



CARMEL MOUNTAIN RANCH

RESIDENTIAL COMMUNITY ASSOCIATION

Dear Carmel Mountain Ranch Residential Community Association (Master HOA) Member,

As you may know, the City of San Diego Planning Commission unanimously approved the New Urban West Trails project. The Trails project will consist of 1200 new dwelling units on the golf course consisting of apartments, townhomes and other multi-family rentals. The City Council is expected to vote on the project in September.

From the time the golf course closed, the HOA Board has been actively involved in trying to ensure any new development on the golf course would blend into our existing CMR neighborhoods. We considered and pursued many options. We met with the golf course owner and New Urban West. We formed a golf course committee and they spent countless hours seeking options, meeting with the community groups and seeking documents from the City of San Diego. Their efforts were reviewed and considered by the Board and our legal team. Our golf course committee keeps the HOA members informed by providing verbal reports at our monthly HOA meetings and by creating newsletters sent to you via USPS and email. The Board retained Everett Delano to represent the HOA. Everett is a highly respected attorney in his area of expertise.

Based on the advice of Everett Delano, the Board approved the hiring of multiple experts to look at multiple areas (noise, water, drainage, lighting, transportation, biology, environmental, air, vibration, fire, traffic, other). He filed responses to the City of San Diego as required and even filed a lawsuit seeking public documentation. We shared the experts' reports with CMR United and CMRSSCC so they can use the information for their efforts. We shared information we received from CMR United and CMRSSCC with our legal team so the information could be reviewed to ensure we were not missing options helpful to our efforts. The HOA originated documents that can be shared will be available on our HOA website at www.cmrrca.org under "Golf Course Matters -> General Information."

To date, the experts, attorney and administrative fees have cost the HOA approximately \$65,000. The HOA has monetary reserves for the care of our common areas as required by law. We had to raise the HOA fees slightly to cover additional legal and other maintenance related expenses. Please keep in mind when we send a USPS letter to HOA members it costs around \$5000. In most circumstance, we prefer verbal or email communications to ensure we are consuming HOA resources wisely.

Unfortunately, our HOA's efforts and the community groups' efforts have not appeared to influence News Urban West's plans to build 1200 units on the golf course. Many ideas have been discussed by the groups. Some of the ideas included offsetting the golf course's operating expenses, purchasing the golf course, creating a winery, building residential units on top of the existing commercial buildings and leaving the golf course empty and many other options. These are all admirable options but, at the end of the day, there must be a willing property owner and developer and funds. Unfortunately, none of those exist. The HOA's efforts were not able to persuade the city or planning commission. In fact, our attorney anticipated the planning commission would approve the project "as is". He was correct.

Now it is up to the elected City Council members to decide if the project moves forward “as is.” They have the final say and hopefully they will listen. But they will only listen if you let them know how you feel about this project. You have more power to influence the Council than the community groups or HOA. You are the voting members of the community. The more of us that show up to the city meetings and speak and send letters or emails, the better the chances are to have our elected officials listen to us and not rubber stamp another development project because that is the current popular thing to do. But we must act now by respectfully contacting all City Council members. Five of the nine Council Members need to vote against the project to stop it. Send your focused emails today to all nine Council Members. CMR United recently sent an email blast providing ideas on what to discuss in your email. Keep your email simple and to the point. The state and city have mandated additional housing for their reasons and the city is extremely eager to approve this and other area projects as soon as possible. Therefore, a no development argument likely will not persuade anyone at this point. Changing the project to blend into our existing CMR neighborhoods might.

Neighbors, if the City Council approves this project “as is” it does not mean we are beat. We cannot discuss the HOA’s legal strategy, but please know the HOA Board plans to do everything we can with the tools we have available, and we will continue until we have exhausted all viable options. I cannot stress it enough; you must do your part and contact all nine City Council Members now and show up and speak up at the City Council meeting.

On behalf of the CMRCA Board of Directors,

Gary Brizard
CMRCA President

Helpful Information

Web Links:

Carmel Mountain Ranch Residential Community Association: www.cmrrca.org

CMR United: www.carmelmountainranch.org

San Diego City Council: <https://www.sandiego.gov/citycouncil>

Council Members:

Councilmember Joe LaCava, District 1, JoeLaCava@sandiego.gov

Council President Jennifer Campbell, District 2, JenniferCampbell@sandiego.gov

Council President Pro Tem Stephen Whitburn, District 3, StephenWhitburn@sandiego.gov

Councilmember, Monica Montgomery Steppe, District 4, MMontgomerySteppe@sandiego.gov

Councilmember Marni von Wilpert (CMR), District 5, MarnivonWilpert@sandiego.gov

Councilmember Chris Cate, District 6, ChrisCate@sandiego.gov

Councilmember Raul Campillo, District 7, RaulCampillo@sandiego.gov

Councilmember Vivian Moreno, District 8, VivianMoreno@sandiego.gov

Councilmember Sean Elo-Rivera, District 9, SeanEloRivera@sandiego.gov