

# Country View Estates

ESCONDIDO, CALIFORNIA



## RECYCLED WATER BY: BILL WESTLAKE, TREASURER

In October 2017, the recycled water system was placed on-line by Rincon Water District (Rincon). This water is used for all the common area watering (irrigation). Since the cost of recycled water is less than the potable (drinking) water previously used, the monthly water charges are approximately \$800 less than before. The cost of conversion was the responsibility of the HOA. Rincon provided a no-interest loan to the HOA in the amount of \$30,589 to cover the conversion cost.

The HOA repays the loan on a monthly basis. We are charged the potable water rate for our monthly usage with the difference in costs between potable and recycled water applied to our loan balance. Through June, the difference in water costs (the aforementioned \$800/mo.) has reduced the outstanding loan balance by \$6,350 leaving a current loan balance of \$24,238. At the current rate of repayment the HOA can expect the loan to be paid back in about 3.5 years. The HOA will then have its monthly costs reduced by \$800, benefiting each homeowner by approximately \$15/mo.

Assuming that all other HOA costs remain the same (hardly likely), the monthly dues basis, using the 2018-19 FY as an example, would have been \$180/mo. The unknowns are annual rainfall and the future cost difference between potable and recycled water. These will affect the payback period.

## Upcoming Events

### August 21

Annual HOA Mtg. & Election

6PM (doors open at 5:45pm)  
Gloria Dei Lutheran Church 1087  
W. Country Club Lane  
(SE corner of Nutmeg)

### Sept 18

Board of Directors Mtg.

## Important to Know

### **Property Mgmt. Co:**

Allure Total Management  
1195 Linda Vista Dr. Suite D San  
Marcos, CA 92078  
Ph: 760-804-8290  
Fx: 760-736-3087

### **Community Manager:**

Harry Seboldt  
Email:

<mailto:allure@alluretm.com>

Web: [Allure Total Management - Home](#)

Web Login: a223

### **Neighborhood Watch**

Chair: David Olson

Email: [o2btigerw@aol.com](mailto:o2btigerw@aol.com)

Cell: 760-445-1155 (cell)





## LANDSCAPE MATTERS

BY: KIM SHULER, LANDSCAPE CHAIR

We love to see residents desiring to beautify their homes both inside and out. It makes our neighborhood look good!

Just a reminder that with the installation of the recycled water system, all new plants in the landscape maintenance areas must be approved by the Landscape Chair and planted by the HOA's contracted landscape company as they are aware of where the pipes are in the ground. This will ensure the plan - going forward - to reduce the water use in our community.

YOUR PRIDE OF OWNERSHIP IS GREATLY APPRECIATED.



Agave Americana, common names sentry plant, century plant, maguey or American aloe, is a species of flowering plant in the family Asparagaceae, native to Mexico, and the United States in New Mexico, Arizona and Texas. Best on slopes away from walkways and curbs. High maintenance. Best to pull pups when young.

## PRESIDENT'S MESSAGE



Our annual meeting will be held on August 21, 2018 6:00PM at the Gloria Dei Lutheran Church, located at 1087 West Country Club Lane. You can cast your ballot, get updated on community projects, future community plans, and express your thoughts/ideas. So please plan to attend.

If you are unable to make the meeting please be sure to cast your ballot, this is your chance to vote for Board Members. Your vote counts!

A quorum is required, which translates to 51% of our membership. If you haven't sent in your ballot yet (optimal), please attend the meeting and vote in person.



## MEETING THE CHALLENGES

BY: DAVE OLSON, PRESIDENT

Prudent financial management is a key fiduciary responsibility of each member of the Board of Directors (BOD).

In 2011 your BOD decided to go with a full-service property manager. In March 2012 we were informed by the property manager that our \$20,977 reserve bank account balance (our savings account) was woefully inadequate given the age and condition of our infrastructure.

Since then, in six years, your BOD has raised the monthly dues from \$145 to \$195/mo. to cover the rising costs of insurance, property management, landscape maintenance and water. Doing this has also allowed us to make meaningful improvements to our streets, sidewalks and brow ditches averaging over \$12,000/yr. to keep our community safe and attractive.

We have also raised our reserve balance to \$77,718 as of June 30th and are in a much sounder financial position.



### CURRENT BOARD AND COMMITTEE MEMBERS

President/Neighborhood Watch: Dave Olson

Vice President: Michael Uhl

Treasurer/Architectural Chair: Bill Westlake

Secretary: Stacey Litrell

Member at Large/Landscape Chair: Kim Shuler

## REPORT CARD

BY: MICHAEL UHL, VICE PRESIDENT

One of the improvements that the board made last year was to paint the North side of all streets red to conform to the Escondido Fire Department guidelines.

I am happy to report that the results have been wonderful. Due to location of your particular driveway, you may not have experienced the difficulty of getting in and out of your garage. I can tell you first hand that having cars parked on the “slope side” of the street caused considerable difficulty for my wife and me.

Other than a few brief instances, no one is parking in the red zone, and I’m glad we got this project accomplished. Thank you all for not parking along the red curbs, and thanks for encouraging your guests to do the same.

Another project that we undertook for safety was to pain the street with a speed limit. The results here have been mixed. General consensus is that when most of us drive in and out of the neighborhood, we see the speed limit and remember to keep it slow. But there are a few people that routinely speed up and down Avenida de Aquacate.

PLEASE SLOW DOWN.

Our next step will be humungous speed bumps, and if that doesn’t work out come the spike strips! 😊

