

The Windham Watch **Spring 2019**

Super blooms at Walker's Canyon, Lake Elsinore



Spring has super sprung! ☺

11th Edition of Windham Watch. Our newsletter is dedicated to:

- ✓ Sharing and soliciting news among residents that's both informative and fun
- ✓ Fostering a sense of neighborhood unity
- ✓ Engaging our neighbors to work together as a community
- ✓ Enhancing and protecting common space that our neighbors share

Windham HOA Board Meetings

3rd Wednesday each month at 6:30pm

Location: Jefferson Apts., Clubhouse

11832 Stony Peak Drive

Property Maintenance Updates as we head into Spring

Now that our weather predicts the persistent winter rains are behind us (fingers crossed!), please stay aware of communications from

Walter's Management for pesticide notices, various nutrient applications, and new plantings scheduled to give our landscape its 'spring shape-up'. Hopefully you caught a glimpse or two of rainbows in between our stormy episodes.



You may see temporary signs placed warning to keep pets away from various landscaped areas. Such signage will not be permanent and will be removed when deemed safe. However, as per last Fall's newsletter, please encourage your pet to eliminate on the wood chips and away from grass and plantings. This helps save the HOA money by not having to frequently replace and

treat damaged areas from pet waste. Thank you!

If you have any questions on signage or other landscape placements, **please contact Walters Property Management, Amber Korody or Cory Frazier, at 858-576-5581.**

Also, we have a new, more appropriately sized lamp post light near the front entrance. This replaces the one that was in decay and tilted on its base.



Golf Course Update

From the CMRRCA April newsletter

The Carmel Mountain Ranch Resident Community Association Board (CMRRCA) revived their Newsletter to help inform CMR homeowners and community residents about issues relating to the golf course closure, and other important matters. If you did not receive and would like their newsletter or related updates, visit www.cmrrca.org for more details.



Per CMRRCA, the golf course owner (as represented by owner family member Kevin Hwang) has made no general public announcements since the closure regarding specific plans for the course, but it is believed that there are continued efforts to sell the property to developers.

The CMRRCA Board has been considering various options, and at the February 12, 2019, Board meeting, Board President Gary Brizard announced that, after careful review and consideration, the CMRRCA Board voted not to pursue options to purchase the golf course. He also announced the CMRRCA Board is pursuing legal options to ensure the best interests of all CMRRCA members are considered.

DISCLAIMER: *The following article was provided by CMR United. Inclusion here does not constitute an endorsement of CMR United or its views by the CMRRCA, Windham HOA, the Board, or the Golf Course Committee.*

CMR United: neighbors united to preserve open space and promote smart growth.



Who is CMR United? A 501(c)(3) nonprofit association of volunteer CMR homeowners concerned for the future of our neighborhood. The group's objectives are to work with the City of San Diego to keep the current zoning of the former CMR golf course land and to promote solutions for smart community growth. CMR United's position has three key points:

1. Carmel Mountain Ranch is comparatively under-served for open space and cannot afford to lose any of the golf course land to development. The CMR Community Plan, approved in 1995, allowed for 23% open space acreage, including the golf course land. Comparable neighboring communities have 50-60 percent of the total acreage dedicated as open space. If any CMR golf course land is rezoned and developed, our open space share will shrink to an unfair balance.

2. CMR United has a practical, alternative proposal for the future of the golf course land. This proposal calls for the preservation of our community's current open space, zoned AR-1-1 for agricultural use. It includes multiple funding components to offset the acquisition and maintenance costs of the land. And it includes options for a mix of public and private access for the long-term benefit of our community. The plan's details will be released in the coming weeks.

3. CMR United supports alternative solutions for affordable housing, including the transformation of select commercial properties to modern mixed-use developments near public transit. The San Diego City Council and Planning Commission should pursue alternatives that reimagine vacant shopping centers as vibrant hybrids of residential and retail use.

To support our vision for CMR's future and to get involved, visit www.CarmelMountainRanch.org.

CMR United has creative, practical ideas for sustainable, smart growth for our community. These ideas should be heard by San Diego's city council, planning commission, voters, and potential investors. **CMR United will soon publish communications to keep neighbors informed of the group's progress. Newsletter signup at cmrunitedcomms@gmail.com.**

Pool and Spa

Some key reminders



The pool is open! The pool heater is on for the season and the spa has a new heater. As always, we ask that you please responsibly enjoy this great amenity at Windham. As the weather warms, a few rules to keep in mind:

THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. Children under the age of fourteen (14) must be accompanied and actively supervised by an adult eighteen (18) years or older while in the pool area.

The pool gate may NOT be propped open.

Pool and spa are for the exclusive use of the residents, tenants and invited guests. Tenants and guests must be advised of the pool rules by the owner.

Pool and Spa Hours: 7:00 am - 10:00 pm - Sunday through Thursday; 7:00 am - 11:00 pm - Friday through Saturday

Pets are not permitted within the pool area unless a service animal.

Noise must be kept at an acceptable and courteous limit at all times, in consideration of your neighbors who live in the area surrounding the pool (as such, any audio players including cell phones are only permitted with earphones).

Please limit your parties to no more than four (4) guests. There is never exclusive use of the pool area. Approval must be obtained two (2) weeks in advance through the property manager for parties larger than four (4) guests.

When a reservation permit is issued by Management, the resident reserving the pool must be available just prior to the time reserved in order to do a walk-through of pool area with either a Board member or a Pool Committee member. When the allotted time is over, that person will meet with the reserving party to make sure that everything is in order. Improving the strength of our "reserve" funds now to avoid the need for any future special assessments

Furniture in the pool area is to remain at all times in the fenced portion of the pool area. Do not place furniture in the water (yes, this has really happened!)

Infants and toddlers must wear rubber pants.

Help us keep our pool area clean and neat - properly dispose of all trash, containers, etc. brought with you.

IMPORTANT: When finished using the spa, please → turn off the timer AND put the cover back on! This helps keep the water from cooling and wasting heat, as well as helps keep the debris out!

Please find a complete listing of Windham HOA rules and regulations on the Walter's portal at <https://portal.waltersmanagement.com/> under the "Document Area: Governing" section.

Board Goodbye & Opening



**Thanks
to Lisa
for all
her
hard
work!**

Our Board President, Lisa Byrne, resigned from her position in February. Lisa diligently served the past 15 years on Windham's Board and was instrumental in driving many improvements at Windham, as well as providing excellent financial and legal oversight and counseling of new members. We thank Lisa for her efforts!

Interested in becoming a Board member? Please contact Amber at 858-576-5581.

As always, for any questions → please call or email Property Manager Amber Korody at 858-576-5581, or at akorody@waltersmanagement.com. Our Administrator is Cory Frazier, who can be reached at cfrazier@waltersmanagement.com.

For newsletter items, please contact the Windham Watch Editor at terre.laske@yahoo.com.