



# Gazette

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CMRCA NEWSLETTER

November 2007

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## HOT TOPIC: *Fence Maintenance and Fence Staining*

Iron fencing is some of the strongest fencing available, especially when compared to wood fencing. Despite this, regular maintenance is necessary. The Association maintains approximately eight miles of fencing throughout the community. Annually, the wrought iron fences behind Carmel Mountain Ranch homes that face the golf course or the perimeter of the Association are inspected. Following inspection, a report is compiled with suggested improvements. Basic repairs typically include replacing fence panels, spot-welding damaged areas, and painting touch-ups. While this maintenance is necessary for the appearance of our community, annual maintenance is costly. Small actions taken by homeowners can help significantly prolong the integrity of the fence thereby saving the community money over the long run.

Homeowners are asked not wire ties to attach wire mesh to the fence. The wire ties cause scratches and/or rust. These scratches or nicks increase in size and form noticeable holes – holes that require additional maintenance. Also, it is important to ensure that vegetation is trimmed at least six inches from your side of the fence.

Maintenance and re-staining of wood fences around many homeowners' lots is needed. Many of the wood fences are faded and beginning to deteriorate. The Rules and Regulations regarding fences state in part the following:

- a. Replacement fence style, materials and finished color must be similar to the existing fence.
- b. Specific fence requirements;
  1. Solid wood fence – privacy fence
    - a. Maximum height is 6 feet.
    - b. No design review is required if the fence is painted to match the house trim or house color, sealed with clear or stained Frazee #418 (brown) or Frazee #611 (Gray). The adjacent (neighbor) fence is to be treated the same.

The fence stain is available at Frazee in Carmel Mountain Ranch, next to Trader Joe's. Please remember that the maintenance of the fences between homes is a shared responsibility and neighbors are encouraged to cooperate with one another with upkeep and maintenance of this share responsibility.

## **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors meeting is Monday, November 12<sup>h</sup> at 6:00 p.m. at the Carmel Mountain Ranch Golf Club.

## **CARMEL MOUNTAIN RANCH/SABRE SPRINGS RECREATION COUNCIL**

Wow! The "grand re-opening" of our playground at Highland Ranch Neighborhood Park (Highland Ranch Road and Eastbourne Road) was so well received, the smile hasn't left my face! We were delighted that so many of you were there to help us cut the ribbon and then watch your children enjoy the wonderful tot lot. Our thanks to Councilman and Carmel Mountain Ranch resident Brian Maienschien who presided over our ceremonies and also the fire fighters from Engine Company 42 who brought their fire truck for all to explore.

If you haven't registered your kids yet for our Youth Basketball League, what are you waiting for? Sign up before it's too late!

Our Entertainment 2008 books are selling well. Thanks to all of you who support this effort. These great discount books are a terrific value at \$40.00 each, saving you hundreds of dollars all over San Diego and the country. They make great gifts, too. Stop by the Recreation Center for more information or to buy one, or call Laurie Marcus at (858) 451-0797 for free delivery.

I'm not sure when the Gazette will reach you so I hope I'm not too

late in reminding you of our fun-filled annual Halloween Carnival on Friday October 26 from 6 to 8 p.m.

As many of you know, we've had an extremely successful recycling program at our Community Park for a number of years. I've been so proud that we are number one in our district and that so many of my fellow Carmel Mountain Ranch residents feel so strongly about helping to save and protect our environment. It saddens me to tell you that there is a "gentleman" who has been brazenly stealing recyclable materials on a regular basis from our bins at the Community Park. Despite being confronted by people dropping off their recyclables and by Recreation Center staff members, this man keeps coming back. If you see anyone taking things from our recycling bins, I urge you to get a license plate number and report it to our Rec Center staff. Not only is this illegal, but it also takes money away from our community's parks. The city's Waste Management Dept. returns all proceeds to us to use for our parks and programs. Still on a recycling note, we appreciate your fantastic participation. We ask that when you bring cardboard boxes, please break them down. When you leave them in front of the bins, our Rec Center staff spends valuable time breaking them down instead of doing their regular work. We also recycle used ink cartridges and cell phones. Those should be dropped off at the Rec Center office.

We meet the 4th Tuesday of every 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. If you see a problem at any of our parks that needs 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  
Barbara Goodrich-Welk  
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.cmrrca.org>

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

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

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

## **CARMEL MOUNTAIN RANCH LIBRARY**

Programs for the Carmel Mountain Library for the month of November:

Preschool Story Time every Tuesday at 10:00. The first story time of the month includes a craft activity. November 6, 13, 20, 27.

Toddler Story Time - Held the first and fourth Thursday of the month at 11:00. This is a lap-sit program designed to be a one-on-one experience for an adult and a toddler, 24 months-of-age or less. November 1st (no story time on Nov. 22 - Thanksgiving).

Friday, November 2<sup>nd</sup>, 3:00 to 5:00 p.m. Kids Chess Club, instruction and playing time for kids 5 years of age and older. Please sign up to attend.

Monday, November 5th at 6:30 p.m. Family Program, Mary Beech will portray POCAHONTAS.

Monday, November 19th 6:15 to 7:30 pm Carmel Mountain Ranch Adult Book Club, we will be discussing Red River by Lalita Tademy. The book is available at the Circulation Desk for check out.

Wednesday, November 28th at 6:30 pm Children's Book Discussion Group, we will be discussing Martin's Mice by Dick King-Smith. The book is available at Circulation Desk for check out.

## **CARMEL MOUNTAIN RANCH COMMUNITY COUNCIL**

Mark Olson, representative from Supervisor Pam Slater-Price's office reports Slater-Price's intent to bill the Federal Government for assistance regarding our regions responsibility for the 100 plus million dollars spent yearly on Illegal Immigrants' uninsured health costs and incarcerations. These funds are taken from our local parks and libraries and she feels that the lack of security in our borders is what is the culprit of the costs to our County.

This Year marks the 20th Anniversary of Domestic Violence Awareness Month. This is a passionate issue for our Supervisor Slater-Price. More than 20,000 domestic violence calls are received each year in San Diego. Slater-Price helped establish a violence hot line in 2003. If you or a friend is in need of domestic violence resources please call 1-888-DVLINKS. Slater-Price also recently allocated a \$5,000 community projects grant to the San Diego North Chamber of Commerce to help with costs associated with the Carmel Mountain Ranch Fall Festival.

Gabrielle Alves was introduced as the new representative for Councilman Maienschein's. She reported Councilman's request for a new ordinance based on the rise in neglected vacant homes. Foreclosures are the primary reason that the homes being neglected. The ordinance would require lenders to be in compliance with neighborhood codes.

Carmel Mountain Ranch Fire Station representative Doug Schulte reports the need for the community to be prepared as we

enter the fire season and begin to celebrate the Holidays. The Cedar fires anniversary reminds us that we need to clear dry brush surrounding our homes with an ideal distance of 100 feet. If you are aware of an area of dry brush that is need of being cleared please file a complaint with the local Fire Department so Park and Recreation Crews can evaluate the property and properly clear it.

Representing Mayor Jerry Sanders office, Stephen Lew, reports the need for public awareness and conservation of our water supply in the San Diego area. He asks that we make a conscious effort in our homes and businesses to conserve water which currently is coming from the Sacramento Delta and the Colorado River. Our access to the Delta is limited this year so our diligence on this matter will make a difference. You may contact the local water department and they can assist you with ways to conserve water. Mr. Lew also informed us updates on decisions and what is going on with the Mayors office is now available at [www.sandiego.gov](http://www.sandiego.gov) just click on Mayor Sanders picture to get daily updates. Mayor Sanders will be having a Community Dialogue, Thursday, October 25th, 2007, at 6:00 pm at Scripps Ranch Library, 10301 Scripps Lake Drive. You are encouraged to join as this is an opportunity for the Mayor to give you an update on City-wide issues, and address community concerns

The Community Council officially accepted the resignation of Dana Golshan

# The Classified Section

## CHILD CARE

**Daycare opening for infant/toddler** in safe and loving environment. CPR certified. Available Monday through Thursday. Contact Vickie at 451-9749.

**Loving Mom Childcare** has FT/PT openings for all ages. Offering a great preschool and nutrition program plus indoor/outdoor safe and fun art and craft activities. Please call 858-676-0076.

## SERVICES AVAILABLE

**Cooking and Baking for Kids** – Del Mar Fair Blue Ribbons Baking Winner who has cooked on the Food Network with Bobby Flay is offering small, hands on cooking and baking classes to seriously interested boys/girls. Recommended ages: 8 to 13, four students per class. Have fun while learning math, food safety and organizations skills. For more information, email [kidcooks@hotmail.com](mailto:kidcooks@hotmail.com).

**CMR Properties** – Log on to [www.CMRproperties.com](http://www.CMRproperties.com) to keep your finger on the pulse of the Carmel Mountain Ranch real estate market. Online you'll find a complete list of active properties for sale as well as six months of past market activity. For your next real estate transaction contact the experts at San Diego Home Brokers 858-673-6363 or [www.CMRproperties.com](http://www.CMRproperties.com).

**Home Sweet Home** - House Cleaning and Pet Sitting. Affordable rates, Dependable, Trustworthy, References upon Request. See website at [www.homesweethome-diana.com](http://www.homesweethome-diana.com) or call Diana 858-484-8607

**American Heritage Properties, Inc (AHP)** providing professional, comprehensive and hassle free management of your rental property since 1981. Open seven days a week. For a property review and rental income analysis at no obligation call 858-695-9427 or visit our website <http://www.renthomes.com>.

**Walters Home Management** – Setting the standard in rental management. Specializing in leasing and managing single family homes and individually owned condos. Our strengths are in placing quality tenants and responding quickly to both tenant and owner needs. Thinking of moving? Don't want to sell? Conveniently located in Rancho Bernardo your, local expert in rental management 858-675-9515.

**Custom Painting** Interior & Exterior. Specializing in Venetian plaster. No job too small. All work done with pride. Licensed. Dave Zingala 619-743-1885.

**In Home TV Service** – JB Tech has the only one-year parts & labor warranty! Get a free in-shop or in-home diagnosis and estimate. All makes and models. There is no charge for pick-up and delivery. Your easy, no risk solution is JB Tech Service! 21 year CMR resident. Let's get it fixed! John Barth 485-1177.

**Home Interior & Gifts** Find holiday décor, gifts for the holiday and unique accessories for your home. Call Cori for a catalog 858-437-1097 or visit [www.homeinteriors.com/corinichols](http://www.homeinteriors.com/corinichols). Career opportunities available.

**Rentals We Got'em** - Leaders in Professional Rental Property Management since 1972. We Get the Job Done! Call 858-487-5557 or visit our website at [www.rentalswegotem.com](http://www.rentalswegotem.com)

**Thinking of Selling or Renting your Home or Condo?** Consider The Equity Company. Property management fees for all Carmel Mountain Ranch homeowners are just \$119.00 per month. Sales commissions are just 4.250%. Licensed attorney on staff. Dare to compare our price and service to others. Call Broker/Owner Andy Gilcrest at 619-528-2337 or log on to [www.TheEquityCompany.com](http://www.TheEquityCompany.com).

## FOR SALE

Lightly used 20" bicycle \$40. White Riadell ice skates (shoe size 4), blades are sharpened, good condition \$45. Call 858-487-3301.

**To Place An Ad Mail To**  
CMR Gazette  
11835 Carmel Mountain Road  
#1304-113  
San Diego, CA 92128

## Deadline:

Ads must be received by the 12<sup>th</sup> of the month prior to publication. Payment will only be accepted for one month at a time. Space is limited and we cannot guarantee that an ad will run in the month requested.

**Free Classified Ads:** Ads for the following are free to CMR residents: Child Care Services, Babysitting Offered Or Wanted, and one-time For Sale adds of household items.

**Web Site:** All Gazette issues will be posted on the Associations' Web Site including The Classified Section.

## Paid Classified Ad Rates:

Up To 30 Words	\$ 5.00
30 To 60 Words	\$10.00

Classified Ad Copy:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Text: \_\_\_\_\_

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