present to City Code Enforcement Staff upon request.

3. Semi-annual Weed Abatement:

Generally, every six months, weed abatements shall be conducted on all golf course parcels. Work shall include maintaining 50 feet of defensible space behind or adjacent to all habitable buildings and residences. Sidewalks, parkways and walkways bordering the golf course property shall also be included in the semi-annual weed abatements.

The schedule of abatements shall be maintained by the owner/manager unless otherwise directed by City Code Enforcement Staff.

Each abatement is subject to inspection by the San Diego Fire Department or Code Enforcement Staff to ensure compliance.

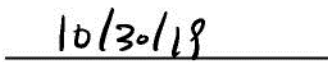
A log shall be maintained to track abatement activity. All logs shall be made available to present to City Code Enforcement Staff upon request.

4. As needed:

- a. The owner/manager shall meet with City Code Enforcement Staff, as needed, to address any active enforcement actions (fire hazards or other maintenance violations), and ensure they are addressed/corrected promptly.



Kevin Hwang
Carmel Mountain Golf Course



Date