

The Windham Watch Summer 2019 – now also on: www.windhamcmr.com



Summer is Here! ☺ Welcome to the 12th Edition of the 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
- ✓ **NEW!** Visit our public website at: www.windhamcmr.com

Windham HOA Board Meetings

3rd Wednesday each month at 6:30pm

Location: Jefferson Apts., Clubhouse
11832 Stony Peak Drive

Property Enhancements Landscape and Common Areas

We have successfully addressed our major landscape issues over the past few years, including entrance and monument areas, courtyards, parking islands, necessary tree removals and trimming, and many other items. Below are recent and/or ongoing improvements:

Sloped Terrain Areas - improving landscape appearance of the sloped areas visible to residents, specifically by Jefferson Apartment complex and in the pool area.



Red Fescue ground cover on sloped area near #12037

Mailbox Structure - Notice anything different? We removed the wooden pergola structure over the mailboxes due to rotting wood and interference with the tree. We have installed a new, protected bulletin board, painted the stucco and refreshed the concrete, as well as added a new light fixture and planter. We hope you like the changes!



The mailman advised us he's received several questions from residents regarding plans to replace the pergola structure, and the answer is currently there are no plans for replacing it. The Board did investigate alternative options earlier, and estimates were quite expensive. Given the metal mailbox and parcel units will need changing at some point, we determined it would be better to address at a future time as a complete option, including any surrounding structure.

Unfortunately, a couple parcel boxes are broken and unusable, though 7 working boxes are still available. If you have a parcel arriving via USPS, and in the rare case no parcel box is available at the time to receive it, you will either 1) get a notice advising you to pick up your parcel at the local post office, or 2) the USPS postman *may* deliver to your address (though not obligated to). As a general security caution, we advise when expecting any parcel delivery to make note of the date from your carrier and check status and location. Nearly all carriers offer multiple means to do this (e.g. tracking # and link for mobile and desktop devices, text, etc.)

Parking Matters

Addressing Resident Concerns

Over the past several months, given the absence of issues or a perceived problem, the HOA chose to suspend costs for third party patrol of the parking areas, and in tandem tended toward some leniency for residents regarding the parking rules (e.g. not using the "guest pass" if only parking for a few hours during the day). Ample parking space in the past was not an issue. Unfortunately, that situation has changed.

With increasing frequency, adequate parking for guests is unavailable, and numerous residents



are observed violating the rules by improper parking in spaces without designated permits.

We're also aware of random non-resident/non-guest parking issues, presumably done to avoid parking on World Trade Drive.

To rectify, please see notice above now posted on the bulletin board to raise awareness. Also know that additional measures and options are under Board consideration to ensure parking compliance.

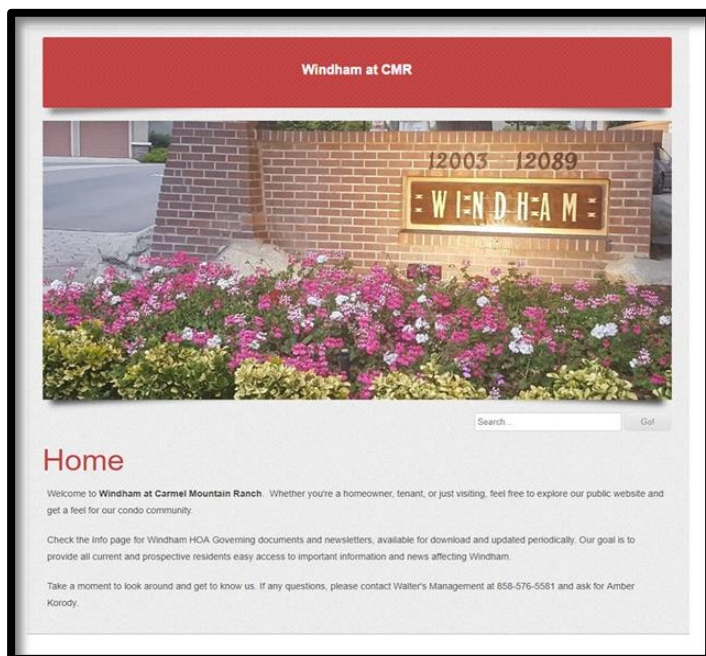
PLEASE DO YOUR PART - review the rules on parking by visiting www.windhamcmr.com, click on menu item "Info", and download the Rules & Regulations document and reference page 7, Section 7. Many thanks in advance for your cooperation!

For any questions on parking, permits, or any other items, **please contact Walters Property Management, Amber Korody or Cory Frazier, at 858-576-5581.**

Communications

Windham's new public website!

*** www.windhamcmr.com ***



Windham at Carmel Mountain Ranch now has a new public website! We encourage you to visit www.windhamcmr.com to view the site, and download public information available to assist current or prospective residents.

Often times residents indicate they are not informed and/or have difficulty accessing Windham's Rules or CC&Rs, especially newer owners or tenants. As these items are public documents we're happy to now be able to provide them for download via our new website.

For homeowners, we've also included a link to the Walter's Management portal, as well as

instructions for logging in, for easy homeowner access to 'owner only' info such as financials and account information.

We encourage EVERYONE to visit Windham's new website and let us know any feedback you have, including suggestions for future content! There is a 'Contact Form' to use for sending along any concerns, ideas, or suggestions, which are most welcome.

Images are always appreciated! If you have a favorite picture of Windham you'd like to see on the site, or an idea to make the site even more relevant for our residents, please let us know!

Some ideas include a future "Gallery" menu item to showcase our beloved pets, community happenings, and also items to swap, trade, or provide 'for sale' at Windham only (especially useful for items members desire to sell or donate that have been customized for specific units).

We appreciate your interest and feedback on our community!

Help Boost Resident Harmony & Keep Windham Safe & Looking Great!



We all know that living as neighbors in a condo community requires not only adherence to the governing rules and regulations, but also extra

consideration for living in close proximity to each other, and respecting the common areas we share as community living space.

To that end, and with recent feedback from several members, we're sharing the "unofficial top 5" most commonly observed violations, and where everyone can help improve the enjoyment of living at Windham:

- 1) **Parking** – already covered above
- 2) **Unpicked-up Poo** – not just a nice-to-do, it's San Diego's "pooper scooper" law: https://www.sandiego.gov/sites/default/files/pet_waste_final_2016.pdf . If you see this happening we encourage you to first speak to the 'human guardian,' but if not possible or difficult, please report to the Property Mgr immediately (ideally with a picture).
- 3) **Trash Bins** – Please see rules on page 5, Section 5.D, under General Rules: "Garbage containers shall not be put out prior to 7:00 p.m. on the night prior to scheduled pickup and shall be removed within 12 hours after collection."
- 4) **Speeding** – the reason we installed speed bumps at Windham, so ask again to please watch your speed, check around any corners as you enter/exit the complex, and please, **STOP** at the only stop sign Windham has!



- 5) **Landscape** – the HOA spends approximately \$100K/year keeping our

landscape looking great. Help us maintain it and don't let yourself, family members or guests destroy it. Encourage humans under your purview to stay on designated walking paths and refrain from walking into shrubbery, and/or playing in landscaped areas.

As always, all of us appreciate your cooperation! And remember:



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 or website items, please contact the Windham Watch Editor at terre.laske@yahoo.com, and don't forget to visit www.windhamcmr.com!