

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Community Newsletter

June 2020

COVID-19 and its numerous restrictions will impact to an unknown extent all CMR RCA (i.e., the Master HOA), and CMRSS Community Council meetings, as well as the City's processing of New Urban West's development plans. To stay informed and get this Newsletter early, visit the www.CMRRCA.org website and sign up for CMRRCA emails at the 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. Following are planned meetings, subject to change due to COVID-19 restrictions.



CALENDAR OF EVENTS



Following in chronological order are the near future meetings you can attend :

1. May 12, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, via GoToMeeting. Please look out for the meeting Agenda with the details for calling in closer to the meeting date.
2. May 13, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
3. May 26, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.
4. June 9, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, via GoToMeeting. Please look out for the meeting Agenda with the details for calling in closer to the meeting date.
5. June 10, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
6. June 23, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.

Golf Course Matters Major Developments:

1. Condition of the Golf Course Land. To review the situation, the Hwang Family still owns the land, and agreed with the City to the following Maintenance Program quoted verbatim below in relevant part.

“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: a. 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 abatement. b. The schedule of abatements shall be maintained by the owner/manager unless otherwise directed by City Code Enforcement Staff. c. Each abatement is subject to inspection by the San Diego Fire Department or Code Enforcement Staff to ensure compliance. d. 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.”

As the dry period sets in, the encroachment on homeowner’s property, and fire and other hazards will grow. 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 Submittal to City. 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. The Design Guidelines are 40 pages of mostly generalized but sometimes specific information about what the project will be. The “Complete Set of Plans” is a collection of 59 sheets of engineering type drawing on various subjects such as “Vesting Tentative Maps” (A VTM is intended to establish vested rights to proceed with a project in substantial compliance with the regulations in effect at the time the VTM application is determined to be complete by the local agency, providing some level of certainty concerning regulations that will apply to the project.), grading plans, landscape plans, etc. A very useful Table of Contents to the “Complete Set of Plans” was prepared by a community member and is posted on the HOA website, CMRRCA.org, under <Golf Course Matters>, <General Information>.

Why is this important? It is important because of what is not provided, such as exact site plans for each Unit/ Hole to be developed, (exactly what housing will be built at what exact location), what the housing will actually look like, will balconies on the planned apartments be actually allowed to face directly into existing homeowners lots, specifically where will the roads, parking lots and other “circulation elements” encroach and how far they will encroach into the 50’ buffer zones, etc. The current approach is for the City Planning Commission and City Council to eventually vote on some version of these Design Guidelines and “Complete Plans” rather than more detailed Development Plans which normally would provide the greater details. Then as described generally in the Design Guidelines, p. 5, par. 1-D., the actual specific development plans submitted for Building Permits by NUW or whichever developer NUW sells some or all of the Units to, are submitted to the City for a Substantial Conformance Review (SCR) which the public may or may not have meaningful access to. See City Information Bulletin 500, Minimum Standards for SCR. Since a version of the Design Guidelines and “Complete Set of Plans” are intended to be the basic requirements, close attention should be paid to them and to whether this process serves the best interests of the community.

The Trails at Carmel Mt Ranch - Project No. 652519 Complete Set of Plans

https://apps.sandiego.gov/directories/development-services/docs/CMR_Complete%20Set%20of%20Plans_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



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.

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