



# PARVIEW PRESS



A publication of the Fairway Heights II Home Owner's Association managed by Property Management Consultants, Inc., 11717 Bernardo Plaza Court, Suite 220, San Diego, CA 92128 858-485-9811 (After hours 858-569-2832) Email: [susanm@pmchoa.com](mailto:susanm@pmchoa.com)

## Officers of the HOA Board:

**President.** The president chairs the board's meetings as well as annual and special meetings of the membership. The president, subject to the control of the board, supervises the association's manager and acts as liaison between the board and the association's attorney. (Current: Sean Phillips)

**Vice President.** In the absence or disability of the president, the vice president performs the duties of the president. (Current: Jim Reid)

**Secretary.** The secretary oversees the taking and preparation of meeting minutes. This duty may be carried out by an association employee, or manager. (Judy Lawson.)

**Treasurer.** The treasurer oversees the association's finances. However, this does not relieve other directors from their duty to review the association finances. (Current: Sean Phillips)

**Members-at-Large.** The member-at-large assists with special projects on an as-needed basis. (Current: Patti Hall)



## Neighborhood Pot Luck!

A special shout out to our good neighbors Sangita Doshi, Jill Kendro, Erika Riley, Melanie Frank, Irene Scarinci, and to all who supported/attended Sunday's Bachimba Court pot luck festivities! Great food, and a great time meeting new friends.

Thanks for organizing this event! (Aerial photo provided by the Frank family ROV aviators.)



## Stay Safe. Always Drive Slow!



Our students are back in school, and we all know how busy and chaotic drop-off/pick-up time is. A reminder to keep it slow, and keep it safe. Their/our lives depend on it.



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## Landscape Survey

Thanks! The board received 18 responses to last month's landscape survey seeking resident input on the board's desire to spend capital reserves to redesign our projects original (now dated) planting areas in front of our homes; reduce overall area landscape maintenance tasks; and conserve water. As a few residents were understandably concerned about lack of complete information, the board wishes to reiterate that all re-landscaping discussions to date are preliminary/ongoing, and no decisions will be made until a formal proposal is developed.

## Your Responses

The overall purpose of the survey was to gauge resident interest in either maintaining or possibly improving the current landscape aesthetic. Respondents were evenly split (9 agreed, 9 disagreed) on the question of satisfaction with our current neighborhood landscaping, while 4 respondents indicated they would object to any proposed changes. With two-thirds of the respondents indicating they were desirous of landscaping changes, or were looking for more information with which to base a decision, the board will continue to develop, refine, and present a plan for final resident approval in the coming months.

## A river runs through it...

It's time again to become water-wise and match your backyard irrigation requirements with the appropriate amount of water flowing through your residential water meter. Please be sure that you are not over-watering Avenida Rorras and Bachimba Court with runoff through your curb drains. A check of your irrigation system timing controllers and your lines for breaks will keep your grass and plantings green and flourishing, and keep our streets and your downstream neighbor's driveway entrances dry all summer.



## Parview website discontinued



All things "free" eventually come to an end. As is the case with our [parview.wikispaces.com](http://parview.wikispaces.com) website this month. Wikispaces determined

it was no longer viable to continue to run their free service in the long term. If you ever accessed the site, you would have found electronic copies of all of our important documents, such as our CC&Rs, By-Laws, Neighborhood Rules, and these Newsletters, etc. You can still get these of course, you just now have to send an email to our manager Susan at [susanm@pmchoa.com](mailto:susanm@pmchoa.com) to have her send you a new copy. Our CABH Master association is still on line at [www.bernardoheights.org](http://www.bernardoheights.org) and they have lots of info there including Architecture Change Request Forms. Check it out!

## Welcome New Neighbor!

A warm welcome to Michael Yan at 15397 Avenida Rorras.



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## Landscaping Survey

Your HOA board seeks input regarding a reserves funded initiative to improve the overall look/aesthetic of our current landscaping; reduce our lawn/planting area maintenance tasks; and conserve water. In order to gauge homeowner interest or desire to support this endeavor, please answer the following questions and submit/mail them to our manager, Susan Mahorney at: Property Management Consultants, Inc., 11717 Bernardo Plaza Court, Suite 220, San Diego, CA 92128. (Alternatively, snap a picture of your survey with your smart phone and email it to Susan at [susanm@pmchoa.com](mailto:susanm@pmchoa.com))

Name \_\_\_\_\_ Address \_\_\_\_\_

1. Agree \_\_\_\_ Disagree \_\_\_\_ We like the look of our neighborhood landscaping. No changes!
2. Agree \_\_\_\_ Disagree \_\_\_\_ We maintain our own front landscaping per prior agreement with the HOA, and would prefer an option to not participate.
3. Agree \_\_\_\_ Disagree \_\_\_\_ If a next-door neighbor wants to change their current front landscape and participate in this board initiative, we would not object.
4. Agree \_\_\_\_ Disagree \_\_\_\_ We are interested in participating with this board initiative to redesign the landscaping in front of our house (removing the large bushes, older plants, etc.)

If Agree, we would like options to replace them with (check any):

- ☐ Plants grown for their flowers
- ☐ Plants grown for their foliage
- ☐ Small decorative trees (sago, fan palm, etc.)
- ☐ Ground cover (gravel, hardscape, mulch etc.)
- ☐ Native, drought tolerant plants
- ☐ Boulders, rocks

5. Agree \_\_\_\_ Disagree \_\_\_\_ We would like to design our own landscaping in front of our house, purchase our own plants (subject to board approval,) and will agree to maintain them ourselves.
6. Agree \_\_\_\_ Disagree \_\_\_\_ We are interested in eventually reducing the amount of green lawn/turf in front of our house.
7. Agree \_\_\_\_ Disagree \_\_\_\_ We would like to participate directly with the board and serve on the landscape committee.
8. Yes \_\_\_\_ No \_\_\_\_ We have included additional comments on the back of this form for board review.

Thank you for participating! We appreciate your input!





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## Important - \$7 Monthly Assessment Increase Coming

Almost one-third of our \$135 monthly contribution to our Fairway Heights II Owner's Association transfers to the Community Association of Bernardo Heights (CABH) Master Association for maintenance of our recreational facilities (including 200+ acres of area landscaping,) and 20% of our assessment now pays for irrigation water and sewer services. The most recent annual increase in our required CABH fees (7.5% this year!) and year-to-year (8-10%) price increase for city water has now exceeded our ability to absorb these extra costs within our fee structured operational budget. After lengthy deliberations, and in order to meet our required financial obligations beginning with our new fiscal year, the board has (with great reluctance!) approved a monthly assessment assigned to each homeowner of \$142 beginning July 1, 2018. The board last raised your fees in July of 2014, and we will continue to exercise our fiduciary responsibilities to keep them as low as possible in the future.

## Re-Landscaping? Should we?

The board recently hired a local landscape architect to develop ideas for redesigning our neighborhood common areas (including several front yard concepts) that would update the overall look/aesthetics of our current landscaping, reduce our lawn/planting area maintenance tasks, and aim to lower our overall irrigation requirements. If you read the preceding article about your monthly HOA dues increase and noted your home water bill price hikes recently, this board initiative should be of interest to you as we strive to maintain a high-quality neighborhood. While staying within our existing landscape reserve budget.



Homeowner input is vitally important, and we need to hear from you before any final board decision is made. If you would like to see the re-landscaping ideas proposal, please email Susan for a copy. Next months newsletter will include a homeowner survey form requesting your comments and inputs. Even better would be participating at our monthly board meetings where you can provide your inputs directly.

## Financial/Budget Recap

Our total asset balance of \$113,958.03 consists of \$13,025.06 of direct operating funds, \$6,270.00 of outstanding accounts receivable, and \$94,662.97 of reserve funds as of 4/30/2018. Total Annual Income from HOA fees (\$165,240.00) is allocated for annual budget expenses (CABH fees, maintenance, water, management, reserves funding, tree-trimming, and other miscellaneous expenses.) Due primarily to the aforementioned CABH fee hikes and higher than normal water expenses, we are currently experiencing a current operational budget imbalance (loss) of \$7,348.47 this year.





# PARVIEW COMPRESSED



April First edition of the Fairway Heights II Home Owner's Association, Managed by the Department of Redundancy Department of the PMC Consultancy, Ltd. Any resident claims of even the remotest accuracy will be immediately suppressed by your HOA Board.

## 2018 Annual Mtg

Well, our annual two month freedom from HOA Board responsibility and paid hiatus got off to an unusual rocky start when we decided to cancel our scheduled Alaskan cruise because the herbivore/carnivore daylight viewing hours at Denali National Park would have been severely limited due to the ongoing winter solstice. Better planning might have avoided this misstep, but when a decisive motion passed during our sparsely attended, and therefor objection-free Annual Meeting, we easily re-assigned our reserve funds into our operations account and procured a fully catered private charter Gulfstream G650ER instead. The motion was amended slightly to account for the small charter fee increase because several board members wanted to bring their pets along for the 39 day, 5 continent sightseeing extravaganza. In all, it was a wonderful bonding event for the board, an outstanding world culture immersion, and a much appreciated gift from our HOA dues paying resident membership. Thanks again!



## Wild Bird Hot Tubs

Since our crow nesting boxes installed two years ago were such a popular hit with residents, the board is happy to announce that we have just recently procured 38 new "Hot Tubs for Birds."® These 350 gallon, 8ft high platform tubs are the ideal garden accessory for bird lovers

looking for a modern upgrade to the traditional bird bath. Complete with mini-jets for a truly relaxing spa experience, this is the perfect way to attract even more flocks of beautiful Mourning Doves and Northern Mockingbirds into your garden and allow them to play, splash, bathe, and emit those wonderfully annoying coos and piercing early a.m.



squawks. The flow of warm bubbles offers fresh effervescent drinking water all year round. Requires owner installed 240v power source, and an additional \$42/month association dues surcharge commitment. Contact our manager for priority installation.

## Aerial Scoopers Wanted

Remote piloted air vehicles (RPV's) are already the wave of the future. The board is soliciting active neighborhood pilots to help operate and train current board members to use our newly acquired "WatchDog One" RPV which uses a camera and thermal imaging to scan the environment for fresh canine waste and create a heat map showing its location. These GPS coordinates are then sent to the "PatrolDog One" ground robot which is commanded to gather and identify the droppings, and then dispose them directly on the offending pooch-owners front door mat.





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## HOA Rules and Covenants

The Fairway Heights II Homeowners' rules were developed and adopted by your Board of Directors. The purpose of our rules is to make good and enforce our neighborhood's Covenants, Conditions and Restrictions (CC&Rs) and to provide a safe, pleasant, high quality community. Residents (owners and tenants) are expected to comply with the terms, spirit and intent of the regulatory provisions of these Rules. It is the member's responsibility to notify the HOA via the management company whenever a home is sold, leased or rented, and to furnish a copy of these rules to any/all tenant(s) upon signing of any lease or rental agreement. However, the homeowner has the primary responsibility for maintenance of the Lot and property, and for assuring that the tenants, and/or guests and invitees, comply with the Rules of the homeowners' association. Homeowners must notify the management company anytime there is a change of tenant(s). Contact Susan for a copy, or view them on our website.

## Spring Cleaning!

Another hearty "Thank You!" from the board to all of our neighbors who have responded to meet their neighborhood covenant responsibilities to clean or paint the problem areas on their house exteriors. We'll be issuing friendly reminders to a few remaining neighbors that remedial actions exist to help the board ensure our entire neighborhood remains Spring-clean fresh!

## Take the Parview Estates Quiz!

**True/False.** "For Sale" signs advertising the selling of your house can be as large as highway billboards to attract potential buyers! (**False!** Only a "For Sale" or "For Rent" sign pertaining to the property, or any sign required by legal proceedings, may be displayed in public view on any property. The signs must not exceed 9" x 11" in size; and no part may extend more than four (4) feet above the ground. Please ensure your realtor is aware of this restriction before posting signs.)

**True/False.** Your garages and residential driveways are entirely suitable locations to park passenger vehicles. (**True!** The mown grass areas adjacent to your driveways however, are not suitable for vehicles. Sprinkler heads and irrigation lines require costly replacement when you drive over and break them. Please keep your wheels on the concrete, and your cars parked in your garage or on your driveway.)

**True/False.** The City of San Diego does not enforce posted parking restrictions on Avenida Rorras and Bachimba Court. (**False!** Residents are reminded that these public city streets are subject to regulation by the City of San Diego. Two-hour parking between the hours of 8AM and 4PM, except on Saturdays, Sundays and legal holidays, is enforced and violating vehicles are subject to citation. The recent removal(s) of street parking signs on Avenida Rorras in violation of California Penal Code - PEN § 602f (a misdemeanor offense) has been reported to the city.

**True/False.** Exemplary pet owners always carry poop bags and would never require their neighbors to have to see and avoid stepping in their pet's poop left on sidewalks and front yard common areas. (**True!** Unfortunately, we need more exemplary pet owning neighbors. Another reminder to please clean up after your pets.)

How well did YOU score???



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## Special Thanks...

It is with great appreciation that we recognize outgoing board member Michael Ratz for his outstanding contributions to this homeowner's association. Michael has served on this board for 10 years, the last 4 as Board President. As you know, this association provides for the management, control, maintenance, architectural control and preservation of the assets of the association and community we all live in. Without resident volunteer stakeholders like Michael to serve ably on the board, these extremely important interested party oversight tasks cannot take place. Michael's leadership in establishing policy, and oversight of our annual operating budget, and enforcement of our Rules & Regulations have been hallmark. Thanks again, Michael!



## Annual Meeting

The board is pleased to announce the addition of two resident homeowners who have graciously and unselfishly agreed to join our board this year! James Reid and Mehul Merchant will be serving as our newest members. James has previously served and knows what he's in for, and Mehul will be in for a real treat once installed! All kidding aside, we thank you for volunteering for the betterment of our community. Welcome, one and all!

## "It's An Expensive World!"

Your association has a current Total Asset/Liabilities/Reserves/Equities base of \$109,614.90 as of 12/31/2017 with an annual operating budget of \$165,540.00 based on collected homeowner association fees and all associated expenses. Please see the attached chart for a breakdown of those expenses.



Welcome Alan and Modessa Rodrigues at 15127 Avenida Rorras!

Pay your Monthly HOA Fees by the 15th. Autopay Union Bank's Smart Street. [mysmartstreet.com](http://mysmartstreet.com)





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## A Note from the Board

You recently received a call for candidates notice to serve on your HOA Board. As you know, our homeowners' association provides for the management, control, maintenance, architectural control and preservation of the assets of the association and community we all live in. Without resident volunteer stakeholders to serve on the board, these necessary interested party oversight tasks cannot take place. As a board member, you'll help be responsible for: establishing policy, generating and approving the annual operating budget, establishing and revising our Rules & Regulations, appointing a managing agent and certified public accountant, and overseeing architectural control of homes and the maintenance and preservation of the common areas within the project.



So here's your second chance. Flip over this sheet and sign up, and mail it or contact Susan if you'd like to join. Deadline is 15 Dec.

## "It's A Wonderful Life..."

Those familiar with this popular Christmas movie will recognize that without George Bailey's unselfish sacrifice, the wonderful community of Bedford Falls might have easily become a dreary, much less congenial place to live. Residents who love living in Fairway Heights II are being offered a chance to help manage THIS wonderful community by offering only 1-2 hours of your time each month. See our note on the left, and consider joining other fellow neighbors in keeping our HOA in the excellent care it deserves. In this spirit, the entire board and our Manager Susan wish you all Merry Christmas, Happy Holidays, and a Wonderful 2018!

## Stormwater Drainage

While we have not yet been inundated with heavy rains this year, the board took preventative steps in October to assess the condition of our residential stormwater drainage pipes traversing all of our front yard common areas. After

determining that at least a dozen front yard curbside street drains were completely blocked with debris, the board contracted Downstream Services Inc. to apply a hydrojet process to clean the affected pipes and remove the blockages. The board advises that all residents further assess the conditions of their backyard drains and rain gutters to help prevent flooding on your property (and your downstream next-door neighbors!) this rainy season.



## CABH Assessment Increase

The Board received notice from our Community Association of Bernardo Heights (CABH) Master Association that our Fairway Heights II HOA monthly assessment will jump from \$4,528 to \$4,874 beginning January 1, 2018, an increase of 7.5%. The board will assess the impact of this increase on our current budget, while striving to keep your current monthly assessment at \$135. No grinchies to start off our New Year!



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### Your HOA, General Provisions

Our homeowners' association provides for the management, control, maintenance, architectural control and preservation of the assets of the Association as set forth in our governing documents. The Association is administered by a Board of Directors consisting of five Members, elected for two-year terms by the general membership at an Annual Meeting held in January of each year. The Board is responsible for: establishing policy, generation and approval of the annual operating budget, establishment and revision of Rules & Regulations, the appointment of a managing agent and certified public accountant, the architectural control of homes and the maintenance and preservation of the common areas within the project. The Board contracts with a management company to administer the affairs of the HOA under the policies set by our governing documents, the Board and the members. (We still have space available on the Board. Please join!)

### Long Range Plans for FHII

Our Strategic Planning Committee, made up of board members and volunteer homeowners, held its first meeting immediately following our regular Board of Director's Meeting on October 16 to set the

stage for prioritizing our neighborhoods' long-term maintenance requirements and for developing ideas and plans for beautifying our street-side common areas. Several ideas that will be receiving further study include: Further reducing water irrigation requirements, especially replacing current shrubbery beds with drought-tolerant plant and gravel/decomposed granite hardscaping; replacing/removing overgrown Carrotwood and Melaleuca trees to reduce tree-trimming expenses; lawn area refurbishment (especially distressed, heavily weeded areas); and replacing/modernizing our current spray irrigation system. Our level of effort will be determined by our available budget reserves and resident interest and desire. Come join us at our next general meeting if you would like to participate and convey your ideas!



### Our Newest Neighbors!



Haekyun Kim at 15263 Avenida Rorras and William Sung Jip Choi and Karen Choi at 15525 Avenida Rorras. Welcome all!

### Next HOA Meeting

Please note. Due to upcoming holidays, our next and last meeting date for the year will be Monday, December 4 at 4:30 p.m., CABH Community Center. Please mark your calendars and join us!



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**Vice President.** In the absence or disability of the president, the vice president performs the duties of the president. (Current: Judy Lawson)

**Secretary.** The secretary oversees the taking and preparation of meeting minutes. This duty may be carried out by an association employee, or manager. (Current: Performed by PMC, Inc.)

**Treasurer.** The treasurer oversees the association's finances. However, this does not relieve other directors from their duty to review the association finances. (Current: Sean Phillips)

**Member-at-Large.** The member-at-large assists with special projects on an as-needed basis. (Current: Patti Hall)

## Maintaining Our HOA

As a matter of normal operations, your Board of Directors contracts routine community property services such as homeowner's association administration, lawn care, tree trimming, and irrigation system maintenance. During our monthly board meetings, we also respond to individual homeowner neighborhood and landscaping concerns and requests, making action decisions based on careful review of the situations presented. As we highlighted in last month's newsletter, we maintain capital reserve funds for required long term association tasks such as maintaining our street entry area stucco walls, and replacing broken irrigation equipment and electrical meter enclosures.

## Strategic Planning Ideas Wanted

Looking farther ahead from our routine monthly HOA oversight tasks, the Board is soliciting your inputs in developing a strategic plan encompassing longer range goals and milestones for our community. Our new Strategic Planning Committee will be made up of board members and all volunteer homeowners who wish to participate. The committee will hold its first meeting immediately following our regular Board of Director's Meeting on October 16, scheduled at 4:30 p.m. at the CABH Community Center. Please come with ideas for consideration (preferred!) or communicate them to Susan. Potential topics: Tree replacements/removals; lawn areas, front shrubbery, and utility box enclosure makeovers; doggie way stations, etc. If your ideas are popular enough, and within the realm of the fiscally possible, our neighborhood will most certainly benefit. Come join us!

## National Park Passes for Seniors

On August 28, the big bargain ends! The current \$10 lifetime senior citizen admission pass to all National Park Service facilities will increase to \$80. Seasoned citizens 62 and over can purchase theirs at the Cleveland National Forest Supervisors Office, 10845 Rancho Bernardo Road, Suite 200, San Diego, CA 92127, ph. 858-673-6180. Hurry!

## Our Newest Neighbors

Justin Cheung and Yanyan Ma, at 15197 Avenida Rorras. Welcome!





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## Your HOA, By Definition:

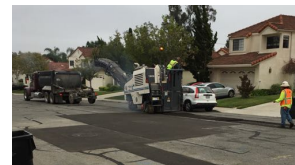
A Community Association provides a communal basis for preserving, maintaining, and enhancing homes and property. All community associations have three basic, defining characteristics: 1) Membership in the community association is mandatory and automatic for all owners. This is unlike other associations where membership is voluntary. 2) Certain documents bind all owners to be governed by the community association. These documents require mutual obligations to be performed by the individual owner and the community. 3) Mandatory lien-based economic charges or assessments are levied on each owner in order to operate and maintain the community association.

## New Neighbors!

A hearty welcome to our newest residents at 15397 Avenida Rorras, Kt and Dianne Duong! Make sure you take advantage of the wonderful amenities at our Community Association of Bernardo Heights (CABH) Community Center. All HOA residents are welcome!

## New Street - Complete!

Your continued patience and understanding is appreciated as the city wrapped up the paving work this month. With the potholes fixed, patches covered, and new pavement laid, let's be mindful to keep our vehicle velocity well within our 25mph limit. There's no need to speed.



## FHII Reserve Study

Your Fairway Heights II HOA Board recently retained Pacific Coastal Reserves to complete a Reserve Study Report to comply with California Civil Code §5550 - §5570 of the Davis Stirling Act, as well as, the National Reserve Study Standards of the Community Association Institute (CAI). This study, conducted on May 1st,

included: a component inventory; condition assessment (based upon on-site visual observations); life and valuation estimates; current funding status; and a funding plan.

Our HOA shared common area components consist of our street entry area stucco walls, monument lettering, landscaping and irrigation equipment, electrical meter enclosures and our recently installed gang mailboxes. Based on the estimated useful lives and remaining useful lives of the reserve



components, our HOA is projecting to have \$78,939 available for reserves as of the report start date on 7/01/17. Based on these figures, our reserve accounts are all fully funded. Final copies of the report were sent out to all homeowners, along with our annual policy statement last month.





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April edition of the Fairway Heights II Home Owner's Disassociation, Managed by the Department of Redundancy Department of the PMC Consultancy, Ltd. Any resident claims of partial newsletter accuracy will be seriously laughed at by your HOA Board.

## 2017 Annual Mtg Recap

After failing to realize a resident oversight/quorum for, what now - the 39th consecutive year? - your Board decided, without discussion, to forego HOA indemnity controls and automatically appropriated individual 1st Class Executive Suite accommodations aboard the "Princess Disco Volante" during our extended

Annual Cruise Meeting held 3 January - March 16 earlier this year. A Latin



America extended sojourn seemed appropriate after board members noted record rainfall was expected in San Diego during the boards usual winter break recess. The HOA funded cruise did not disappoint, and neither did the exquisite rain-free tropical 72deg sunny weather! During the one HOA planning session we were able to schedule 30 minutes prior to debarking in Miami for our return home, we decided to apply all the money we managed to save suspending irrigation since Thanksgiving into purchasing matching "Fairway Heights II" monogrammed luggage sets for each board member. See what you're missing?

## San Diego Trolley - North Ext.

Your HOA Board continues to appreciate your patience and understanding during the ongoing San Diego to Rancho Bernardo/ Avenida Rorras Trolley Station (Northern Extension) construction



project. As a result of highly successful negotiations with the city's Parking Enforcement Division, we were able to procure a special discount package for Avenida Rorras and Bachimba Ct. residents by simply waiving our legal rights to oppose the city's easement to locate the new underground trolley line transit station under our neighborhood. Residents will now be able to purchase a 5.8% discounted curbside MTS parking pass, with proof of residence, when the new subterranean station opens in February, 2026. However, advance sale pre-paid annual full fare transit passes will automatically be billed to your HOA account, with your first mandatory installment of \$89.53 due next month and thereafter. The board does recommend you continue to maintain two vehicles available at your residence, each with a minimum of 24.5 cubic feet of cargo space, as the California Coastal Commission disallowed the planned COSTCO Station escalator to accommodate either store or personal owned shopping carts. And please continue to drive slowly, carefully, around the big holes in our street.





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## HOA Rules and Covenants

Both Fairway Heights II and our Master Association, the Community Association of Bernardo Heights (CABH) have their own Covenants, Conditions and Restrictions (CC&Rs) and association fees.

Fairway Heights II homeowners pay a single monthly fee to the Fairway Heights II Owners' Association. From this fee, a portion is turned over to the CABH for maintenance of the recreational facilities and the 200+ acres of community slopes and medians that surround the Bernardo Heights area. Each Owner of a lot is automatically an Association Member and all are encouraged to actively participate in the management of the homeowners' association by attending the Regular meetings of the Board of Directors and by serving on the Board and volunteer committees appointed by the Board. For those that have shown interest in helping to serve, please take the next step and attend one of our monthly meetings, held every 3rd Monday of the Month at 4:30pm at the CABH Community Center.

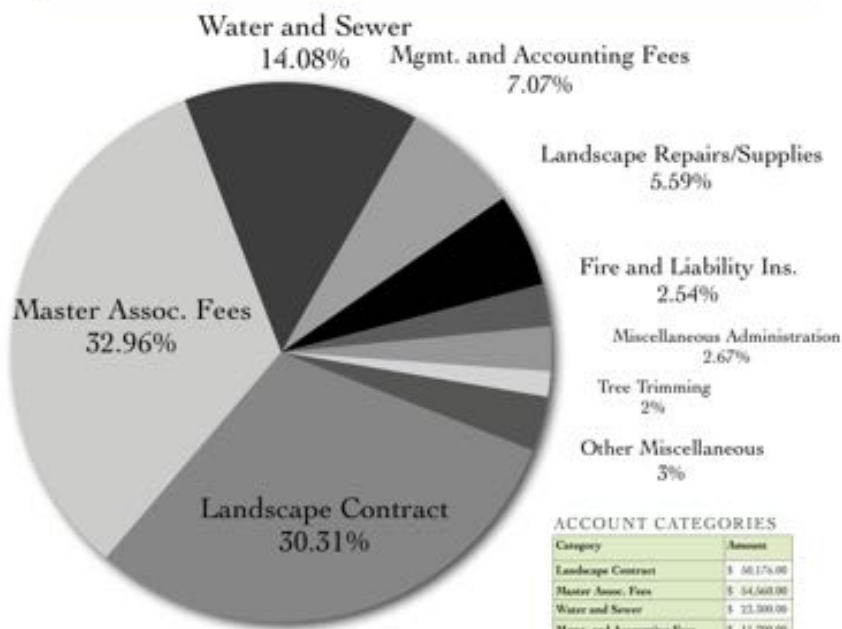
## Spring Cleaning Underway

A hearty "Thank You!" from the board to all of our neighbors who have responded to our gentle reminders to spruce up their properties and take care of the wear and tear most recently imposed by Mother Nature. Residents have been noticeably busy cleaning and painting their house exteriors, making our neighborhood Spring-clean fresh again! Please be sure to submit Architecture Change request forms for all house painting, window installations, and all new backyard exterior landscape upgrades during your home projects. Forms are on our web page, at the CABH Community Center, or call Susan for a copy.

## Financial/Budget Recap

Our total asset balance of \$115,564.27 consists of \$33,924.73 of total operating funds, \$77,779.54 of reserve funds, and \$3,860.00 accounts receivable as of 3/31/2017. Total Annual Income from HOA fees (\$165,540.00) is allocated for annual budget expenses per below.

FHII HOA: BUDGET EXPENSES - 2016/2017



ACCOUNT CATEGORIES

Category	Amount
Landscape Contract	\$ 50,175.00
Master Assoc. Fees	\$ 54,560.00
Water and Sewer	\$ 23,500.00
Mgmt. and Accounting Fees	\$ 11,700.00
Landscape Repairs/Supplies	\$ 3,262.00
Fire and Liability Ins.	\$ 4,387.00
Miscellaneous Administration	\$ 4,435.00
Tree Trimming	\$ 3,600.00
Other Miscellaneous	\$ 5,428.00
<b>Total</b>	<b>\$165,540.00</b>

Pay your Monthly HOA Fees by the 15th. Autopay Union Bank's Smart Street. [mysmartstreet.com](http://mysmartstreet.com)





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## ARTICLE 3 - BOARD OF DIRECTORS

The affairs of this Neighborhood Association shall be managed and its duties and obligations performed by an elected Neighborhood Board of Directors, consisting of five (5) persons. Members of the Neighborhood Board must be Members of the Neighborhood Association.

3.4 Election. At each annual meeting of the Neighborhood Association, the Members shall fill, by election, all positions on the Neighborhood Board held by directors whose terms are then expiring and all vacant positions, if any. However, if an annual meeting is not held or does not include an election, the election may be held at a special meeting of Members called for that purpose. Voting for directors shall be by secret written ballot.

At an election, the Member or the Member's proxy holder may give a single candidate a number of votes equal to the number of directors to be elected multiplied by the number of Lots owned by the Member, or the Member may distribute the Member's cumulated votes among any two or more candidates as the Member desires. The persons receiving the highest number of votes shall be elected.

## Annual Mtg - Election Results!

Owing to another tight race this election year, the following (unopposed) candidates were (re-)elected to serve as your representatives on our Fairway Heights II Homeowner's Association Board of Directors: Judy Lawson and Sean Phillips. If you forgot to send in your ballot, as the vast majority of you did, or still want to be considered for a still open board position, it's not too late. We're accepting nominations to help us manage YOUR(!) association's affairs. And no, it's not as bad as y'all think! Come join us. Contact our PMC Manager, Susan, for more details.

## Another Reason to SLOW DOWN!



The Wastewater Department is still making sewer main improvements on Avenida Rorras. Please give your neighbors every courtesy, drive carefully, and slow down even after the work is completed.

## President's Day - 20 February

An occasion to honor all persons who have served as president.



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## CA Civil Code - Real Property (partial text)

CHAPTER 2. Obligations of Owners [840 - 848] 841. (a) Adjoining landowners shall share equally in the responsibility for maintaining the boundaries and monuments between them. (b) (1) Adjoining landowners are presumed to share an equal benefit from any fence dividing their properties and, unless otherwise agreed to by the parties in a written agreement, shall be presumed to be equally responsible for the reasonable costs of construction, maintenance, or necessary replacement of the fence...(1), the landowner shall give 30 days' prior written notice to each affected adjoining landowner. The notice shall include notification of the presumption of equal responsibility for the reasonable costs of construction, maintenance, or necessary replacement of the fence. The notice shall include a description of the nature of the problem facing the shared fence, the proposed solution for addressing the problem, the estimated construction or maintenance costs involved to address the problem, the proposed cost sharing approach, and the proposed timeline for getting the problem addressed.

Bottom line. Please work with your neighbor!

## Annual Mtg - January 16, 2017

Nothing to report as we failed to reach quorum although 28 ballots were received! 2nd call Board election results will be announced at our next February 20 meeting.

## Rummage Sale Ixnay

The Board requests residents please refrain from offering unwanted items by way of leaving them in your front yard or driveway for pickup. Please use NextDoor, contact your favorite charity organization like AMVETS, Goodwill, etc., or trash bins for proper disposition.



## Street Graffiti - Public Health

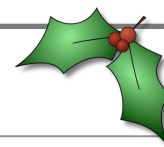
In the "What you put into it is what you get out of it" department, our City Wastewater Division continues to assist our neighborhood in mitigating our increasingly infrequent instances of bad sewer odors. The city is now planning to install a new collector main with direct sewer lateral ties to certain residences to prevent mainline H2S gas from traveling through residential wastewater vents. You may have noted utility line and public works markings on our streets and sidewalks where construction activities are expected to start on Tuesday, January 17 until completion. Only then will the nose know.....And speaking of "what you get out of it," if you also note instances of unpicked-up dog droppings on or near the sidewalks, keep an eye out for our canine owning offenders who continue to offend by not cleaning up after their pets. You can't blame the dogs for these courtesy breaches, but you can hold their leash holders to task for being irresponsible. Bag it and take it with you, please.

## New residents

Welcome to Arvidas and Elena Cheryauka at 15214 Avenida Rorras, and Rudragouda Patil and Preeti Javaji at 15430 Avenida Rorras. Happy to have you all as new neighbors!



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## Your HOA

Our Fairway Heights II Homeowner's Association (HOA) continues to maintain a healthy balance to our balance sheet. Our Total Assets to Total Liability and Equity will remain equal to approximately \$108,000.00 at the end of this calendar year, representing just over \$1,000 of long-term investment per homeowner.

Your \$135 monthly HOA fee helps us cover all of our administration expenses, including your membership with the Bernardo Heights Master Association (CABH) and it's well appointed Community Center. Your fee helps defray management, accounting, insurance expenses, and it contributes to our asset reserve accounts, and specifically allows us to maintain our Common Areas that require water, landscaping, and tree-trimming in order to keep our neighborhood in the best aesthetic condition possible.

Your board wants to thank all of you for your constructive inputs throughout the year in helping us to maintain a positive sense of community, and for making our neighborhood an attractive place to live. Happy Holidays!

## 2016 - Brief Year in Review

Our Encino Landscaping partners have continued to maintain our front yard common areas with weekly mowing, trimming, general cleanup, and irrigation system repairs and maintenance. As much as possible, Encino adjusted watering schedules in order to preserve our healthy greenery while striving to save increasingly expensive water resources. We remind residents to contact our PMC Property Manager Susan (not Manny) to suggest areas in our common areas that might benefit from additional attention.

Trees continued to grow in 2016, with our Melaleuca variety garnering special consideration and a need for intensive pruning, recently accomplished. Per budgetary considerations, our healthy Carrotwood strain's increasing overgrowth will be addressed next year.

Knowledgeable residents, well aware of the paperwork requirements and their need to notify their neighbors and this HOA of their home improvement activities, have been especially busy this year! Our dedicated Architecture Committee Chair, Judy Lawson, has speedily processed over 20 architecture change/home improvement requests this year. Your highly motivated neighbors have all been busy replacing windows, painting their homes, and making attractive landscaping improvements to their properties. Well done, and heartfelt thanks to everyone who has participated in this process with patience, understanding, and the desire to beautify your homes and our neighborhood at the same time.

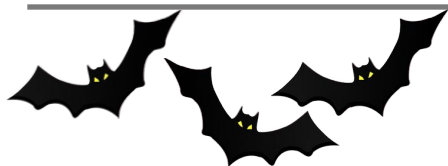
## New residents

A warm welcome to Anil and Divya Bettegowda at 15327 Avenida Rorras. Happy to have you as new neighbors!

## New Board of Directors - 2017

No December Board meeting. However, join us Monday, January 16, 2017 at 4:30 p.m. at the CABH Community Center for our Annual Members Meeting and Election of Directors. Fill out those Candidate Forms you received recently, we want you to join us! Contact Susan, or any one of our current Board members (Michael Ratz, Judy Lawson, Sean Phillips, and Patti Hall) for more info.





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### "For Sale" Signs

Rancho Bernardo is one of the country's pioneer Master Planned Communities, originally developed beginning in the 1960's. RB is also known for its development of CC&R's and architectural standards which you have all read about previously in these pages. One example is the predominance of red tile roofs throughout the community. Another example is that Real Estate "For Sale" signs are limited to 9 x 12 inches. (This includes Open House signs!)

These rules and CC&R's have played a significant role in maintaining the standards for development in our greater community, and extend to some long standing rules that include how properties are presented for sale, such as the sign rules. Many community members take great pride and assign importance with these standards, and we ask that our residents and their assigned realtors remain cognizant of and abide by our current rules.

Please ensure your realtor assists you to maintain "For Sale" sign compliance.

## Considering Improvements?

Knowledgeable residents are aware that Home Improvement Application approvals are required for all residential exterior changes and improvements before any work is performed. If you are reading this, you are now considered in the know! Additionally, our Master Community Association of Bernardo Heights (CABH) requires pictures, plans and color samples of the project to be submitted along with your application that you can download from our website, or pick up at the CABH clubhouse. House improvements categories and additional details are provided.

- **Painting:** We have eight approved exterior paint colors approved for Fairway Heights II Homes as listed (or duplicated) from among the following paint manufacturers. Frazee: #182 Arizona White, #212 Spanish Brown, #213 Travatan, #307 Navajo White, #390 Western Beige, #393 Sonoma; Old Quaker: #145, #161, #433, #434, #444; Dunn Edwards: #DE5365 Burnished Cream, #DE5366 Midland Tan, #DEC775 Sea Glass. Contact our manager for a copy of our convenient color palette to help you decide on your choices.
- **New Windows:** Approved Window Colors are Dark Brown, Tan, Almond and White.
- **Back fences and entrance gate colors:** Black, Dark Brown, Almond, White or color matched to your House Paint.
- **Garage Doors:** Almond, Tan or Brown, with trim painted to match the house color.
- **Entrance Gates** - you may petition for a replacement custom gate.
- **Satellite dishes and solar panels:** These items are approved automatically by law. Remember that solar panel electrical conduit must be color matched to your red roof tiles and exterior house paint.

## Next HOA Meeting

Monday, November 21 at 4:30 p.m. CABH Community Center. Join us!



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## Our National Anthem...

O say can you see, by the dawn's early light,  
What so proudly we hail'd at the twilight's last gleaming,  
Whose broad stripes and bright stars through the perilous fight  
O'er the ramparts we watch'd were so gallantly streaming?  
And the rockets' red glare, the bombs bursting in air,  
Gave proof through the night that our flag was still there;  
O say does that star-spangled banner yet wave  
O'er the land of the free and the home of the brave?

On the shore dimly seen through the mists of the deep,  
Where the foe's haughty host in dread silence reposes,  
What is that which the breeze, o'er the towering steep,  
As it fitfully blows, half conceals, half discloses?  
Now it catches the gleam of the morning's first beam,  
In full glory reflected now shines in the stream,  
'Tis the star-spangled banner - O long may it wave  
O'er the land of the free and the home of the brave!

And where is that band who so vauntingly swore  
That the havoc of war and the battle's confusion,  
A home and a Country should leave us no more?  
Their blood has wash'd out their foul footsteps' pollution.  
No refuge could save the hireling and slave  
From the terror of flight or the gloom of the grave,  
And the star-spangled banner in triumph doth wave  
O'er the land of the free and the home of the brave.

O thus be it ever, when freemen shall stand  
Between their lov'd home and the war's desolation!  
Blest with vict'ry and peace may the heav'n rescued land  
Praise the Power that hath made and preserved us a nation!  
Then conquer we must, when our cause it is just,  
And this be our motto - "In God is our trust,"  
And the star-spangled banner in triumph shall wave  
O'er the land of the free and the home of the brave.

## Home Improvements

Residents who are aware of (and dutifully comply with) our HOA requirements to submit "Application for Home Improvement" project requests for neighbor/board and Community Association of Bernardo Heights (CABH) approval (forms remain available at the CABH Community Center; or download a copy from [parview.wikispaces.com](http://parview.wikispaces.com)) are always held in deep regard for preserving the integrity of our neighborhood project. Thank you, and keep up the good work for notifying your neighborhood of your architecture and backyard landscaping changes, window/door/front gate replacements, solar/satellite dish installations, and house painting improvements.

## "Common Area" Improvements

Residents should be aware that our monthly HOA dues allow for maintenance and upkeep of our neighborhood "common areas," such as the trees, plants, and grass areas in the front/street side of our shared development. You will often see our maintenance contractor, Encino Landscape, trimming, planting, mowing, blowing, and conducting irrigation repair work in these areas. Feel free to say hello to Manny, Manuel, Angel, Merced, and Matthew as they work to keep Avenida Rorras and Bachimba Court in tip-top shape! (Special Encino kudos for cleaning up the bird drop spackling on our new mailboxes, and for clearing the sidewalks of excess vegetation debris!)

If you have friendly guidance for our maintenance crews working our common areas, the board asks that you contact our HOA Property Manager, Susan Mahorney (contact info above) with your improvement ideas. In this way, our entire management and HOA board team can fully review your common area landscape suggestions and consider a plan of action to address them. So sketch up your plans and ideas and send them to Susan, or attend one of our monthly meetings to share them with the board and Encino Landscape directly for consideration and possible resource allocation.

## New Neighbors

A hearty welcome to Robert and Jane Capettini at 15462 Avenida Rorras. Glad to have you as new additions to the neighborhood.

## Next HOA Meeting

Monday, October 17 at 4:30 p.m. CABH Community Center. Join us!



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## HOA History Facts

Wolf Development established the building development project known as Parview Estates as a homeowners association "Fairway Heights II Owners' Association" on December 6, 1984. Built in three phases and completed in 1988, it encompasses 102 homes on Avenida Rorras and Bachimba Court. It is one of twenty-seven neighborhoods comprising the Community Association of Bernardo Heights (CABH). Through their homeowner association fees, residents are entitled to use Lucido Park and the CABH Recreation Center (clubhouse, two pools, eight lighted tennis courts, and track).

Fairway Heights II homeowners pay a single monthly fee to the Fairway Heights II Owners' Association. From this fee, a portion is turned over to the CABH for maintenance of the recreational facilities and the 200+ acres of community slopes and medians that surround the Bernardo Heights area. The balance that remains with the Fairway Heights II Owners' Association pays for front yard maintenance on Avenida Rorras and Bachimba Court, and operational expenses for the neighborhood.

## Gold Medals

Awarded to all of our neighbors who are considering joining our Home Owners Association (HOA) board this year! No more wavering, get to those starting blocks and attend our next board meeting held every 3rd Monday of the Month at 4:30 p.m. at the Bernardo Heights Community Center to learn more about how you can help manage our shared neighborhood assets and keep this association responsive to all of our residents. Go for the Gold!



## Silver Medals

Awarded to all of our residents who communicate improvement suggestions and architecture change applications to our property manager, Susan. Her contact information is included at the top of this newsletter for easy reference. Additional information can always be found on our [parview.wikispaces.com](http://parview.wikispaces.com) website. Your direct input helps us resolve landscape and other neighborhood common area issues and shows that you care about your neighbors and our shared property values.

## Bronze Medals

Awarded to our current PMC management team, Encino Landscaping, and all of our resident volunteers who remain engaged in our neighborhood project. This team effort is extremely important, and their dedication is noteworthy.

## Raspberry Medallions

We also have a few of these point-deduction markers for our neighborhood or visiting dog-walkers who still must be forgetting to bring cleanup bags for their pets. Parview Estates neighbors are encouraged to (politely) present these participation awards in person should you witness an oversight/infraction. Be a sport in the best of Olympic traditions, and clean it up!



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## No board, what then?

In a worst case scenario (never good) an HOA board has obligations not to abandon ship without a plan to get administration in place, by court order, should the unthinkable occur and no other neighbors offer to step in to help manage their association. If a board cannot motivate members to serve, and an HOA ends up in receivership, here is what tends to happen: The court appoints a receiver, and that person has unlimited assessment authority. This person has no personal stake in the HOA and the main role played is to pay bills, raise money for whatever is needed, whether it be administrative costs approved by the court, maintenance or reconstruction assessments, or other cost items/liabilities not necessarily identified by residents. The receiver reports to a judge with periodic reports, abiding by all limitations imposed by the court. It is certain the costs for the receiver will exceed the cost of professional management without the benefit of incentive to do a good job, being responsive to resident/homeowner concerns, or facing the possibility of being fired.

Let's all not go there, please!

## Calling all new Board Members!

As loyal readers/neighbors, you may have noticed this current crop of board members (in long standing!) have been having difficulty recruiting new members willing to serve. We'll continue to reach out to our valued owners/residents, seeking their sage counsel and best new ideas while appealing to their spirit of volunteerism to keep our HOA in the best order possible.

You don't need to wait until our next election cycle in December. Our director has legal authority to appoint new board members to fill out the terms of resigning directors, and this board would love to have you join us. Come to our meetings for a look, 3rd Monday of every month at the CABH Community Center at 4:30 p.m. Your positive, civic minded volunteerism will cost you only a couple of hours a month, with fringe benefits of pride in good deeds and newfound neighbor friends serving as fellow board member. Together, we'll keep OUR neighborhood looking great, and a great place to live!



## Independence Day Celebration

Hope you all enjoyed Rancho Bernardo's lavish fireworks display on the 4th of July, many of you from your front-row backyards and street-side driveways. The display ended with a Grand Finale and nearly 400 high altitude shells launched from the Bernardo Heights Middle School athletic fields. Great day to celebrate our American Freedoms!







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## Get it Done!

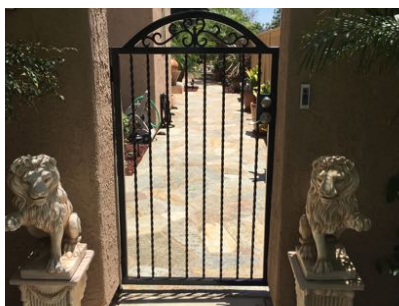
While your HOA Board tries to remain effective as your representatives to address city services issues, residents should be aware of a City of San Diego pilot project and mobile app called "Get It Done San Diego" that allows people to easily report problems and track improvement requests for their neighborhoods. With Get It Done, which is available for iPhone and Android users, people can report nonemergency problems to the City through a new mobile app and web portal at [www.sandiego.gov](http://www.sandiego.gov). We'll be looking at this new service as a way to communicate nonemergency problems with roads, street lights, traffic signals and more. In the mean time, we are still interested in your direct input in seeking to preserve our sense of community, preserve property values, and ensuring our city services benefit the greater good for all our neighbors. Join the board and you can help participate directly!

New Neighbors at 15373 Avenida Rorras: Liang Way Chu and Haeji Hong. Welcome to the neighborhood!

## Speed Monitor

Traveling at excessive speeds has been consistently linked to crash risk, with crash rates increasing as speeds increase. Consistent with the laws of physics, the probability of severe injury increases with the impact speed of the colliding vehicle. When the change in speed at impact is 30 mph or greater, the risk of moderate or more serious injury increases to more than 50 percent. Thanks to

our board member Patti for pushing our Police Department to help inform our residents (and our other drive-through neighbors) how fast they are actually driving down our street. We hope you have taken notice and decided to slow down way below even our current posted limit. Lives and the safety of your neighbors and family members are depending on you to SLOW IT DOWN! (Please!)



## Home Improved

The Blakely family at 15437 Avenida Rorras dutifully submitted their application for home/backyard/walkway improvements, notifying their neighbors, the HOA Board, and the Community Association of

their construction plans requiring the presence of contractors, material deliveries, and the staging of dumpsters to be used for waste removal. After a timely approval (never as quick/instantaneous as we would like!), work commenced with outstanding results! Thanks for being exemplary neighbors and complying with our community's architectural improvement rules and regulations. Your next home improvement application can be downloaded at [parview.wikispaces.com](http://parview.wikispaces.com), or contact Susan at PMC for a copy.



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## Memorial Day, 2016

Please join with your neighbors at this year's Memorial Day Ceremony on Monday, 30 May, at the Rancho Bernardo Veteran's Memorial at Webb Park, beginning at 11:00 a.m. A Pancake Breakfast will precede the event beginning at 8:00 a.m., sponsored by the RB Historical Society. For further details, please visit: [RBHistoricalSociety.org](http://RBHistoricalSociety.org)

## Remembrance

"We walked among the crosses  
Where our fallen soldiers lay.  
And listened to the bugle as  
TAPS began to play. The  
Chaplin led a prayer We stood  
with heads bowed low. And I  
thought of fallen comrades I  
had known so long ago. They  
came from every city Across  
this fertile land. That we might  
live in freedom. They lie here  
'neath the sand. I felt a little  
guilty My sacrifice was small. I  
only lost a little time But these  
men lost their all. Now the  
services are over For this  
Memorial Day. To the names  
upon these crosses I just want  
to say, Thanks for what you've  
given No one could ask for  
more. May you rest with God in  
heaven From now through  
evermore." - by CW Johnson.

## RB Street Fair, Sunday, 5 June

Celebrate the North San Diego Business Chamber's 28th Annual RB Alive! Expo with a full day (10 a.m. - 4 p.m.) of entertainment and enjoyment along Bernardo Center Drive in Rancho Bernardo. Visitors can partake of tasty treats, browse over 300 booths featuring arts and crafts, information from regional and local businesses, service clubs and religious organizations. Several special interest areas are in store for the 35,000 expected visitors. The Kids Zone provides rides, games and special carnival foods. The Cultural Center performs historical reenactments, and local organizations will share their art, culture, history and/or handiwork. Everyone will want to stop by to view the Classic Car Show!

## Community Council Opening

A great volunteer opportunity! The Rancho Bernardo Community Council provides comfort, protection, civic service and representation for the community of Rancho Bernardo; interfacing with government

agencies, utilities and any other influencing factors on issues specifically directed toward Rancho Bernardo as the principal



beneficiary, so as to preserve and enhance the unique quality of life for which this community has become renown. If you would like to fill an open Bernardo Heights seat on the council, please visit [www.rbcommunitycouncil.com](http://www.rbcommunitycouncil.com) and contact a current member for more information.

## Speaking of Volunteering...

We still have an open seat to fill on our Homeowner's Association Board of Directors! Join Mike, Patti, Judy, Sean, and Susan (our manager) once a month, for only an hour, as we seek to preserve our sense of community, preserve property values, and support capital improvements that benefit the greater good for all our neighbors.



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## Your HOA Board

HOA Board of Directors are volunteers, obligated to enforce the governing documents of our association. The board has deep respect and appreciation for all the members of our project who seek to maintain our community to the highest of standards for the sake of maintaining and improving the value of all of our properties. We are pleased to have amicably resolved a recent landscape issue with a valued resident without having to resort to legal actions, penalty assessments, or loss of member privileges. The Board will continue to encourage and support all homeowner improvements that comply with the rules in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and additional ByLaws that residents are bound to upon the original purchase of their property. As a reminder, you can access these documents and homeowner improvement applications at our association website located at [parview.wikispaces.com](http://parview.wikispaces.com) or come to our monthly meetings, every 3rd Monday at 4:30 pm at the CABH Community Center to participate directly.

## Parking Enforcement

Residents are reminded that Avenida Rorras and Bachimba Court are public streets subject to regulation by the City of San Diego. Two-hour parking between the hours of 8AM and 4PM, except on Saturdays, Sundays and legal holidays, is enforced and violating vehicles are subject to citation. Please be respectful to your neighbors and review applicable rules as detailed in our CC&Rs and sect. 9 of our HOA Rules and Regulations before you get a ticket!

## Fairway Heights II Finances

Your HOA is currently controlling over \$111,000.00 in total assets, including both operating and reserve funds. These totals balance against an equal accounting of liabilities and members equity that allow us to operate, maintain, and replace necessary components that make our nonprofit neighborhood association project aesthetically uniform and flourishing in appearance. Expenses support our Community Association of Bernardo Heights (CABH) membership, landscaping maintenance, utility, insurance, and administrative obligations. Our Board remains committed to a positive stewardship ethic that embodies responsible planning and management of all of our shared resources.

## New/Departing Neighbors

A warm welcome to our new Avenida Rorras homeowners, Pedro and Lisa Gutierrez at 15167 Avenida Rorras. Glad to have you join our neighborhood! And a special "Fair Winds and Following Seas" Navy send off to Doug and Vera Stanfield who return to South Carolina after many years of being such great Avenida Rorras neighbors. Doug is a retired Chaplain who faithfully served our U.S. Navy and nation, and Vera inspired so many of our neighborhood children to learn piano and appreciate the wonder of music.

## Malaluca Trees

Please contact PMC (above) if you would like your problem Malaluca tree removed. The board will contract for tree removals in early May.

You can autopay your Monthly HOA Fees. Union Bank's Smart Street. [mysmartstreet.com](http://mysmartstreet.com)



# PARV-EWW! PRESS



April edition of the Fairway Heights II Home Owner's Disassociation, Managed by the Properly Managed Management Consultancy, Ltd. Any resident claims of accuracy in this newsletter will not be taken seriously by your HOA Board.

## Annual Meeting Recap

With the absence of resident oversight/quorum for the 27th consecutive



year, the Board was able to unanimously approve a venue change and booked our Annual Meeting in Grand Case, St. Maarten from 18-24 January earlier this year. It's a shame more neighbors didn't take advantage of our excess reserves and the nicer Caribbean winter weather like we did, but it did allow the board to upgrade to executive class beachside accommodations owing to the limited resident participation. First class flight travel was ensured when we were able to apply last years earned frequent flyer miles to Jamaica, saving the association a small bundle in budgeted upgrades that can now finally be used to replace some of our busted low-flow sprinkler heads. Our grueling work sessions (2) scheduled during the 10 minute breaks between beach and recreation activities produced plenty of great ideas we're really looking forward to executing later this year!

## Improved Mailbox Access

Owing to numerous Avenida Rorras and Bachimba Court resident complaints of excessive distances to their new mailboxes, our ad-hoc pedestrian committee has authorized the installation of moving sidewalks to provide more comfortable and speedier access for mail retrieval. If you live at least four houses away, your mailbox key will automatically activate the sidewalk at the entry kiosks. Privileged residents already within 3 houses of their mailbox can continue to walk (or drive) or apply for their own special key activation code for only \$125.00, renewable annually.

## Decorative Crow Nesting Platforms

The board has partnered with our local Audubon Chapter and recently procured 25 of these fabulous nesting stands for a meager outlay of only \$7,300. Residents with addresses ending with the numbers 6 or 5 will be first to receive these 15 ft. elevated poles, complete with a starter twig set to attract your black feathered guests. Please indicate your preferred exterior bedroom window location when your installer arrives.



## Street Racing Venue Upgrades



The board has contacted the City Traffic division to seek approval to install a 3-tiered seating platform protected by a crash barrier, 2-lane staging lights, and a painted solid white centerline down Avenida Rorras to support our daily M-F morning drag race commuters and student drop-off speeding motorists.

Let's at least make driving fast safe in our neighborhood!





# PARVIEW PRESS



A publication of the Fairway Heights II Home Owner's Association managed by Property Management Consultants, Inc., 11717 Bernardo Plaza Court, Suite 220, San Diego, CA 92128 858-485-9811 (After hours 858-569-2832) Email: [susanm@pmchoa.com](mailto:susanm@pmchoa.com)

## Your HOA, General Provisions

Our homeowners' association provides for the management, control, maintenance, architectural control and preservation of the assets of the Association as set forth in our governing documents. The Association is administered by a Board of Directors consisting of five Members, elected for two-year terms by the general membership at an Annual Meeting held in January of each year. The Board is responsible for: establishing policy, generation and approval of the annual operating budget, establishment and revision of Rules & Regulations, the appointment of a managing agent and certified public accountant, the architectural control of homes and the maintenance and preservation of the common areas within the project. The Board contracts with a management company to administer the affairs of the HOA under the policies set by our governing documents, the Board and the members. (We still have space available on the Board. Please join!)

## Architecture Improvements

Kudos to 15381 Avenida Rorras residents David and Tess Oldham. After submitting their Home Improvement Request forms and receiving a quick CABH and HOA indemnity approval, they began work on a beautiful new front landscape. David said there is still work to be done on this project but it is obvious he remains committed to sprucing up his house, along with our neighborhood. Special appreciation to all who have recently made improvements in compliance with all of our applicable HOA Bylaws and CC&Rs!



## Community Association of Bernardo Heights - CABH

Don't forget to visit our friendly Community Association of Bernardo Heights Clubhouse, conveniently located on 16150 Bernardo Heights Parkway. Entrance to the Community Center is on the corner of Avenida Venusto. You can enjoy Tennis, a gym, 3 pools plus a jacuzzi, a BBQ area, meeting rooms, and more! And since you do pay for this every month as a significant part of your HOA dues, best to take advantage whenever you can. See the [www.bernardoheights.org](http://www.bernardoheights.org) website for more information including hours of operation and upcoming special events.



You can autopay your Monthly HOA Fees. Union Bank's Smart Street. [mysmartstreet.com](http://mysmartstreet.com)



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## Do's/Don'ts Front Yard Landscaping

Your Homeowner's Association has a non-exclusive easement, and responsibility to maintain, repair, replace and preserve the landscaping in the front yards (from the front fence to the street) in a neat and flourishing condition. NO homeowner may make any alteration or improvement in their front yard without the prior written consent of the Board, nor without having signed and given to the Manager a completed Landscape Maintenance and Indemnity Agreement. Such agreement states that the Lot owner is fully responsible for the maintenance of such approved alterations or improvements in front yard areas (CC&R 7.5.) Please visit our [parview.wikispaces.com](http://parview.wikispaces.com) website to see our complete listing of applicable Bylaws and CC&Rs, including Home Improvement Request forms and Approval Instructions. If you have further questions or concerns, contact the manager or attend our 3rd Monday of the month meetings at 4:30 p.m. at the Bernardo Heights Community Center.

## Home Safety Tips



Our Rancho Bernardo Community Council and the San Diego Police Department is fully aware of a recent spate of local criminal activity involving home break-ins, and have been meeting to discuss increased public safety measures and revamping the Neighborhood Watch Program. Last week, an Avenida Rorras resident reported an attempted 3:00 a.m. break-in through a front window and police responded. No entry was gained, no one was apprehended, and fortunately no one was hurt. Some useful tips:

- Immediately call 9-1-1 if a crime is occurring. The non-emergency police number is 858-484-3154 to report other notable incidents or suspicious activities.
- Keep doors locked at all times, including your garage door and garage access doors. Install a whole house alarm system. Your home insurer can provide you with recommended services/providers;
- Keep entry lights on at night and install motion detector lights;
- Do not keep a spare key on the property, under the mat, etc.;
- Always keep your vehicle locked and do not leave valuables in sight. Please note that thieves have used garage door openers found in vehicles to gain access to homes;
- Install extra locks for your sliding doors or windows. Open windows provide easy access, and thieves will use them;
- Always keep shades/shutters closed when you leave your home;
- Keep your car key by the side of your bed. If you hear something suspicious in the house, you can press on the alarm button if equipped. Stay Safe!

## Nextdoor.com

Nextdoor.com is a private social network currently being used by your Rancho Bernardo neighbors to convey useful information, including crime and safety information as touched on above. Create a user account to stay informed, and also visit the Rancho Bernardo Community Council on Facebook to stay up to date.



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## Home and Lot Improvements

Welcoming in 2016, a reminder to review your Homeowner's Declarations of Covenants, Conditions, and Restrictions (CC&Rs!) Article 8.1 establishes that changes or improvements to any lot (including tree planting in back yards and front common areas) requires prior written approval from your neighbors and your Neighborhood Board. Approval is normally easy to get if you fill out and submit the forms! Head to our [parview.wikispaces.com](http://parview.wikispaces.com) website (Bylaws/CC&Rs) for a copy of the current Home Improvement Request form and Approval Instructions.

## Dog Walkers

Common courtesy and civic responsibility are the hallmarks of being a good neighbor. Especially while strolling through the neighborhood with your pets. The animals can't be held to account for what they leave behind, but their owners can and should be. Bag it, and take it with you for proper disposal! (Please!)

## El Niño Arrives

Hopefully y'all survived our first big wash of the season! Only two more months to go as weather guessers are forecasting a continuation of meteorological periods that will remain quite wet



along our West Coast. Leaks and drainage issues have probably caught your attention already, so it's still not too early to tackle those problem areas before the next event. If you are upstream from your neighbor, do them a favor and make sure your gutters move water runoff to your drains and the street, and not their side yards. We've dialed back front yard irrigation for obvious reasons, and remind you to ensure your backyard watering schedules are also properly timed and in synch with our current weather patterns.

## New Neighbors

A warm welcome to our new Avenida Rorras homeowners: Amey Mahajan and Amouta Kulkarni (15289); Melvin and Guillerma Quitiquit (15413); Quan Dinh and Cambinh Thi La (15488). Glad to have you join our neighborhood!

## Annual Meeting Notes

We were 19 votes short of meeting quorum for our board election this month. Send in those un-mailed ballots and announce any intention to fill a vacant board seat before our next 15 February meeting. Contact our Property Manager (PMC) if you need a new ballot or would like to participate.



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## CABH Fee Increase

As expected, our parent Community Association of Bernardo Heights has gifted us with increased resident rates of 5%, effective January 2016. The board will be assessing this years cost saving efforts against increasing your current monthly HOA bill, with the intent to keep this piece of coal out of your Christmas stockings this year!

## Beware, Scammers

The San Diego District Attorney's office reports an increase in elderly citizens being targeted by criminals using the so-called "Grandma Scam." Imposters, posing as a grandchild in trouble and in need of cash, often say that he or she has been arrested, was in a car accident or has some type of medical emergency. The caller always insists that the grandparent not tell anyone about the money transfer, which is one of the red flags. You can report this elder abuse to the San Diego Adult Protective Services hotline: 800-510-2020.

## RBHS Broncos, State Champs!

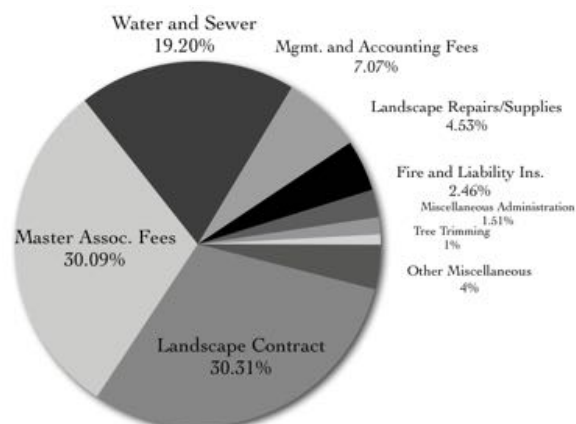
Rancho Bernardo's 35-14 victory over Sacred Heart Prep-Atherton in the state title game is now in the record books! Fairway Heights II neighbors not in attendance for our local High School's first state championship in any sport, most certainly heard the roars from the electrified and slightly rain-soaked home crowd that witnessed this historic event.

Well done, Rancho Bernardo Broncos Varsity Football team. You finished the mission, and then some this year!



## 2016 Annual Meeting

Will be held on Monday, January 18, 2016 at 4:30 p.m. at the CABH Community Center. Please don't forget to send in your board member election ballots that were mailed out earlier this week. You are also cordially invited to attend in person to meet the board, and consider filling a current board vacancy. Our annual \$165K Budget/Expenses breakout is represented in the graphic.







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## Be Water Wise

As we welcome El Niño, check your sprinkler settings to ensure your compliance with the city's 2 days a week, 5 minutes per day standard sprinkler system watering restrictions. Odd numbered addresses, Sunday and Thursday. Even numbered addresses on Saturday and Wednesday. And when it rains, turn it off!

## Street Parking

Avenida Rorras street parking is limited to 2 hours, M-F, from 8:00 a.m. to 4:00 p.m. The city will ticket violators.

## Sewer Gas, again?

Thanks to olfactory astute residents, the calcium nitrate pump failure at local sewer pump station (#73) on Avenida Venusto was noticed almost immediately. The city now has us back to smelling like roses. Keep vigilant!

## New Resident

Welcome Dalei Shao, new home owner at 15157 Avenida Rorras!

## RBHS Bronco Football



The 2015 Palomar League Champion Rancho Bernardo High School Football Team earned the No. 2 seed in the San Diego Section Division II playoffs, and will host No. 7 Mira Mesa in the quarterfinals this Friday, Nov. 20 at 7:00 p.m. You've heard the roars, seen the lights, come cheer for our team and enjoy a great football game. Tickets can be purchased at the gate. Go Broncos!

## Why not join our HOA Board?

Current Board members Mike Ratz, Judy Lawson, Patti Hall, and Sean Phillips meet every 3rd Monday of the month at 4:30 p.m. at the Bernardo Heights Community Center to ensure our association remains attentive to residents and provides thoughtful stewardship over our joint community resources. Stop by, or fill out the candidate nomination form in this month's package to apply for the one board seat still available! Contact our HOA Property Manager, Susan Mahorney, 858-485-9811, [susanm@pmchoa.com](mailto:susanm@pmchoa.com) for more info.

## Nov Board Meeting Highlights

Full minutes of our meeting are available upon request. Contact Susan, as above. Our website, [parview.wikispaces.com](http://parview.wikispaces.com) has additional HOA information including all rules and regulations.



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## Avenida Rorras Garage Sale, 24 Oct

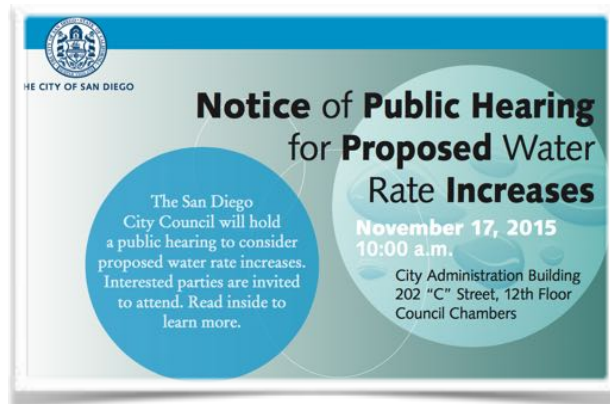
Reminder - our 5th Annual Neighborhood Garage Sale, this Saturday, October 24th, from 8:00 AM to 12:00 PM. RSVP: Patti Hall, 858-414-3950, and get your stuff ready to sell!

## Rancho Bernardo Community Council

The RBCC provides civic service and representation for the community of Rancho Bernardo; interfacing with government agencies and utilities on issues specifically directed toward Rancho Bernardo as the principal beneficiary. Information on the council and how you can stay informed or get involved can be accessed at: [www.rbcommunitycouncil.com](http://www.rbcommunitycouncil.com)

## Solar Installs

Please remind your solar installer to paint your new electrical conduit to the color of your exterior stucco walls and tile roof in accordance with our CC&Rs!



## Water Rate Hikes Coming

While we have been reducing HOA water usage almost 33% this year, the Mayor and City Council are proposing up to 40% water rate increases in the next four years - with the biggest increase coming in the next 12 months. San Diego residents may review the proposal, and even sign a protest form if desired. Access the city's proposal at: <http://www.sandiego.gov/water/pdf/rates/151117hearing.pdf>

## Join our HOA Board

Your input/voice is important, so why not join your neighborhood HOA board? We meet every 3rd Monday of the month at 4:30 p.m. at the Bernardo Heights Community Center. Stop by, a seat is still available! Contact our new HOA Property Manager, Susan Mahorney, 858-485-9811, [susanm@pmchoa.com](mailto:susanm@pmchoa.com) for more info.

## Oct Board Meeting Highlights

This month, our broker Armstrong/Robitaille/Riegle Business Insurance Solutions provided an overview of our required General, Fidelity, and Common Area Property Limit insurance coverage. Full minutes of our meeting and copies of our Insurance Coverage policy are available upon request. Contact Susan, as above.

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## Autopay HOA Fees

Make your monthly payments through Union Bank's Smart Street. See: [mysmartstreet.com](http://mysmartstreet.com)

## "For Sale" Sign Rules/Regs

CC&R's and bylaws prescribe the proper display of yard signs in Bernardo Heights. Please be aware of the restrictions, 9" x 11" in the case of Realtor Displays. Approved Open House and Estate Sale signs can be checked out at the Bernardo Heights Community Center. Contact Patti Hall, our resident Realtor if you have questions.

## Fair winds and following seas, Krista

With gratitude, we wish our PMC Manager, Krista Hayes, a fond farewell as she embarks on her next great adventure to Las Vegas, NV. Her 9 years managing our HOA have been superb. All the best! Susan Mahorney takes over as our new manager, welcome Susan!



## New Mailboxes, Final Phase almost complete

The last of our new mailboxes were installed last week, and you should have your new keys to retrieve this month's utility bills and those new Fall Seed Catalogs! Board member Janet Atkin started this project last summer to spruce up our neighborhood and replace the old rusty boxes that were ready to fall over. Just a few more decorative tops and pedestal covers to go....

## Get involved, stay informed

Come join your neighborhood HOA board. We meet every 3rd Monday of the month at 4:30 p.m. at the Bernardo Heights Community Center. Your input/voice is important and we have a new vacancy to fill. After several years of outstanding contributions writing/editing this newsletter, tireless efforts improving our neighborhood landscaping, adding house paint choices, and organizing the aforementioned mailbox replacements, Janet Atkin has resigned from the board. This neighborhood association recognizes all of her dedication and hard work, and wishes her the very best in all her future productive endeavors. Thanks, Janet!

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

July 20, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

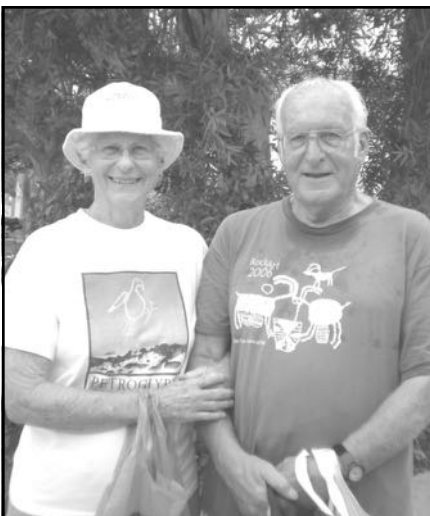
## BOARD OF DIRECTORS MEETING

There is very good news regarding our HOA water use. The lawns still look green in spite of a water reduction of 50% from last year and 77% from this last two month cycle (May/June). This time of year we are all annoyed by the Carrotwood tree pods littering the sidewalks—however there is not much we can do about this problem except sweep for the next two months.... Another homeowner is installing solar. A reminder—all conduit must be painted to match the house and roof. The installation company should provide that service. The homeowner at 15348 has requested permission to expand their driveway sideways by adding a border of brick. They will be painting their house Travatan and the homeowner at 15177 will be painting the new gold tone.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC.*

## RANDOM ACTS OF KINDNESS

Every morning for the last ten years Pat and Frank Moller take off from their house nearby in The Villages with two empty plastic bags and they walk up the golf course and down Avenida Rorras for exercise. And along the way they pick up trash. About 50 lbs per year of candy wrappers, cigarette butts, fast food containers, etc. Sometimes they find coins—once a pair of underwear! Pat and Frank, a retired professor from Italy moved here in 2000 to be near family. When they are not cleaning up our neighborhood, they like to travel and hike.



Pat and Frank Moller

## FIVE NEW MAILBOXES ORDERED

The Board approved five new boxes and they should all be installed soon.



In total this last set of boxes will cost about \$10,000. Instructions and information signage will be posted on the boxes prior to installation. These will complete our mailbox replacement project.

## GARAGE SALE—OCT. 24 !

## HOMEOWNERS BEWARE!

Just last month a thief broke into a car parked on our street. He took several items and then used the garage door opener to open the garage door in the middle of the night. Luckily the homeowner heard the door open and rushed down to see the thief run away. However, he ran away with the garage door opener!!

Imagine losing your garage door opener. Beware if you leave it in your car overnight.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Please note the meeting change— Next Board Meeting is Monday, August 31 at 4:30pm in the BHCC**



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

June 15, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board directed Janet to start the process of ordering the five remaining new mailboxes. She will get prices and information. A resident communicated a backyard fence dispute. The board noted that adjacent owners are mutually bound equally to maintain division fences, including shared replacement/repair costs. The board recommended the damaged fence be replaced/repared. Second letters are going out to homes which did not comply with the original clean-up directives. Fines will be levied if the work is not completed.

Board member Patti Hall applied and received a state grant to replace her backyard landscaping with drought tolerant plantings. Every one on the street should be trying hard to be waterwise during this drought!

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC.*

## LANDSCAPING



The Bachimba Court garden space is almost complete. A new orange Tacoma tree has been planted and some more lantana is scheduled to go in.

## GARAGE SALE DATE

The date for the neighborhood garage sale has been set for Saturday, October 24.

Save your cool stuff!!  
Make some money!!

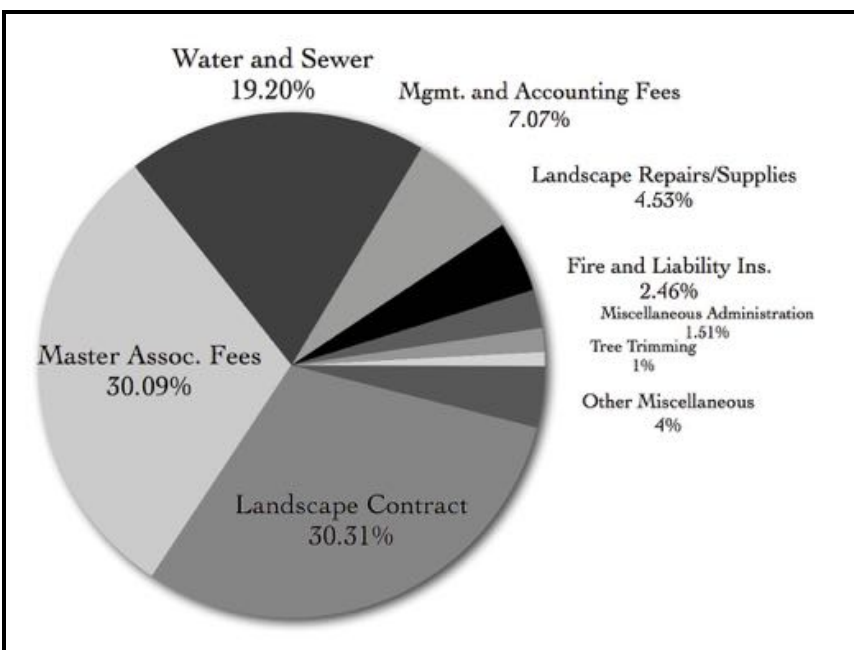


## HOME PAINT COLORS

There are now 8 paint colors to choose from—five original and three new ones. CABH approved our request to add additional colors.

The color info is located on the website, but we also have actual examples of the colors which you can borrow from Janet at 487-7033.

## 2015-16 OPERATING EXPENSES \$165,540



## NEW NEIGHBORS

The Nelakuditi Family  
15272 Avenida Rorras

## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Next Board Meeting is Monday, July 20 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

May 18, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The final draft of the 2014-2015 Annual Budget was approved and all homeowners will be receiving a copy the first of June. A pie graph breakdown of our budget distribution will be included in the next newsletter.

The Board voted to renew Property Management Consultants' contract. The remaining mailboxes will be installed by the end of the year. The August meeting is rescheduled for Mon, August 31.

Landscape contractor Manuel Ortiz reports that the short retaining walls between houses have been newly painted. Janet asked him to pull out the tall grass/weeds growing in the ground cover in the Bachimba Court garden slope.

Patti Hall will organize another neighborhood garage sale in the fall—so save your stuff!

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC.*

## WALK THROUGH REVIEW

All homeowners who need to clean up their property (35 in total) have now received letters and should be on task to repair any problems so that our neighborhood looks good. Keeping the houses clean is important to maintain our property values.

Several Board members and Krista will be walking the street again to ensure that repairs have been made. Homeowners who do not follow through on the instructions will be fined.

If you can not meet the deadline, you should email Krista with an explanation. The Board is glad to work with you if you have extenuating circumstances. All the homes which were recently painted are pristine.....perhaps it is time to paint that old stucco.

## THE DROUGHT CONTINUES....

The new water restrictions will impact both our backyards and our HOA. The Board voted to cut landscape watering 25% for two reasons. First, we want follow the rules and to be part of the solution—not the problem. Secondly CABH is raising our dues to cover their water costs and, by cutting back our watering, we will be able to save enough money to keep HOA monthly dues the same for this next year.

### WATCH FOR LEAKS

Call Krista ASAP if you spot any water leaks in the front gardens!!



## NEW HOME COLORS

The HOA will send the three proposed new home colors to the CABH for approval. Less than 10% of the homeowners wrote in to vote against the addition of some new color options. Mostly people were concerned about the green which is a popular new house color.

Remember, you can always paint your home in the traditional colors. Hopefully our street will be an interesting blend.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Next Board Meeting is Monday, June 15 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

April 20, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD MEETING

The two Bernardo Heights Community Center pools, the spa and wader will all be closed from April 6 - June 15 for renovations. No Board minutes this month/the editor is out-of-town.

## AUTO PAY OPTION

Many neighbors have opted to pay the monthly assessment fee by automatic withdrawal. You may choose from three options: auto pay/debit; billing through your bank; or giving checks in advance to PMC to cash as scheduled. The form is posted on the website. Questions? Call Linda Fox at 858-485-9899.

## PAPERS IN THE DRIVEWAY

Homeowners are encouraged to pick up all the newspapers which are thrown on the driveways during the week. When several papers lay in your drive, robbers may think you're not home and target your house. Ask a neighbor to pick up the papers if you're going on vacation as a precaution.



## COYOTE SIGHTINGS

Pet owners beware: Coyotes have been spotted as early as 4:30pm in the afternoon on the golf course. Several owners have lost small dogs over the past years. Keep your pets safe!

## NEW HOME COLOR PROPOSALS

### *Back to the drawing board.....*

Since several neighbors felt that the first proposed new house color was a little too bold, a committee was formed with five neighbors to explore other color options. The new samples were reposted on the mailboxes and feedback is coming in.

Most people are in favor of adding additional colors. Neighborhoods with a variety of colors tend to look less like tract housing than our mostly identical Navajo White tone street colors. However, homeowners can always chose to paint in the original colors if they like that look.

The HOA is trying hard to be "transparent" by asking homeowners for their opinions. New colors will not be added if more than 25% of our association nix the idea. Your feedback is important any time we have a major decision to consider. Thanks for your support!

## RATS—AN ON-GOING PEST PROBLEM

Several neighbors have been complaining about rats in their yards and attics. We should work together to keep the population down by following some basic rules. Trim the palms as they love to nest there. Do not put out bird seed as that is their favorite food. People say Home Depot has some new poison products that are not so harmful to our wonderful rat-eating owls. Once they get in the attic, they can chew wiring causing electrical fires—so set traps.



## REGISTER AT NEXTDOOR.COM

Nextdoor has replaced Neighborhood Watch as the go-to place for local information. Register to receive updates about crime, garage sales, lost cats & other news.

**Next Board Meeting is Monday, May 18 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

March 16, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

For all HOAs, water continues to be an ongoing issue. Comparing 2013 with 2014, we used 17% more this past year—much of which can be attributed to two major breaks. Please email or call Krista ASAP when you see water leaking!

Encino landscaping will be trimming palms and painting the small retaining walls this month. The home at 15198 received some new plantings.

Sean reports that we are on target with our budget predictions. The 'walk through' resulted in 35 letters being sent out—mostly for power washing dirty ledges. Clean up must be complete in 30 days or the homeowner may be fined.

For special offers at Bernardo Heights Country Club, call GM Mike Spayd at 858-487-4022, ext 104.

There will be no Parview Press next month since the editor is away. *If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC.*

## NEW HOME COLOR PROPOSED

Since the last seven houses painted chose the Tavantan color, the Board realized that homeowners are interested in colors beyond the original off-white. So a new gold tone color is proposed as an additional house color option. Examples will be posted on the mailboxes for homeowners approval.

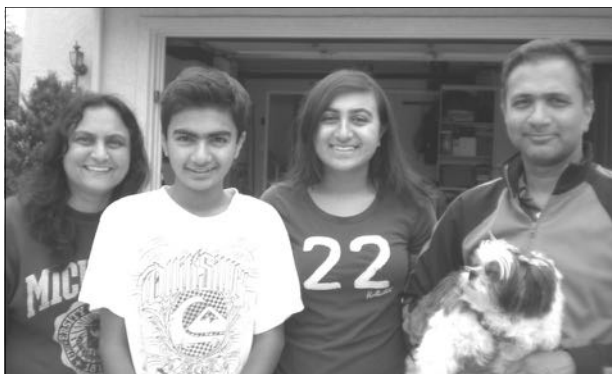


## NEW NEIGHBORS

The Woodland Family  
15338 Avenida Rorras

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall



Ami, Dillan, Mili & Mehul Merchant

## MERCHANT FAMILY FOSTERS EIGHT RESCUE DOGS SO FAR....

Are you a little confused when you see Ami Merchant walking different dogs around the neighborhood each month? Her family at 15162 works with HollysGardenRescue to care for small dogs waiting for a permanent home. What started as a RB High School project for Mili has turned into a volunteer commitment for the whole family. Dillan has gone on Channel 6 three times to showcase the pups which were then all adopted. They have raised over \$800 to pay for surgery for a little fellow with a torn leg ligament. Dogs have stayed with their family from two weeks to three months. Eventually all have found new homes. Ami says she never had a dog growing up, has enjoyed the experience and that some day when their life is not so busy, they will adopt one. Both Ami and Mehul work in the tech industry, Dillan is an eighth grader at Bernardo Heights and Mili is a graduating senior. Thanks so much for caring for our furry friends!

**Next Board Meeting is Monday, April 20 at 4:30pm in the BHCC—Residents are welcome**



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

February 16, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## 2015 ANNUAL MEETING AND BOARD OF DIRECTORS MEETING

With a "Second Call" for votes, 42 ballots were counted, elections were successfully held, board members installed and it was decided that each would hold the same board positions as last year. The resolution passed regarding the excess membership income being applied against the subsequent tax year as provided by IRS Revenue 70-604.

Homeowner Karen Sims attended the meeting with her paperwork application for house painting (Travatan color) and new landscaping in front. Her request was approved.

The Parview Press will only print when there is a newsworthy topic. *If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC.*

## CABH REQUIRES NEW FORMS

The Community Association of Bernardo Heights, our Master Community, has created a new, more stringent set of landscape and architectural forms.

Our HOA board gladly supports all property improvement requests (conforming to the bylaws) and will continue to encourage the CABH to streamline this onerous process to get your projects started.

If you wish to make any changes, please go to their website and follow all the necessary steps. Janet has a chart with our six approved paint samples that you can borrow. Call her at 858-487-7033.

For the newest forms, go to the CABH website at:  
**[www.bernardoheights.org/](http://www.bernardoheights.org/)**

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall



Sean, Janet, Judi, Patti and Mike

## NEW BOARD IN PLACE

*Meet Your Board Members*

Sean is retired military and a small business owner who has lived here 9 years. Janet is a retired teacher and arts administrator who has lived here 18 years. Judi works part-time as a bookkeeper for a CPA firm and has lived here 16 years. Patti is a local realtor and a 26 year original owner. Mike, who has served as President, is a retired small business owner who has lived here 14 years.

## WALK THROUGH MARCH 11

Each year several Board members, along with Krista, walk through the neighborhood to ensure that homes are being kept up in good repair. In particular, they are looking for houses that need power washing, stucco repair, landscape trimming, etc. which can be seen from the front of the property.

In general, our houses are very well maintained. Homeowners have painted their homes, replaced the old garage doors and upgraded in many other ways.

So....please fix problems now so you don't have to receive a letter from the HOA.

**Next Board Meeting is Monday, March 16 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

January 19, 2015

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

Manuel Ortiz, Encino Landscape, reported on the various lawn services underway. The Board reviewed and approved the financial reports for Nov. and Dec. The home at 15381 will be painting their house in the Travatan color and the home at 15278 will be installing solar panels. The board will enquire with city officials to seek exemption from current 2 hour street parking restrictions for hired contractors and short term resident visitors. *If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC.*

## WALK THROUGH MARCH 11

Time to clean up your house! If you need power washing, landscape trimming, stucco repair or gates painted - do it now so you don't get an HOA letter!

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

## NO ANNUAL MEETING

Unfortunately, due to the lack of necessary ballots, Parview Estates was not able to hold an Annual Meeting and elect a Board of Directors. Less than the required 50% of the residents returned their ballots. At the February meeting, our bylaws allow us to hold elections and an Annual Meeting with a fewer number of ballots so we will be able to elect officers at that time.

## HOLIDAYS LIGHTS SO PRETTY

Thanks to all the homeowners who put up holiday displays. Of course, Grand Prize goes to the Blakeleys at 15437. Honorable Mention to the following: Motorcycle Santa at 15488, Pilot Snoopy at 15467, Waving Snowman at 15381, Candy Cane Lane at 15355, Tree Wonderland at 12348 Bachimba, Wall of Lights at 12303 Bachimba, and Balloon Santa at 15122. And dozens of other homes with colorful strings of lights!

## BI-ANNUAL BOARD REPORT OF NEW NEIGHBORHOOD PROJECTS

**In the past two years, the Board has implemented the following neighborhood improvements.**

- ❖ Contracted for Carrotwood tree trimming and shaping by a professional tree service company
- ❖ Installed four new designer mailboxes (Remaining will be replaced when reserve fund is replenished.)
- ❖ Improved the upper entrance garden with new flowering landscape plantings
- ❖ Enhanced the upper garden entrance with a new Parview Estates monument sign
- ❖ Organized an annual neighborhood garage sale event
- ❖ Set up a new website—Parview.wikispaces.com
- ❖ Accommodated homeowner requests to spruce up their front planter areas
- ❖ Informed residents of the pending Americare/Silvergate retirements facility
- ❖ Held a Fall "Walk Through" to insure that homeowners are maintaining their properties
- ❖ Worked with the City and residents to resolve the ongoing problem of sewer gas odor
- ❖ Established a monthly newsletter to inform residents of Board activities

**Next Board Meeting is Monday, February 16 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

November 17, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

Mark Huxhold, of Huxhold & Associates, presented the annual audit findings of our HOA financial statements, balance sheets, cash flows, statements of activity and fund changes and balances, along with recommendations to ensure we remain in conformity with generally accepted (U.S. GAAP) accounting principles. The Board accepted the report.

CABH notified our HOA of the 2015 Assessment increase, which is 3% - or about \$1 per person each month. Patti Hall spoke to the police liaison officer at the recent RB Community Council Meeting about the speeding problem on our street by the school and hopes to get some support from the department.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



## NEW NEIGHBORS

The Chandrabatta Family  
12349 Bachimba Court

## SEWER SMELL UPDATE

On 26 October, the San Diego City Wastewater Department installed a BIOXIDE (calcium nitrate) sewage pre-treatment system at the Sewage Pump Station (SPS #73) located at 15790 Avenida Venusto to help eliminate the hydrogen sulfide (H<sub>2</sub>S - sewer gas!) noticeable by many Avenida Rorras residents. The Wastewater Collection Engineering Division also installed H<sub>2</sub>S detectors along the main sewer line, replaced a defective discharge manhole, and also flushed additional sewer side main lines in an attempt completely eliminate the offensive odors. Following initial success, the Wastewater Department continues to monitor these mitigation efforts, and residents are encouraged to report any instances of re-surgent odors to the city dispatch line at 619-527-7660.

## LANDSCAPE REPORT

Upon recommendation from Janet Atkin and Manuel Ortiz, Encino Landscape, the Board approved the purchase of two Tecoma trees to be planted in the garden space along Rorras just below Bachimba Court. These evergreen trees feature showy yellow flowers almost all year and will add color to the street landscape.



## BOARD ELECTIONS

Please consider serving on your HOA Board which meets once a month for an hour with our Property Manager, offering you an opportunity to contribute directly to the betterment of our neighborhood. Applications are due by Dec. 1. Present Board members are glad to give newcomers a turn to participate if they are interested.

### PLEASE RETURN YOUR BALLOTS!!

We need 50% of the Ballots returned for a successful election. Let us not fall short like we did last year....Celebrate your right to vote in the wonderful USA!

### NO DECEMBER BOARD MEETING

**Next meeting is January 19**

#### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**The next Meeting will be the Annual Meeting of the Members, Monday, January 19<sup>th</sup> at 430 in the BHCC**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

October 20, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

Three homeowners attended the meeting. Irv Newman and Barbara Savlov were concerned about the ongoing sewer smell issue. Phil Kendro spoke about speeding cars and Patti Hall will work with him to help resolve the problem. Encino Landscaping will begin thatching the lawns. Janet Atkin and Manny Ortiz will submit ideas to enhance the garden area by Bachimba Ct. Treasurer Sean Phillips reported that the HOA audit commended us for sound accounting practices. Both Sean and President Mike Ratz attended the recent CABH meeting to discuss Silvergate and the sewer issue. They said CABH intends to raise fees again starting in January. Krista Hayes is enclosing an info sheet with the bills about the new option to pay our HOA fees on-line. Please put trash cans in/out in a timely manner. No blowing/mowing of lawns until 7am.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



## NEW NEIGHBORS

The Standifer-Nisterchuk Family  
12336 Bachimba Court



## SEWER SMELL UPDATE

The sewer smell persists. Please report odors to the San Diego Wastewater Department at 619-527-7660. Your HOA Board continues to demand attention from our public utilities offices and city engineers, and has sought support from our Rancho Bernardo/Bernardo Heights Community Associations to help us resolve this issue.

## BOARD CANDIDATE FORMS

Homeowners who are interested in serving on the HOA Board should return the candidate form by Mid-November. There are three open positions on the Board. The new terms begin in January, 2015. Volunteer!

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

## A SALUTE TO OUR NEIGHBOR U. S. MARINE CORPS MAJOR PHIL KENDRO

Following deployments in Iraq, Afghanistan, Qatar and other dangerous locations, Phil Kendro and his family are delighted to call a quiet, safe town like Rancho Bernardo home. They returned from Japan in 2008, moved here in 2011 and are eager to be involved in the community. Phil, a 20 year veteran, pilot and company commander, met Jill, a Navy nurse, and now, one dog and two children later, they are looking forward to settling down. Phil works on Special Projects like the Miramar Air Show and Jill is a nurse at Sharp. They were attracted to the area because of our award-winning schools. Their front yard at 15467 is a Halloween extravaganza—complete with a tire swing!

***Phil and Jill—We thank you for your service! Best of luck!***

**Next Board Meeting is Monday, November 17 at 4:30pm in the BHCC—Residents are welcome**



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

September 15, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board has decided to send a well-crafted letter regarding our sewer smell problem to the RB Planning Board and several other agencies expressing concerns that the new Silvergate Retirement facility will create additional stress on the antiquated sewer system.

In compliance with the State of CA, our HOA insurance policy was renewed at the yearly cost of \$3439.

Property Management has contacted CABH three times requesting landscape crews to clean up the Date palms down by the high school entrance. Fronds sway dangerously above and large berries litter the ground.

Homeowners concerned about student parking all day on our street should call and report the problem to Parking Enforcement at 619-531-2000.

The Board approved Encino Landscape's proposal to continue the regular lawn maintenance program.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*

## 2014-15 BUDGET—\$165,615

### OPERATING EXPENSES

The annual budget has been approved by the Board and the breakdown of expenses are similar to the previous years.

30% Master Association fee CABH  
30% Landscape contract for front yards  
18% Water and Sewer  
7% Management Company  
15% Misc—tree trimming, insurance, etc.  
100%

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

## OVERVIEW OF AMERICARE/SILVERGATE RETIREMENT FACILITY

There is a proposal to build a new retirement facility on the water tower site on Avenida Venusto near the CABH Community Center. Our Parview board members have attended several community meetings held on this topic. Our board has been particularly concerned about roadway and city infrastructure services impacts this development may have to our neighborhoods.

The 10.88 acre lot was sold to AmeriCare by the Poway school district in January 2014. The initial concept designs show plans for 200 units, including independent living, assisted living and a memory care center. Some of the major concerns expressed at community forums include:

**Traffic**—Silvergate is projected to employ 800 workers and will require on-call emergency vehicle services. **Sewage Issues**—Our board has raised the concern of potential overburdening of community wastewater and sewer infrastructure. Several HOAs have indicated similar sewer related concerns. **Land Use**—The RB Community Master Plan designates this area for school or park use and would need to be revised to accommodate this business in a residential area. **Parks**—RB is deficient in the ratio of people to open spaces. **CABH Community Center**—The Silvergate residents would share our Center.

The RB Planning Board, City Planners and SD Council will review the plan until June 2015. Silvergate would open in January 2018. Residents are encouraged to contact this board with any concerns.

**Next Board Meeting is Monday, October 20 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

August 18, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The recent mailbox installation went smoothly and Krista is holding all the extra keys and homeowner box information. The smell of sewer gas continues to be a problem. The Board encourages residents who smell sewer gas to report the problem with the City of San Diego Dispatch Center at 619-527-7660. A reminder: the monthly fee has increased to \$135 and several homeowners are still paying the old fee...plus a fine. Now that school is starting, the Board is asking for a police car to patrol the area by the high school for speeders and students parking all day on our street. A broken sprinkler fitting was repaired at 15198 and garden improvements were approved at 12319. Contact Krista to have your Malaluca tree removed—we need five before a work order can be issued. The Board continues to follow the Americare water tower project.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*

## UNION TRIBUNE HIGHLIGHT

The new weekly column in the Union Tribune Saturday newspaper entitled HOA HOMEFRONT gives fascinating insight to the problems confronted by many HOAs and their members. After reading two months worth of scenarios, it makes our Parview HOA seem like a utopian community because we have no pressing issues and no drama.

The Board wishes to thank the residents for their cooperation and support. Our HOA has a long history of good management and it is a pleasure to serve on a Board where homeowners do not challenge and complain about every little thing.

Residents are always welcome at our open meetings which take about one hour. We welcome any grievances and will do our best to come up with solutions. This is your Board and we work in your behalf.

## HOUSE FLAGS & NIGHT LIGHTS

Eight neighbors have installed Dusk-to-Dawn lights on the front of their homes and the extra light on the street is much appreciated. These lights work automatically based on the natural light factor.

Our neighborhood has some wonderful flags gracing our street.

Some are patriotic, some celebrate various holidays and others just bring the garden right out to the front yard.

Neighbors taking pride in their homes makes this a great place to live. Thanks to all of you!

## PAPERS IN THE DRIVEWAY

Homeowners are encouraged to pick up all the newspapers which are thrown on the driveways during the week. When several papers lay in your drive, robbers may think you're not home and target your house. Ask a neighbor to pick up the papers if you're going on vacation as a precaution.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Next Board Meeting is Monday, September 15 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

June 16, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board approved a satellite dish for 15245 Avenida Rorras. Both satellite dishes and solar panels will always be automatically approved—however CABH requires that paperwork is submitted so homeowners should cooperate by filling out the paperwork.

It is mandatory that solar piping be painted to match the house—red for the roof and the house color.

Several residents have requested to have their Melucas trees removed. Contact Krista if you would like to have your tree added to the list.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



## NEW MAILBOXES ARE COMING

The one recommendation of the Independent Reserve Study was to replace our aging mailboxes. HOAs are responsible for paying for their boxes and these funds come from our Reserve Fund and not from the Operating Budget.

Our present boxes are no longer approved by the State and these beautiful new mailboxes will enhance the look of our street.

The Board decided to replace four boxes (we have 8 older boxes) now and the remaining four will be replaced next year when the Reserve Fund has grown. The mailbox shown in this newsletter was chosen and the first four boxes will be located in the lower end of the street (the high school end). Each box has a parcel compartment and larger individual containers.

Instructions for the actual replacement will be posted on the old boxes prior to the new installation.

## PARVIEW GARAGE SALE SATURDAY, JULY 12

Mark your calendars! It is time to clean out those closets again. Realtor and Board member Patti Hall will be sponsoring the event. A flyer with details is inserted in this mailing. Join the fun and make some money!



## NEW NEIGHBORS

The Nayak Family— 15114  
The Thimes Family—15497

## HOA FEES INCREASE

Beginning July 1, the Parview Homeowners fees will increase from \$128 to \$135. We have not had any increase in almost 10 years and increased costs have severely impacted our budget. Sorry folks!

## JULY MEETING DATE CHANGED

The monthly Board meeting will be held on Monday, July 14 at 4:30pm instead of the regularly scheduled third week. Residents are always welcome.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Next Board Meeting is Monday, July 14 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

May 19, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

There is not a report from the Board meeting this month since the editor Janet Atkin is on vacation. Minutes from May 19 taken by Krista Hayes will be available the following month in your billing statements.

## PARVIEW GARAGE SALE SATURDAY, JULY 12

Mark your calendars! It is time to clean out those closets again. Realtor and Board member Patti Hall will be sponsoring the event. More information to come in the June newsletter.



## NEXTDOOR.COM COMES TO RB

There has been an important change in the RB Neighborhood Watch Program. While the organization will continue to be located in the RB Storefront at the Library, the old system of Block Captains is being replaced with a virtual neighborhood watch program where individuals can access a number of educational workshops, services and materials provided by the Storefront. A key component of NextDoor is to serve as the prime means of communicating between the Storefront and home owners. By registering with this free private social network, people will receive up-dated information about their neighborhood, crime activity and disaster situations. Here is how it works:

Register on line, give your address and automatically be put into Nextdoor Bernardo Heights network. Then receive crime/disaster info, along with info about garage sales, lost cats, etc. It is a password protected website designed to put neighbors/Storefront in touch.

This is the age of technology and RBNW has moved in that direction. Local volunteers are managing the program. Go ahead and take a look at nextdoor.com!

## SAN DIEGO RESIDENTIAL WATER SURVEY PROGRAM

The City of San Diego Water Conservation Dept. is offering a free home analysis of your water use with the goal of helping homeowners use water wisely. A representative will come to your house by appointment and check for leaks, flow volume, water pressure, irrigation problems, etc. The surveyor will teach you how to read your water meter. You must be home for the inspection and at the end customers will receive a summary report. Their brochure states that a typical single-family home can reduce their daily water consumption by 13% or more. Their residential study shows that outdoor use is 53%, toilets are 13.6%, clothes/washer are 9.5%, showers are 8.9% faucets are 7.9% and leaks are 6%.

For information and appointments call:

**619-570-1999**

Via email: [watersurvy@sanidiego.gov](mailto:watersurvy@sanidiego.gov).

*Have your 12 digit account number available when calling for an appointment.*

## NEIGHBORHOOD IS LOOKING GOOD!

Thanks to the homeowners who, at their own expense, have enhanced their front gardens with additional plants, colorful flags, Malibu lights and fresh coats of paint.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Next Board Meeting is Monday, June 16 at 4:30pm in the BHCC—Residents are welcome**



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

April 21, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board spent considerable time discussing the Reserve Study—a state requirement every three years which guarantees Board of Directors and Property Management Company follows all the strict guidelines established for HOAs in California. The Board approved the study which cited an excellent 89% reserve funding level, with an additional category to fund street post office box replacements beginning next year. FYI: Individual homeowners are responsible for their own box slots—if you break your door or lose your key....it is your own responsibility. A preliminary draft of the 2014-15 budget was discussed. The Board hopes to set the monthly assessment at \$135, which is a 5.4% increase—due to an increase in water costs, the Master Association fee increase and higher insurance premiums. The final budget will be approved next month. Homeowners at 15429 plan to paint their home and homeowners at 15462 & 15454 have installed landscaping to hide the electrical structures in front of their houses.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



## COYOTE SIGHTINGS

Pet owners beware: Coyotes have been spotted as early as 4:30pm in the afternoon on the golf course. Several owners have lost small dogs over the past years. Keep your pets safe!

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

### CURB ADDRESSES

Curb painters must be licensed and they must use the correct reflective paint.

## THE WATER WATCH CONTINUES

Your Board has spent the last two meetings looking seriously at the issue of water shortage in California and how our HOA is coping with the new guide-



lines for conservation. Encino landscape has provided us with the statistics on our watering schedule and the Board has compared those with guidelines from the State of CA and websites like Bewaterwise.com. Our HOA is well within the guidelines of water usage. Furthermore we double checked our bills against the Water & Waste Services SD to ensure that we are being charged for the appropriate amount. Basically, for your information, our planters are watered once a week and the lawn is watered twice a week using about 500,000 gallons of water bi-monthly at the cost of roughly \$3,500. Water costs are predicted to rise 30% during this drought period.

## AUTO PAY OPTION

Many neighbors have opted to pay the monthly assessment fee by automatic withdrawal. You may choose from three options: auto pay/debit; billing through your bank; or giving checks in advance to PMC to cash as scheduled. The form is posted on the website. Questions? Call Linda Fox at 858-485-9899.

**Next Board Meeting is Monday, May 19 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

March 17, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

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## A SPECIAL MESSAGE REGARDING OUR HOA FINANCES

Our Homeowner's Association (HOA) shared financial responsibilities are to maintain and improve our community properties, hold adequate reserves for capital replacement, and keep operating expenses and assessments as low as possible. Our homeowners currently enjoy one of the lowest association fees for a community of our size in this area, owing to the careful and persistent attention of our current and past board members and dedicated homeowners. While we have not seen an HOA rate increase in the last 8 years (!), our association is currently operating at a slight deficit at mid-year of our 2013-2014 budget cycle.

Administrative and landscaping contracts have met our budget plans for this year and we remain committed to competitive bidding to help us contain costs and secure quality contractors. We have been successful in adhering to cost projections related to routine landscaping, electric, irrigation maintenance, and landscape replenishment. As a percentage, these projects account for the majority of our operating expenses, followed closely by contributions to our Community Association of Bernardo Heights (CABH) Master Association which itself represents almost 31% of our annual budget.

Unfortunately, we have been less than successful in anticipating a 2% increase in our CABH fees initiated in January, a substantial hike in our liability insurance coverage rates, county Water Authority water rate hikes (up 7%), increased water usage due to lower rainfall, and additional Board-approved tree-trimming expenses in response to homeowner landscape beautification requests.

Pending the results of our 3-year HOA Reserve Funding study required by California Civil Code and conducted earlier this month, the board will be re-assessing our 2014-2015 reserve funding levels, anticipated future budget outlays, and resultant HOA income requirements. While we have made efforts to maintain costs in executing our \$157K annual budget, due to rate hikes beyond our immediate control we may find it necessary to increase assessments to the minimal extent possible (2% - 5% current estimate) in our next budget year.

The Board will continue to be diligent in the management of our HOA assets and keep costs down. Please be assured that your elected Board members, our management team, and homeowner volunteers continually strive to keep our community a place of pride and value for all of our homeowners and residents.

On behalf of the Board of Directors

Sean Phillips, Fairway Heights II Treasurer

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**Next Board Meeting is Monday, April 21 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

February 17, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board approved several requests ranging from solar panels for 15277 to a new garage door for 15389. Homeowners at 15429 are asked to paint an spot in the front of their home to match the existing house color. Judi Lawson will take over the Architectural Committee which approves improvement requests and submits the forms to the Bernardo Heights Master Association. Treasurer Sean Phillips reports that we are a few thousand dollars over budget at the mid-year mark but not in financial distress. In fact our association is unique as we have no delinquencies! Next month our association is scheduled for a required on-site Full Reserve Study, which costs \$800. Homeowners should be assured that your Board of Directors and Property Management Company follows all the strict guidelines established for HOAs in California.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



The Charton Family at 15414  
The Chavez/Lewis Family at 15264  
**Welcome New Neighbors!**



Sean, Janet, Judi, Patti & Mike

## NEW BOARD IS ELECTED

The Second Call for elections resulted in 53 ballots and a new Board of Directors was elected. Patti Hall, an original owner who previously served a two year board term, was the garage sale sponsor and is a local realtor is the newcomer. Mike, who has lived here 13 years, served as past president and is a retired small business owner, was reelected. The Board wishes to thank Irv Newman for his 18 years of service on the board. His leadership helped keep our association on track for many successful years.

**CARROTWOOD TREE UPDATE:** The Board solicited three bids for trimming the trees and have chosen the lowest bidder—Union Tree Service—whose bid came in at \$5,000. The goal is to trim the outer edges of the trees to keep the berries from the sidewalks and driveways while also creating a more densely foliated tree. Work should begin shortly and since the trees have been allowed to grow so large and spindling, please expect the pruning to seem quite drastic this first time around.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Patti Hall

**SEWER UPDATE:** The San Diego Wastewater Department continues to work the main sewer line under Avenida Rorras to mitigate the sewer smell reported by residents. Crews have been performing debris extraction and man-hole shaft cement resealing. Please keep your noses attuned for any noxious odors so we can ensure a successful job well done.

**Next Board Meeting is Monday, March 17 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

January 20, 2014

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board approved several requests ranging from a new garage door to some exciting new landscaping at 15132 which include Kentia palms surrounded by geraniums and day lilies. Encino Landscaping will continue tree pruning. The Board will be soliciting three bids to trim the Carrotwood trees in the spring to keep the berries from littering the sidewalks. The plan is to prune the crowns of the trees which will eliminate the berries and make the trees more compact. The pothole at the lower end of Rorras was filled after a call to the city. Five homeowners attended the meeting to discuss the ongoing obnoxious smell of sewer gas.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*

## MISC NEWS

Thanks to the 38 neighbors who put up holiday lights in December. Our Street looked very festive!

Apologies to Fé (pronounced Fay) Blakeley for misspelling her name in the November newsletter.

Water is a precious commodity— please conserve and if you see any water leaking or overly wet public areas in our HOA, call the Property Managers at 858-485-9811.



deep to our main sewer line under Avenida Rorras. We will be keeping our noses in the air until we are satisfied that the only aromas present are of fresh flowers and sweet California sunshine.

## NO QUORUM & NO ANNUAL MEETING

Sadly and very disappointing—less than 50% of our neighbors voted for the new Board Officers this month and the result was that our HOA was not able to hold an Annual Meeting or elect new board members. Next month our bylaws allow us to hold elections with a fewer number and there will be a Second Call. Using the ballots that have been received, we will be able to elect officers.



### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman



### NEIGHBORHOOD WATCH

We are still looking for a few more Watch volunteers. If you are willing to help, please call Bob Lear at 858-487-4763.

## PUBLIC UTILITIES WATER WASTE DEPT TO THE RESCUE ELIMINATING BAD ODORS

A hearty thank you to our Avenida Rorras residents who continue to demand action from the San Diego Wastewater Department to resolve the sewer smell on our street! The department has responded by conducting several inspections, and recently informed us that work will begin within the week to begin power washing and re-cementing the manhole sewer shafts, several of which run 17-22 feet

**Next Board Meeting is Monday, February 17 at 4:30pm in the BHCC—Residents are welcome**



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

November 18, 2013

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

Business before the Board included approval for a request to paint the house at 15111, CABH approval of a new filtration system at 15214, the report of a successful backflow report, and a positive response from the City of SD regarding an upcoming pot hole repair on the street. Treasurer Sean Phillips reported that CABH will be raising their assessment by \$87 a month beginning in January and water and sewer rates will be increased by 20% in 2014. This may result in higher monthly dues beginning next July.

## YUCK! WHAT'S THAT SMELL?

Keeping your sewer lateral (your home's wastewater connection to the main sewer line) clean and open is a homeowner's responsibility. Many concerned residents have noted an intolerable amount of sewer gas near the 15100 block and have hired plumbers and notified our local wastewater department. The Board takes this health issue seriously and will ask for prompt assistance from the City of San Diego to further inspect the sewer main and requests all residents ensure their laterals are functioning properly. Go to the S.D. Wastewater web page at [www.sandiego.gov/mwwd/general/index.shtml](http://www.sandiego.gov/mwwd/general/index.shtml) for further information, and report any issues directly to our Property Manager.

## TWO BOARD OPENINGS

Interested in serving on our HOA Board? Candidate forms are due by Dec. 1, 2013. Forms are on the website—**Parview.wikispaces.com**

The Annual Meeting to be held on January 20<sup>th</sup> at 430pm. Ballot packages will be mailed to you in the upcoming weeks. Please return your ballots to assure quorum is made.

## LANDSCAPE REPORT

The orange berries of the Carrotwood tree which littered sidewalks and walkways this past summer were very annoying to most neighbors. In fact, several homeowners have asked to have their trees removed because of this problem. The Board would like the opportunity to fix this problem instead of cutting down trees. This next year our landscape contractors will trim the outer edges of the trees during the winter while they are blossoming, thus removing the future berries.



## BEST HOLIDAY DECORATIONS!

The dark December nights are made cheerful with all the Holiday lights and Blakeleys at 15437 have traditionally set up the most marvelous display on the street. Gary and Fé (pronounced Fay) are original owners who raised three sons and a daughter and now have 7 grandchildren who all enjoy the 30+ decorations which move and sparkle. Although they are busy with their jobs—Gary owns Future Automotive and Fé is a hair dresser—Christmas is the most special day for their family and they make our holiday wonderful too by sharing their love of the season!

**The Annual Meeting is Monday, January 20 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

October 21, 2013

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

Business before the Board included a request for new water pipes and a filter system to be located in the garage at 15214 which will be funded by the homeowner and an application for tree trimming of a Eucalyptus tree on the Bernardo Heights common area behind 15167. Both were approved and the tree trimming form was sent along to CABH for final approval. Renters at 15137 left their trash can in front for a week and the homeowner will receive a notification letter. Judi Lawson was away on vacation.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*

## TREASURER REPORT

CPA Mark Huxhold of Huxhold & Associates, came in person to explain the annual independent auditor's report for financials through June 30, 2013. He praised our association for having a good balance between our required reserves and operating budget and said we fared better than most associations. After a few details are squared away, the report will be signed and the appropriate papers will be filed with the US government.

## DISTURBING EVENT

In the evening of Oct. 8, a homeowner on Rorras heard someone trying to insert a key in her door. When she looked through the peephole, it was covered up. She called to her son to look through the front window which caused the person to leave. Police did not find any suspects. Along with calling the police, please let your Neighborhood Block Captain know so we can pass the information along to homeowners. Block Captains are listed on our website.

## LANDSCAPE REPORT

Encino Landscaping has been busy repairing drains and backflow devices along with removing a Melalucca and two Carrotwood trees. At last count there are 38 Melaluccas and 99 Carrotwoods on the street. Next they plan to fertilize the smaller trees, aerate the lawns, apply a pre-emergent and prune six palms.



## LINDA PHILLIPS X 2

If you have ever googled yourself, then you know there are many people who share your name—but imagine the chances of hav-

ing two Linda Phillips living on our street a few houses away. Linda (on the left who goes by Linney) is a retired school teacher who moved here five years ago. She loves gardening and golf and she is an award winning quilter who often works on her quilting machine in her open garage. You'll see her walking around the neighborhood with her little black dog Kippy. The other Linda moved here 15 years ago with her husband and two school age children. She works parttime for a company that manages school fundraising projects. While her main past time is chauffeuring children, she likes to hike and you'll see her walking around with her Aussie Abby. Amazingly, even though they both go to the same mail box, their mail has never ever been mixed up!

## BOARD OF DIRECTORS

President - Mike Ratz Vice-President - Judi Lawson  
Treasurer - Sean Phillips Secretary - Janet Atkin  
Director-At-Large - Irv Newman

**Next Board Meeting is Monday, November 18 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

September 16, 2013

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

The Board announces that any residents still wishing to remove their Melaluca trees should apply this next month before the tree pruning begins. Just contact Krista. The removal of a Carrotwood tree at 15454 was approved. Two types of replacement trees include crepe myrtles and flowering plums. If you have items to give away, please call Goodwill or AmVets and do not put them out on the curb with a free sign. We have good news—our water usage this past month is down from last year, mostly due to repairing all the leaks. Motivated by a resident on our street who was upset about the condition of Camino del Norte, the Board decided to write to our Councilman Mark Kersey to plea for the quick repair of all nearby streets especially including Camino del Norte.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*

## TREASURER REPORT

Audit reports are due annually and reserve study reports every three years. Since our annual draft is prepared, Sean hopes to have the auditor at our next meeting to present the report in person. One delinquency will receive a warning letter this month.



## MEET NADINE JOHNSON—Our Mail Carrier

Come out about noon each day and you're sure to get a wave and smile from Nadine who has served as our mail carrier for the past 1 1/2 years. She says the favorite part of her job is knowing all the wonderful dogs on her route. And she has never been bitten in her 23 years with the postal service. The most unusual item she ever delivered was a full size car bumper. Once she helped rescue an elderly lady in her garage. Poor Nadine—those little mail trucks have no air conditioning! She says our mailboxes are in good shape, still secure and sturdy. Nadine previously delivered to condos and she loves this new route where she can get to know the neighbors. She lives with her husband and teenage son and daughter in Ramona where they have two dogs and two kittys. Her main hobby at this time is being a cheerleader Mom! Thanks Nadine for a job well done. We appreciate you!

**Next Board Meeting is Monday, October 21 at 4:30pm in the BHCC—Residents are welcome**

## LANDSCAPE REPORT

Encino Landscaping will continue to prune the Carrotwoods and then move on the Melalucas in the next round. Two bougainvillea were replaced at 15369 and landscaping at 15186 remains to be completed.



## WALK THROUGH REPORT

It is important that we all keep our homes in good condition. Eighteen letters will be sent out to homeowners asking them to improve their homes. Many homes need to be power washed. Remember to hire a company who sets up a barrier so that water does not run into the sewers. Last year one of our neighbors got a \$100 fine when the excess water ran in the storm drains.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

August 19, 2013

Parview.wikispaces.com

Editors: Krista Hayes and Janet

## BOARD OF DIRECTORS MEETING

The Board will ensure the carrotwood tree at 15186 will be trimmed to prevent further encroachment on the neighboring property. The private landscape contractor who designed the front garden at 15122 has submitted a revised planting guide, and will be asked to remove their promotional sign. Our Master Community Association of Bernardo Heights (CABH) has new forms available on their website which now require three neighbor signatures (instead of two) for all architectural and landscape change requests. The Board advises that all un-attended garages remain closed to maintain both your security and privacy. Please consult your CC&R's for the complete list of HOA rules intended to keep our neighborhood a safe and pleasant place to live here in sunny Southern California!

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



## MEET MANUAL ALAVEZ JUAREZ

*Our friendly Landscaper*

Manuel has worked for Encino Landscaping for 13 years and has done a great job of tending our yards for 5 years. He moved here from a ranch in Oaxaca, Mexico. He is one of six children and his large extended family lives in Escondido. Manuel and his wife have three boys ages 3, 7 and 11 and they enjoy watching the older two play in local soccer leagues. Their family likes to go on bike rides, picnics, watch movies and play Wii games. Manuel is fan of basketball and wrestling. He appreciates how friendly and polite the neighbors are and is thankful for the opportunity to work on our street.

## LANDSCAPE REPORT

Encino Landscaping will replace some landscaping in the front gardens at 15186 and 15369. Just a reminder—if you spot a water leak, call right away to save us money. During the day call Krista and on off-hours call the number listed below. FYI: the new roses in the upper entrance garden look so lovely because Linney Phillips is dead-heading them every week. Thanks Linney!



## TREASURER REPORT

As we begin our new fiscal year, Sean mentioned that the higher than expected insurance rate would cause us to adjust our budget accordingly. There continues to be no delinquencies. All financial reports are in good order.

## WALK THROUGH SCHEDULED

Several times a year, the Board walks down the street to inspect the houses to ensure that all are clean and in proper condition. The next walk is Friday, September 13. Homes that need a power wash or other improvements will get a letter. This is a good time to spiffy up your house if it needs it!

## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman

**Next Board Meeting is Monday, September 16 at 4:30pm in the BHCC—Residents are welcome**



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

July 15, 2013

Parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING July 15, 2013

Business before the Board consisted of approving a satellite dish at 15208, solar panels at 15271 and an application for resizing three windows at 15381. Several letters will be sent to residents regarding landscaping issues. The water leak at 15328 has been resolved and another leak at 15322 has been repaired. A landscape application is requested from 15278 for the new palm in front. Residents at 15122 will need to re-submit their landscape plan to more accurately list the plantings in their front yard for the permanent record.

Any homeowner who changes the landscaping in their front yard with unique plantings must take full responsibility for maintaining those plantings.

No homeowners were in attendance, a quorum was present for voting and Sean and Irv were both absent.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



### NEW DOORS ADD INTEREST

Several neighbors have replaced the original entrance doors with new gates ranging from quaint to contemporary from custom to ready-made.

Many residents have removed their back wrought iron fences—especially those along the golf course—when they rotted away.

Others of us of just going crazy trying to keep all the bunnies from eating our flowers!

### JUST A REMINDER

Our CC&Rs require submittal to and approval by the Parview HOA as well as the CABH before any exterior modifications or landscape changes can be made.

## LANDSCAPE REPORT

Encino Landscaping will repair a broken valve at 15186 which has been over-watering. Manuel has been working with the new homeowners to be ensure their landscape changes are in compliance with our specifications.



## WELCOME SIX NEW HOMEOWNERS

The Marcos Family—15122  
The Merchant Family—15162  
The Sim Family—15214  
The Somlas Family—15286  
The Weeks Family—15328  
The Oldham Family—15381



## NEIGHBORHOOD WATCH REPORT

Thieves have been crawling under partly opened garage doors and stealing items in the middle of the night. Be sure to close your garage door completely in the evening when you go to sleep.

## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman

**Next Board Meeting is Monday, August 19 at 4:30pm in the BHCC—Residents are welcome**

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

June 17, 2013

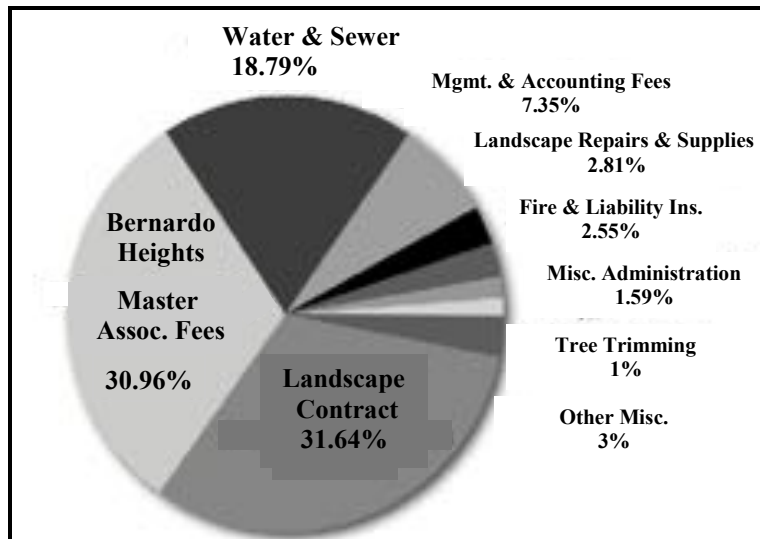
[parview.wikispaces.com](http://parview.wikispaces.com)

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING June 17, 2013

The Board welcomed Judi Lawson, who immediately took a place at the table and became a voting member. With Mike Ratz on vacation, Sean Phillips presided over the meeting and reported that 100% of our homeowners are in good standing. Krista said that was very rare to see a neighborhood so responsible! This is one reason why we can stay within our budget and not raise monthly rates. Manuel Ortiz reported that the upper entrance garden was completed with new plantings. He has replaced plantings at 15342. The Board directed the replacement of several frayed common area plants and reconfiguration of the sprinkler system to mitigate front wall stucco damage at 15328.

## 2013-14 BUDGET ALLOCATIONS OPERATING EXPENSES \$157,147



**Our Website: [parview.wikispaces.com](http://parview.wikispaces.com)**

**Next Board Meeting is Monday, July 15**  
**At 4:30pm in the BHCC—Residents are welcome**



## GARDEN PARTY INVITATION

**Tuesday, July 9 at 10am**

Ladies—Please join us for lemonade and cookies to celebrate summer and welcome all our new neighbors.

The date is Tuesday, July 9 at 10 am at the home of Janet Atkin, 15177 Avenida Rorras. Hope to see you there!

## WELCOME JUDI LAWSON

Judi has joined the Board to replace CarolAnne, who moved away. Judi and her husband Brent have lived here 14 years. As a bookkeeper working with a CPA firm, Judi brings additional financial expertise to the board. Thanks for volunteering Judi!



## FORMS, FORMS & FORMS!

The CABH has new Landscape and Architectural forms and no longer accepts our old forms—so go on their website or ours to download the new forms.

## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Judi Lawson  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

May 20, 2013

parview.wikispaces.com

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING May 20, 2013

The Good News for All Neighbors—The monthly rates will not be raised again this year and will remain at \$128. The Board of Directors looked carefully at the budget and determined that we can function within our means. Years of prudent management has paid off for our association. There are no outstanding expenses pending and bidding out our insurance policy has resulted in substantial savings. Look for the 2013-14 budget report in your mailboxes in early June.

Barbara and Jim Green, 28+ year residents, attended the meeting to request an application for house painting. Bob Lear attended and is still seeking a few more Neighborhood Watch volunteers (487-4763).

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



Patti gathers up garage sale items

## GARAGE SALE

**Sat. June 8—8am-Noon**

Sponsored by Realtor Patti Hall  
Real Living Lifestyles

Clean out your closets and garages! Join us for a fun-filled neighborhood sale!

Patti has organized everything by filling out the necessary forms, placing ads in the papers and on Craig's List, getting street signs and asking Am Vets to come for the unsold items.

Contact her at 858-414-3950 or phallhomes@gmail.com and she will bring you pricing stickers and a Successful Garage Sale brochure. Patti and Chuck are original owners, walk their two white Westies down our street and Patti is very active in the community.

**Next Board Meeting is Monday, June 17**  
**At 4:30pm in the BHCC—Residents are welcome**

## OPEN BOARD POSITION

Please consider getting involved! CarolAnne Baier has sold her home and is moving. So there is a vacancy on the Board. It only requires a once a month meeting and our association is very well run. An application for Board Member can be found on our website in 'Forms'.

## LANDSCAPE REPORT

Encino Landscaping will begin tree trimming in early June. Janet noted that the young carrotwood trees looked stressed and asked for some TLC.

FYI: Encino Landscape also replaces fencing, offers good pricing and has received excellent reviews.

## AUTO PAY OPTION CAN MAKE YOUR LIFE EASIER

Many neighbors have opted to pay the monthly assessment fee by automatic withdrawal. You may choose from three options: auto pay/debit; billing through your bank; or giving checks in advance to PMC to cash as scheduled. The form is posted on the website. Questions? Call Linda Fox at 858-485-9899.

**OUR NEW WEBSITE**  
**parview.wikispaces.com**

## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Vacant  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

April 15, 2013

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING

**April 15, 2013**

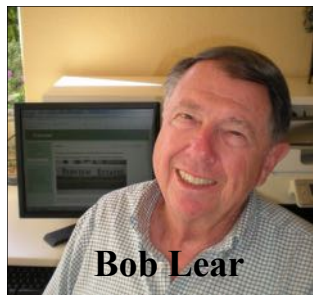
The Board of Directors again welcomed homeowner Gary Blakeley who came with three architectural requests. The Board approved his new windows, paint and the addition of an extended concrete walkway. Homeowners at 15342 asked for landscaping to replace their decrepit front yard plants and that was approved along with the proposal to add flowering plants to the upper entrance garden. A neighbor at 15286 will be having a garage sale soon. Janet Atkin sent away to Frazee Paint for the six approved house paint colors and these samples are available to borrow if you are considering painting your home. All five Directors were present, however Krista had a family emergency and her colleague Susan filled in at the meeting.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*

## INTRODUCING OUR NEW WEBSITE

**[parview.wikispaces.com](http://parview.wikispaces.com)**

Our neighborhood now has our own free website with all the facts you need to know! Special thanks to our web master Bob Lear. Information pages include: Who is on your Parview Board, Activities such as the upcoming garage sale, Past Newsletters, Architectural Specs such as paint colors, Neighborhood Watch volunteers, Property Management contacts, Emergency Phone numbers, and a link to the Bernardo Heights Community Association for all the official forms you need for your home improvement projects.



**Bob Lear**

*Special Note—The Board encourages all residents to abide by the provisions of our HOA (CC&Rs) which are the governing documents that dictate how our homeowners association operates and what rules the owners -- and their tenants and guests -- must obey. Thank you.*

**Next Board Meeting is Monday, May 20**

**At 4:30pm in the BHCC—Residents are welcome**

## LANDSCAPE REPORT

Encino Landscaping has removed all the Melaluca trees per homeowners requests and our HOA has been invoiced. A Carrotwood tree has been installed at 15110 to replace a dead tree. Some Red Bud was planted on the slope by Bachimba Court.



## TREASURY REPORT

Sean Phillips reported our financial status remains sound. The Board began discussions regarding the 2013-14 budget which is due in June. The Board thanks all residents for continuing to remit their monthly payments on time. The monthly report was approved.

## NEIGHBORHOOD WATCH

We have 6 block captains and we need three more volunteers. Captains pass along crime news. If you are willing to help, please call our area coordinator Bob Lear at 858-487-4763.

## GARAGE SALE

Mark Your Calendars!

**Saturday, June 8**

More details next month



## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Carol Anne Baier  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman



# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

March 18, 2013

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING March 18, 2013

The Board of Directors welcomed homeowner Gary Blakely who came to discuss some upcoming renovations. He was interested in submitting requests for window colors, house paint colors and a possible extended walkway. He also asked the association to examine a crack in his driveway caused by nearby tree roots.

Other business included a concern about a home with tall weeds in the back yard, an issue with some front yard plantings being cut back by a renter, and a discussion about the necessity for the red labels on the solar home electric panels.

Janet Atkin requested that additional plantings be added to the upper entrance garden to add color and she was asked to return next month with a diagram.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



### PMC MANAGER KRISTA HAYES

For over 6 years Krista has done an outstanding job as our representative from PMC. She loves her career but has a hectic schedule overseeing 14 HOAs and serving as a lead PMC manager and trainer of new staff members.

She grew up in RB and has two children—an adult son and a 16year old daughter at

Poway High. To relax, she and her fiancé love to go to the movies and attend her daughter's track meets. For real stress therapy, she plays with her two kittens and takes her dog for a long, long walk.

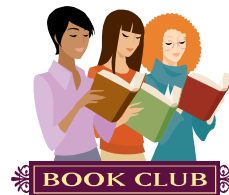
**Next Board Meeting is Monday, April 15**  
**At 4:30pm in the BHCC—Residents are welcome**

## LANDSCAPE REPORT

Encino Landscaping has begun cutting down the Melaluca trees. An additional tree was added to the list of 18. Front yards have been fertilized and the water schedule is still 2 days for the grass and 1 day a week for the beds to conserve water.

## TREASURY REPORT

Sean reported our financial status remains sound, current association management and landscape contracts will continue to be monitored. The Board reviewed homeowner fee delinquencies, and thanks all residents for continuing to remit their monthly payments on time. The monthly report was approved.



### BOOK CLUB

Love to read? Want to meet some neighbors? Join our new book club which will meet at 10 am on the 4th Tuesday of the month. Email [Janetatkin123@aol.com](mailto:Janetatkin123@aol.com) to sign up.

## TRASH CANS

Out after noon Monday and back in by 10pm on Tuesday. Please be responsible. Thanks



## BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Carol Anne Baier  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman

# THE PARVIEW PRESS

A News Edition for the Avenida Rorras and Bachimba Court Community

February 18, 2013

Editors: Krista Hayes and Janet Atkin

## BOARD OF DIRECTORS MEETING FEBRUARY 18, 2013

The newly elected Board of Directors met at 4:30pm on Monday, February 18. Following the Treasury and Landscape reports, the November minutes were approved. Notice of completion was on the agenda for repainting at 15438 and solar panels at 15226. Some graffiti issues were addressed and the meeting schedule was set for 2013. New business included the approval of a 24" box carrotwood tree for 15114 to replace a dead tree and the removal of two palms at 15498, at the homeowners request. It was moved, but not seconded, to add a Conflict of Interest clause to the bylaws—with concerns about the legal costs and the lack of similar clauses in other neighborhood associations.

*If you would like a full copy of the minutes, please request them in writing from Krista Hayes at PMC address listed below.*



Sean Phillips, Janet Atkin, Carol Anne Baier, Mike Ratz



### SEEKING A WEBMASTER

The Board discussed the possibility of creating a website for our association with information about paint colors, contact numbers, etc. Do you have the time and expertise to volunteer to help? Our own address: Avenidarorras.com! Call Janet at 858-487-7033.



### RORRAS BURGLARY

On Jan 22 about 1pm a thief entered through an unlocked window in the 15100 block while the residents were at out and stole jewelry.

### Please save our water!

Report water leaks immediately to PMC.

### BOARD OF DIRECTORS

President - Mike Ratz  
Vice-President - Carol Anne Baier  
Treasurer - Sean Phillips  
Secretary - Janet Atkin  
Director-At-Large - Irv Newman

### SPECIAL THANKS

Victoria Zuppari  
(10 years) and  
Wendel Agne  
(8 years)

We appreciate all  
your hard work!

### LANDSCAPE REPORT

Encino Landscaping has begun thinning out the Carrotwood trees and Melaluca trees. Turf aeration, thatching, and fertilization has been completed along with some stucco repair and painting. The irrigation system is being checked and two irrigation leaks were fixed. Eighteen Melaluca trees will be removed—which will save thousands of dollars in trimming over the years.

### TREASURY REPORT

All financial reports appear to be in order and the Board voted to accept the reports for Nov., Dec. and Jan. subject to further analysis.

### NEW LANDSCAPE ADVISORY COMMITTEE

Love gardening? Serve on a new committee working to enhance the common areas on our street. To volunteer, call Chairwoman Linney Phillips at 858-673-7775.



**Next Board Meeting is Monday, March 18**  
**At 4:30pm in the BHCC—Residents are welcome**