



Gazette

CMRCA NEWSLETTER

May 2007

Hot Topic: Landscape Tips - *So much gardening to do and so little time! Here's a rundown of your top garden tasks*

A Good Starting Place; As spring arrives with balmy breezes and colorful blooms, it is tempting to get carried away with planting. Better to start with a sketched plan that outlines your goals - whether it's establishing a small bed or redoing your entire landscape. A plan helps you visualize the desired results, focus your efforts step by step, and keep track of the plants you intend to use.

Feed Lawns; Summer is the most active growth period for warm season grasses such as Bermuda, Dichondra, St Augustine and Zoysia. Fertilize with a high-nitrogen fertilizer. Remember to water your lawn before and after you fertilize to lessen the chance of burning the grass. Also plan to feed and plant sub-tropicals, birds of paradise, bouganvillea, citrus, fuchsias, gardenias, hibiscus and bananas. Plant vegetables from seed - beans, beets, carrots, chard, corn, cucumbers, melons, pumpkins, radishes and squash. Plant seedlings of eggplant, peppers and tomatoes. Summer flowers: The best hot weather summer flower's to plant are verbena, vinca rosea, and zinnia. Also agapanthus, daylily, coreopsis, dusty miller, ganzania, gerber, gaillardia, and perennial verbena and yarrow. For shaded areas plant lobelia, sweet alyssum, and impatiens.

Watering Wisely; Spring is the start of sprinkler season. Remember to water deeply so the moisture penetrates three to four inches into your lawn's soil, and four to six inches into the soil around shrubs. You can check soil moisture with a screwdriver, which will penetrate moist soil, but not dry soil. The point is to help plants establish roots deeper into the soil, making them sturdier and more drought resistant. Water in the early morning or evening to reduce loss of water to wind and evaporation.

Be Aware; Keep an eye out for any weed problems that might be cropping up. Pull small weeds by hand or kill with an herbicide. A mulch layer three to four inches thick helps block out weeds. Plant pests tend to increase with the temperatures, so now is the time to check your lawn and landscape plants for harmful insects and plan appropriate control strategies. Some of the pests expected to become more active in California are scale, mites and aphids. Educate yourself on these and other invaders in your specific area so you can optimally time your control measures.

SUMMARY OF APRIL BOARD OF DIRECTORS MEETING

Treasurer's Report

The Board of Directors reviewed and accepted the financial report for March 2007 pending the annual audit.

Open Time

Homeowners were present to ask the Board of Directors if they had done an inspection of their neighborhood as requested at the last Board meeting. The Board members stated that they had not yet visited the neighborhood but would do so prior to the next Board meeting. The homeowners stated that their

neighbor recently installed lights on the outside of his house that are directed at their house, and wanted to know if the neighbor had obtained approval from the Association. The Board stated that management would check for an application. If the lights are not approved an application must be submitted. The homeowners also asked the Board if they could require

Please READ the ISSUE OF THE MONTH at the top of this page.

their neighbor to share the cost of replacing the fence between their houses. The Board stated that they could not make the neighbor pay half the cost. It must be worked out between the two homeowners.

Resolution to Foreclose and to Record Liens

A motion was approved for the Association Attorney to proceed with foreclosure on one unit and for management to send lien letters to 21 homeowners with delinquent accounts.

Automatic Payment

Its fast and easy and you will never forget your payment again. If you would like to sign up for automatic debit (ACH) contact Walters Management at 858-495-0900 for information and a form.

Next Board Meeting Date

The next Board of Directors meeting is scheduled for Monday, May 14, 2007 at 6:00 p.m. at the Carmel Mountain Ranch Golf Club.

CARMEL MOUNTAIN RANCH/SABRE SPRINGS RECREATION COUNCIL

We had a great turnout for our annual Spring Egg Hunt - over 600 participants had lots of fun! Thanks to our terrific Center staff and all the volunteers who helped.

We have terrific news about our Highland Ranch Park improvement project. The City Council just approved our project, so we are gearing up to start ordering the new playground equipment! We have received contributions from generous members of our community, and the Recreation Council is also giving a substantial amount. Shea Homes was required to pay a per unit fee as a

condition of their town home development. Since the City Council approved this, the money will also go into an account for the playground project. We are still accepting tax-deductible donations for the tot lot. Checks may be made payable to the CMR/SS Recreation Council and either mailed or brought into the Recreation Center at 10152 Rancho Carmel Drive, San Diego, CA 92128. We'll keep you posted on new developments.

Programs and classes continue at our parks. We are now gearing up for the summer, planning our three free summer concerts and hoping for a movie at the park, too. At our July concert, we will also be celebrating the 10-year anniversary of our Recreation Center. Stay tuned for more news.

Please keep on bringing your recyclable newspapers, junk mail, cardboard (broken down), telephone books, magazines, shredded paper, aluminum and tin cans and all types of glass and plastic bottles to the recycling bins at our Community Park. If you bring the material in plastic grocery or trash bags, please empty the bags in our bins. Paper bags and clear plastic trash bags are fine. Thank you all for your amazing participation. The money we receive for our recycling efforts goes a long way in helping to pay for special events, park improvements and more.

We also recycle used ink cartridges and cell phones. These should be dropped off at the Rec Center office.

We meet the 4th Tuesday of the month at 7 p.m. at our Recreation Center, 10152 Rancho Carmel Drive. You must attend three consecutive meetings to become a voting member, but everyone is welcome. Upcoming meetings are May 22, June 26 and July 24. If you see a problem at any of our parks that needs immediate attention, please call

Angel Castro, Center Director, at (858) 538-8100 or Laurie Marcus at (858) 451-0797.

BOARD OF DIRECTORS

Ron Beck
Terry Farris
V. Swaminathan
Michael Abdou
Cyrus Vafi

PROPERTY MANAGEMENT

Walters Management
9665 Chesapeake Dr #300
San Diego, CA 92123
Main: (858) 495-0900

Lee Leibenson
Community Association
Manager
(800) 227-6225

CMR WEB SITE
<http://www.cmrca.org>

POLICE - 911
Neighborhood Watch
(858) 538-8090
Officer Paul Lennon
(858) 538-8000

**NEIGHBORHOOD
CODE COMPLIANCE**
(619) 236-5500

**BRIAN MAIENSCHIN
COUNCIL DISTRICT 5**
(619) 236-6655

**CARMEL MOUNTAIN RANCH
LIBRARY**

Programs at the Carmel Mountain Ranch Library in May:

Preschool Story time every Tuesday t 10:00 a.m. The first story time of the month includes a craft activity. May 1, 8, 15, 22, 29.

Toddler Story Time - a one-on-one experience for an adult and a toddler (24 months-of-age or less). Held the first and fourth Thursday of the month at 11:00 a.m. May 3, 24.

Wednesday, May 23 at 6:30 p.m. - Children's Book Discussion Group. We will be discussing Surviving the Applewhites by Stephanie Tolan. For 3rd - 4th graders.

Wednesday, May 30th at 6:30 p.m. - Pajama Story Time.

**CARMEL MOUNTAIN RANCH
COMMUNITY COUNCIL**

Neighborhood Police Report - Officer Paul Lennon

No Report

Assemblyman George Plescia - Sarah Sikes

I-5/805 southbound merge now open

Assemblyman Plescia and other State Republican legislators signed the Americans for Tax Reform Protection Pledge to vote against all tax increases in the State Legislature.

Signed AB955- Bio-tech tax credit bill

Supervisor Pam Slater-Price - Jim Gonsalves

No Report

Councilman Brian Maienschein - Megan Ekard

Highland Ranch tot lot funds were approved by council

Ladder style cross-walk will be installed by Highland Ranch Elementary School at the corner of Highland Ranch Rd. and Waverly Downs

Zero tolerance graffiti order signed

Trenching will take place within the next 2 years for underground utilities before the city will re-surface streets

Additional re-patching of streets is expected within 8 weeks

Speed limit on Ted Williams will not be reduced because anything under 55 is not radar enforceable. Average speeds on Ted Williams is 50 mph

San Diego Planning Dept. - Jennifer Cordeau

Meetings are scheduled for May and June to review General Plan.

New templates for planning group by-laws should be available after May 1st.

CMR Fire Station - Maryjean Noland

Handouts were available for brush management, emergency escapes and fire alarms, emergency phone numbers

Mayor Sanders - Stephen Lew

No Report

Shoal Creek Bridge - Troy Daum

No Report

CMR Golf Course - Jim Svoboda

No Report

Cypress Greens Condos - Jim Nabors or Jim Kilgore

No Report

CMR/Sabre Springs Rec Council - Laurie Marcus

Playground equipment for Highland Ranch tot lot should be ordered within next 2 weeks.

City Council approved funds to purchase a plaque in memory of Bob Merry.

No bench was approved by council. Suggestions were made to contact HOA and Chamber of Commerce for bench donations.

Chair's Report

Joetta Mihalovich Day was well attended

Chair reviewed by-laws concerning terms, resignations, number of members allowed, and voting method for elections. It was noted that meeting agenda needs to be posted in a public place 72 hours prior to meeting. Jim will check on posting at the library.

Board received resignation from John Pedroarena.

Board voted to add Nicole Gangale, Dana Golshan, Kurt Carlson, Howard Reed and Sam Rasoul as new members.

The next meeting will be on May 9, 2007 at 6:30 at the CMR Public Library

