



# Gazette

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CMRCA NEWSLETTER

January 2008

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## **Hot Topic: *Architectural Review***

The Master Architectural Committee (MAC) is currently meeting twice each month and reviewing approximately 10 to 30 applications each meeting. The Master Architectural Committee represents the Board of Directors by reviewing MAC Applications to ensure proposals comply with Design Guidelines. All requests are to be submitted to Carmel Mountain Ranch Residential Community Association, through Walters Management to the attention of the Master Architectural Committee. All requests for architectural approval or variances must be made on the standard CMR RCA Home and Landscape Improvement Application form which can be obtained on the website at [CMRCA.org](http://CMRCA.org) or by calling 858-576-5509.

All applications that are submitted are required to have a plan with specifications and detail. When completing a MAC application please be sure to list materials, dimensions, and colors as well as finishes for the proposed improvements. Provide a fully dimensioned plot plan with enough detail to clearly show proposed improvements and submit a photograph or drawing of affected elevation. No application will be complete until the neighbor condition has been satisfied. The intent is to advise your neighbors who own property adjacent to your lot of proposed work to avoid future conflicts. Obtain signatures of neighbor(s) on the application form. If a neighbor(s) disagrees, ask neighbor to complete comment section on the application form. Disagreement of neighbor(s) will be considered; however, will not bind the MAC decision.

Homeowners are reminded that approval from the MAC is required on all exterior structures, alterations and initial landscape plans including fences and walls. Any changes that are made to the exterior appearance of one's property must be approved by the MAC prior to alteration and any deviation may result in heavy fines. Please be aware that the MAC is strictly adhering to the new paint schemes or the original colors when painting the exterior of your home.

Further, once a plan is approved, it must be adhered to; any modification must be approved prior to installation. It is important to understand that MAC approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and material, etc. Each application is reviewed on an individual basis. There are no automatic approvals, except as outlined in the guidelines. For example, a homeowner who wishes to construct a deck identical to one that has already been approved by the MAC is still required to submit an application and obtain approval. Approval by the MAC for any improvement does not waive the necessity of obtaining required city and/or county permits. Obtaining city and county permits does not waive the need for MAC approval. If you have any questions please call 858-576-5509 for assistance.

## NEXT BOARD OF DIRECTORS MEETING

The next Board meeting is scheduled for Monday, January 14<sup>h</sup> at 6:00 p.m. at the Carmel Mountain Ranch Golf Club.

## CARMEL MOUNTAIN RANCH/SABRE SPRINGS RECREATION COUNCIL

We hope that many of you were able to enjoy our annual Lunch with Santa at our Recreation Center. Arts and crafts, face painting, balloon art, lunch a chat and photo with Santa ... we had a great time!

We are still selling Entertainment 2008 Books which offer great 2-for -1 discounts (and many area restaurants offer discounts for single diners), plus discounts at hundreds of area restaurants, movies, sporting events and travel across the country. For \$40.00, you can't miss! Stop by our Recreation Center or call 858-538-5100 for more information.

Registration for new programs will start on January 7th. We are renovating our fields - they are closed and will be open again after January. We would appreciate your cooperation in keeping people off the fields so that when we reopen them they will be in prime condition again for all to enjoy!

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 our recycling bins at our

Community Park, 10152 Rancho Carmel Drive. If you bring your recyclables in anything other than paper or clear plastic bags, please empty them in the bins and reuse them. The city's Waste Management Department empties our bins on Mondays, Wednesdays and Fridays (excluding holidays) and returns all proceeds to us which we use for park programs and improvements. We are so grateful for your overwhelming support!

We also recycle used ink cartridges and cell phones. Those should be turned into the Recreation Center office.

We meet the 4th Tuesday of every month at 7 p.m. at our Recreation Center, 10152 Rancho Carmel Drive. Everyone is welcome, but to become a voting member you must attend three consecutive meetings. If you see a problem at any of our parks that need immediate attention, please call Angel Castro, Center Director, at 858-538-8100 or Laurie Marcus at 858-451-0797.

We wish you and your families a happy and safe holiday season.

## CARMEL MOUNTAIN RANCH LIBRARY

Programs at the Carmel Mountain Library for January:

Preschool Story Time every Tuesday at 10:00. The first story time of the month includes a craft activity. January 8, 15, 22, 29.

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. January 3, 24.

Friday, January 4, 3:00 - 5:00 - Kids Chess Club. Instruction and playing time. For kids from 5 years of age and older. Please bring a chess board to play with.

Wednesday, January 30th 6:30 - 7:00 p.m. Pajama Story Time.

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

## **CARMEL MOUNTAIN RANCH COMMUNITY COUNCIL**

There will be no meeting in December. The next meeting is January 9, 2008, 6:30 p.m., Carmel Mountain Ranch Library.

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### **STREET TREE PLANTING**

The San Diego Regional Energy Office, in cooperation with People for Trees, is giving away 17,000 trees to residences and schools. Single family homes can get up to 5 trees. The program is free. For more information, contact Ramsey Green at 858-244-1181 or visit <http://sdenergy.org> and look for Cool Communities Shade Trees. Mature trees raise property values by up to 20 percent, according to the American Forestry Association.

Just three well-placed trees around a home can lower air conditioning bills by up to 50%, and windbreak trees can reduce winter heating bills up to 30%. Trees help with relaxation and well being. They relieve psychological stresses from the demands of life.

Trees add beauty to our everyday lives. Picture your home and city without trees.

Would you still want to live there?

Homeowners are reminded that approval from the Master Architectural Committee (MAC) is required.

Trees should be selected and placed in a manner that does not unreasonably obstruct adjacent homeowner's views. See a list of recommended trees for front yards on the CMR-RCA web site at <http://www.cmrrca.org>.

### **ASSOCIATION TREES**

Any tree that is in the Association maintained landscaping area is the sole responsibility of the Association. As stated in the CC&R's, there is no guaranty of view. The Association makes every effort to accommodate requests from homeowners when a tree is disturbing them. Sometimes, a tree may be removed, but very rarely. All tree requests are submitted to a certified landscape architect for inspection and evaluation. The Board relies on this report to take any action. The Association policy is that no tree will be removed, topped or otherwise cut solely for view purposes. Please contact Walters Management with any matters concerning trees and views so the matter can be brought before the Board and an evaluation done.

### **HOUSE PAINTING POLICY**

Every homeowner that wishes to re-paint or re-stucco their home must submit MAC

Application and receive approval prior to beginning work. For those homeowners that did not receive MAC approval and changed the color of their home from the original palette, the home must be re-colored back to the original color or an approved color scheme. The Association will take all necessary action to have the home returned to the original color or approved color scheme.

### **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.

### **SPEEDING**

The Board of Directors and concerned residents would like to remind homeowners to slow down while driving through the community. Please use caution and watch your speed when driving on community streets. Slowing down while driving through the neighborhood will help avoid an accident. Exceeding the speed limit creates unsafe conditions for pedestrians as well as other vehicles. Be cautious when driving through the community and watch for children, pedestrians, bicyclists, etc. Remember as your speed increases so does your braking distance.

