

## The Windham Watch

### Fall 2018



**It's Fall Y'all!** 10th 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**

3<sup>rd</sup> Wednesday each month at 6:15pm

Location: Jefferson Apts., Clubhouse  
11832 Stony Peak Drive

## **Windham Loves Pets!**

### **Just not their pee ☹️**

Rest assured Windham loves the furry kids that make our lives happier. We just don't like dead and dying grass due to their pee. We've spent considerable effort and cost to keep our landscaping looking great and well-maintained. However, we do have a problem in some courtyards with dogs peeing on the grass and the grass dying as a result.

We still want to stop the damage and our HOA cost to repair. So, options to consider:

- Communicate word-of-mouth, and share this newsletter
- Bring along a sprayer water bottle, so if your dog pees on the grass, you can water it down to lessen damage from the urine

- To break down urine even more effectively than water, consider carrying a urine destroyer or grass saver product (various brands sold at Petco, PetSmart, Amazon, etc.)
- Train your dog to eliminate on the wood chip areas
- Trade in your dog for a cat (*just kidding!*)
- Place less though more appropriate signs in problem areas only – smaller signs with friendlier tone, something like this:



If you have other ideas, we welcome them! Please reach out to Walters Property Mgmt, Amber or Cory, at 858-576-5557, or alternately the Windham Watch editor at [terre.laske@yahoo.com](mailto:terre.laske@yahoo.com).

And finally, please be reminded that dogs must be kept on a leash at all times while in the common area. Not only is this an association rule, it is city law. No pets are allowed in the pool area at any time, unless a service animal. We sincerely appreciate your cooperation!

## Public Safety Update

### Watch out for invasive mosquitos



Sorry for the less than pretty picture, but we feel the information is important. From the office of

Assemblymember Brian Maienschein, this Health Alert went out to various residents of California, including San Diego.

Two non-native mosquito species have been found in [several California cities](#). These mosquitos could carry viruses like Zika, dengue, and chikungunya. And unlike most of our normal mosquitos, these bite during the day.

Both species are small black mosquitoes with white stripes on their backs and legs.

Please visit the [California Department of Public Health website](#) for additional information.

## Community Trash Bins Notice – to be removed

Unfortunately the HOA must remove the community waste bins housed in the storage shed near the pool gate, due to persistent misuse.



In the Winter 2017 newsletter we asked everyone to be mindful of the containers in the storage shed, requesting the shed door(s) stay closed and all trash disposed of properly (e.g. recyclables vs. trash and no debris on the ground). The HOA provided clear labels for each bin, for keeping the storage doors closed, and to avoid parking in front of bins on Fridays from 9-5.

After continual follow-up, these requests were repeatedly violated and the residual trash and smell is awful. Regardless of whether this is due to residents or those parking on World Trade Drive or random others, it is no longer

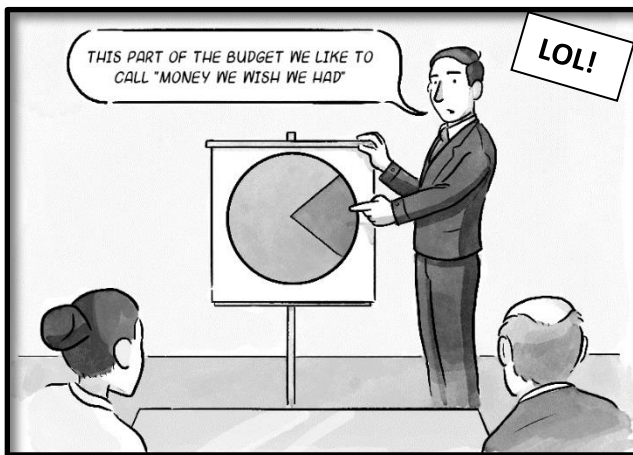


acceptable to keep the bins in place. Thank you for understanding and knowing that we tried!

*Note:* Tayman will be notified to take back the bins, and Protec will make use of the storage shed for other Windham purposes.

## Financial Update

### Dues Increase for 2019



One of the Board's primary responsibilities is to ensure we are financially sound – that is, to have adequate funding to pay for operational expenditures as well as repair and replacement of Windham's major common area components. Our "reserve" fund addresses future costs for Windham's major common area features, such as driveways/walkways, fencing, and roofing. Over the past couple years, we have worked hard to maintain the roofing, driveways, curbsides, sidewalks, and garage doors, as well as implement significant landscape improvement and building maintenance projects – all requiring the use of reserve funds.

It is important to minimize Association fees, while at the same time ensure we have the necessary funds to keep our aging community (approaching 25 years!) well maintained. For 2019, to ensure we cover operating expenses as well as maintain a healthy reserve, *the HOA*

*approved a \$20 fee increase, starting January 2019. At that time the HOA fee will increase from \$315 to \$335 per month.*

While the Board doesn't welcome an increase in fees any more than other homeowners, we do have a responsibility to ensure our financial soundness and keep the property maintained. To that end, we are also managing costs related to:

- Keeping a higher cash balance on hand to avoid extra monthly management fees
- Ensuring escalating legal fees are covered while litigation is underway
- Improving the strength of our "reserve" funds now to avoid the need for any future special assessments

## A Few Reminders

### As we head into the holidays



The holidays are typically a very busy time for many, with travel, visiting family and friends, and social plans, both at home and away, increasing now through year end. A few things to keep in mind during your holiday planning:

- Pool heater turns off October 31
- Exterior holiday décor may be displayed *no sooner than 30 days before the holiday date and must be removed no later than 30 days after the holiday date*
- If ever in need of "after hours" assistance from Walter's Property Mgmt, **call 858-495-0900**. If your call is outside normal business hours, you must listen to the prompts to reach the answering service.

The answering service personnel will take down the necessary information and will then page the on-call representative from Walters. If deemed an emergency, the on-call person will follow up with you to advise your call was received, request any additional information, and make every effort to assist you.

Any non-emergency calls received by the answering service will be forwarded to the management team the next business day.

Please familiarize yourself with all the Windham Rules and Regulations – reminder that an updated draft version awaiting final Board approval is available on Walter’s portal at <https://portal.waltersmanagement.com/resident.aspx>, under the “Governing” Document Area, and is titled “Draft Rules and Regulations 2018.”

## Helping Neighbors in Need 2018 SD Run/Walk for the Hungry



Approximately 486,000 San Diegans live in poverty and face the threat of hunger every day. Of these, about 163,000 are children. The “Run for the Hungry” event was created ~ 18 years ago to have an occasion on Thanksgiving Day in downtown San Diego to benefit people who face hunger in the community. All profits from the race are donated to the Jacobs & Cushman SD Food Bank and various hunger-relief programs.

“Run for the Hungry” remains a fun family tradition on Thanksgiving Day; plus it is a great way to get outside and burn a few calories

before indulging in your favorite holiday dishes! And for every participant, at least 185 meals will be raised through each runner’s race fee to help individuals and families in need.

You’ll find all info here including course map: <https://www.sdrunforthehungry.org/>

Plus, dogs are welcome to join too!



Do you have a favorite local charity or non-profit you’d like to highlight for our community? Let us know and we might feature in an upcoming newsletter!

**As always, for any questions** → please call or email Property Manager Amber Korody at 858-576-5557, or at [akorody@waltersmanagement.com](mailto:akorody@waltersmanagement.com). Our Administrator is Cory Frazier, who can be reached at [cfrazier@waltersmanagement.com](mailto:cfrazier@waltersmanagement.com).

For newsletter items, please contact the Windham Watch Editor at [terre.laske@yahoo.com](mailto:terre.laske@yahoo.com).