

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Community Newsletter July 2020

Calendar of Events. COVID-19 and its numerous restrictions will continue to impact to an unknown extent all CMRRCA (i.e., the Master HOA), and CMRSS Community Council meetings which may be cancelled, postponed, or go virtual. To stay informed and get this Newsletter early, visit the www.CMRRCA.org website and sign up for CMRRCA emails at the www.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 and asked to be placed on the email list for the CMRSSCC.



CALENDAR OF EVENTS



Following are planned meetings, subject to change due to COVID-19 restrictions.

1. June 9, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, via GoToMeeting.
2. June 10, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
3. June 23, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.
4. July 7, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, via GoToMeeting.
5. July 8, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
6. July 28, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.

Golf Course Matters:

1. Condition of the Golf Course Land. Some mowing has been reported to have been done. If you desire to make a Code Compliance complaint re the golf course land, the Case Number has been changed to **CE-0509990** and the Code Compliance POC is now Joseph Zumello, 619.654.3210, JZumello@sandiego.gov. You can also contact Councilman Mark Kersey at markkersey@sandiego.gov, or Kersey's Community Representative Marc Schaefer, 619.236.6655, SchaeferMP@sandiego.gov. You can make non-emergency complaints to the Fire Department at 619.533.4444 (Brush/Weed Complaints). You can also contact the owner at: info@clubcmr.com.

2. New Urban West.

a. Developer New Urban West submitted to the City on April 16, 2020, an updated Design Guidelines, Second Submittal, dated April 14, 2020, and what is entitled in the PDF file as a "Complete Set of Plans", Revision 2, dated April 13, 2020. Both documents were sent to the CMRSS Community Council, and have been posted by NUW on its new website, TheTrailsatCMR.com. where you can download the files by clicking on the "Preliminary Draft Project Plans" buttons, or by following these links:

The Trails at Carmel Mt Ranch - Project No. 652519 Complete Set of Plans
[https://apps.sandiego.gov/directories/development-services/docs/CMR Complete Set of Plans 20200413.pdf](https://apps.sandiego.gov/directories/development-services/docs/CMR_Complete_Set_of_Plans_20200413.pdf)

The Trails at Carmel Mt Ranch - Project No. 652519 Design Guidelines
[https://apps.sandiego.gov/directories/development-services/docs/CMR DesignGuidelines 04-14-2020 .pdf](https://apps.sandiego.gov/directories/development-services/docs/CMR_DesignGuidelines_04-14-2020.pdf)

The City responded with a May 14, 2020, "Assessment Letter" and a 37 page Cycle Issues report, as partly discussed below.

b. Parks and Recreation Issues. In the City's May 14, 2020, Cycle Issues report in the Parks and Recreation there is one older issue and one new issue that bears notice.

(1.) Traffic issues at the Rec Center. The older issue is that the city is still apparently considering giving the developer an easement so the 468 automobile Average Daily Trips estimated to come from the 78 housing units proposed for Unit 5 (formerly Hole 5) would go out the Unit 5 driveway onto the Community Rec Center access road then out to Carmel Ridge Road. The driveway would empty onto the Community Rec Center access road between the outdoor basketball courts and Carmel Ridge Road. If you think this is a good idea, or if you think it is a bad idea, you can send an email to Jeff Peterson, city project manager, at japeterson@sandiego.gov. You can also contact Councilman Kersey at markkersey@sandiego.gov.

(2.) Proposal to convey 75 acres to City, create Community Facilities District to pay for at least for maintenance. The new issue in the City's May 14, 2020, Cycle Issues report is that NUW has apparently proposed conveying 75 acres to the City, which is considering setting up a Community Facilities District (CFD) to maintain (and develop?) the land. The Community Facilities Act is popularly known as Mello-Roos. While more commonly used to provide financing for public infrastructure in new developments, it can also be used to finance improvements for developed properties. In the City of San Diego, Community Facilities District financing policy is governed by the City Debt Policy, May 2019, at Appendix A. See attached link: <https://www.sandiego.gov/sites/default/files/dm-debtpolicy.pdf>

This raises many questions. Is the land being donated to the City? Who will pay for developing the land as open space/parks, etc. Who will pay for the continuing maintenance? The answer under consideration for "who will pay for the continuing maintenance" and maybe "who will pay for developing the land as parks/open space" is the taxpayer. Whether the taxpayers will include existing homeowners or just the owners of the proposed new housing is unknown.

What is happening here? It seems at least in part that NUW wants to unload the land undesirable for with housing development. It had previously proposed that much of this land which would not be developed with housing would be the maintenance responsibility of a "new master HOA", and that the current residents and the existing master HOA would have no additional expenses from NUW's proposed development.

It is a complicated and expensive proposition to develop and maintain these 75 acres. Following is a verbatim description from the City's Cycle Issues report, p. 31:

"Issue 29. The proposed 75-acre park and open space system has unique operation and maintenance challenges related to the remoteness of some areas, limited surveillance opportunities, limited public access points and adjacency to the back sides of existing homes. Applicant to evaluate potential accommodations including curfews, fencing and gates, security lighting and/or other measures such as utilization of Park Rangers or security ambassadors to provide measured levels of security while still allowing public access."

This is only a partial description of the challenges involved in developing, maintaining, and safely operating 24/7 in this often very hilly terrain.

NUW has been required to prepare a detailed proposal as follows in the City's Cycle Issues report, p. 31: *"Issue 28. Prepare a detailed proposal for the formation of a Community Facilities District (CFD) to maintain the 75 acres of proposed park and open space. The summary should include the proposed district boundary, delineation of areas to be maintained and proposed maintenance tasks/detailed scope of work."*

Exactly what form this proposed CFD this will take, how much it will cost, who will be the CFD taxpayers, and whether a (two-thirds) vote by registered voters is required, are unknown.



REPORTING VIOLATIONS

Please be reminded that any complaints must be submitted in writing to the management company in order for any action to be taken. Dates, times, pictures, and name and/or address of violators are recommended to help ensure proper action is taken.

Jennifer Castro

Community Guidelines Administrator
jcastro@waltersmanagement.com
Phone: (858) 576-5538

Walters Management

9665 Chesapeake Drive, Suite 300
San Diego CA 92123

Heather Wiltshire

Regional Manager
hwiltshire@waltersmanagement.com

Brittany Harmon

Community Association Administrator
bharmon@waltersmanagement.com
Phone: (858) 576-5535