

NEWS & VIEWS

VOLUME 3, ISSUE 9

www.esperanzasonrisa.com

DECEMBER 2003



Happy Holidays!

MONDAY
DECEMBER 1, 9 A.M.
LANDSCAPE
WALKTHROUGH

SUNDAY
DECEMBER 7
PEARL HARBOR DAY



MONDAY
DECEMBER 8, 6 P.M.
HOA BOARD
MEETING
HAMPTON INN
123 CARMEL
SAN MARCOS



DECEMBER 20
HAPPY HANUKKAH!

DECEMBER 22
WINTER BEGINS



DECEMBER 25
MERRY CHRISTMAS!



DON'T LET THIEVES SPOIL HOLIDAYS!

It was reported, in November, that a neighbor witnessed someone trying to steal a car from a driveway inside the Esperanza Sonrisa community.

We are reminded that the gates merely provide privacy. They do not promise security.

A fenced and gated neighborhood can lull residents into a false sense of security. Would-be thieves can take advantage of this and make off with our valuables. The holidays provide an especially tempting scenario since many homes are stacked with beautifully wrapped gifts just waiting to be carried out the door by our loved ones and friends! Don't let thieves get there first!



- 🎁 **Keep doors and windows locked, windows covered.**
- 🎁 **Keep cars locked, even inside the garage, and garage door down.**
- 🎁 **Keep remote controls locked out of sight, they can be used to get into the garage and then into the house.**
- 🎁 **Plug lamps and radios into timers set to go on and off while you are away. Make the house look like someone is home.**
- 🎁 **Stop newspaper delivery while away.**
- 🎁 **Have a neighbor take in newspapers, trash cans, etc.**
- 🎁 **Know your neighbors.**

These are just some of the tips gleaned from Neighborhood Watch meetings and publications where San Marcos Crime Awareness specialists and Sheriff's deputies share anecdotes and tips on how to secure our homes and belongings and loved ones.

The Esperanza Sonrisa Neighborhood Watch contact person has moved from the area so it has been a long time since we have had a meeting or received local crime information. We need a volunteer to step in to fill this important role.

The Neighborhood Watch chairperson typically arranges with the City Crime Awareness Unit for an annual meeting. These meetings are a fun and informative way to meet neighbors and learn how to have a more secure home and find out what the current popular crimes are. Volunteers are usually invited to the City's annual "Night Out" for crime.

Anyone wanting more information should call the S. M. Crime Awareness Unit number 744-1050 ext. 3111. Also call Betty Knoff at 471-8552.

BOARD MEETS WITH CITY REPRESENTATIVES

On Thursday, November 6, 2003, Board members Ron Bowen, Marc Johnson, Fil Knoff, Henry Tobe and Property Manager Jim Fraker met with San Marcos City Staff coordinator Craig Sargent-Beech and Trail Advisory Committee Chairperson Larry Osen along with Ryland Development representatives Blair Pruitt and Steve Butler to discuss the City Trail segment that enters Esperanza Sonrisa, crosses Echo Lane and ends at Rush Drive. Residents Kimberly Berry and Betty Knoff also participated in the discussion.



This meeting was held on site following recommendations made at the City Planning Commission's August 4th meeting where the adjacent Ryland project was approved with conditions. While Sargent-Beech was sympathetic to the Association's desire to remove the trail section from Association property, he explained that this was a minor trail segment for this neighborhood's access to the larger trail system. Sargent-Beech also expressed interest in running the trail south along the western outside edge of Esperanza Sonrisa when the Hansen property is finally available for development. In the meantime, he would research the agreements that the City, SDG&E and Ashbrook made for the ownership and use of the property in question and forward the information to Jim Fraker's office.

NOVEMBER MEETING NOTES

The regular Esperanza Sonrisa Homeowners' Board of Directors Meeting was held Monday, November 10, 2003, 6 p.m. at the Hampton Inn, San Marcos. Fil Knoff (President), Marc Johnson (Vice President), Ron Bowman (Treasurer), and Director Henry Tobe conducted the meeting with Property Manager Jim Fraker, Block Captain Jeanette Holler, Editor Betty Knoff and seven other Homeowners in attendance.

Open Forum discussion:

- ☞ **Tot Lot Play Equipment:** An example of a multi-functional play structure may be seen at the Savonna development at the southernmost end of Twin Oaks Valley Road.
- ☞ **Posting signs:** Members have complained about the posting of large, unattractive signs on owners' gates, lawns, yards, planting areas, etc. It was suggested that the Board draw up a list of suggested signs, styles, and sources to maintain the aesthetic quality of the area and still allow owners and residents to post important information.
- ☞ **Street Parking:** Parking along bumpouts continues to be a problem that compromises the safety of everyone in, or visiting the community. Bumpouts were designed to slow traffic in a residential area and add interest to the landscape. This does reduce the number of parking spaces along the curbs. When residents and guests park along these narrowed roadways they are interfering with the safe flow of traffic, especially emergency vehicles, which is against the law. The Board would like to avoid painting curbs red to prevent this dangerous practice. Please see the enclosed lot map to locate bumpouts on your street (Avenida La Cuesta, Camino Carta, and Echo Lane by the basketball court and at Camino Carta).
- ☞ **STOP at Stop Signs:** Four out of five drivers exiting Camino Carta at Rush Drive have been observed running that stop sign! This puts everyone in those vehicles and all vehicles coming up the hill to enter

(Continued on page 3)

(November Meeting Notes, Continued from page 2)

through the gate in jeopardy. Residents are responsible for their guests. Speed humps will be discussed at the December meeting.

- ☞ **Trash Cans too big:** Members and residents struggling with the too-large trash cans are directed to call Edco for smaller containers that will pass through the garage doorway. Edco phone: 744-2700.
- ☞ **Cameras:** Surveillance cameras at the gates and recreation lots are being researched. They are available with light poles that compliment the street lights already installed. Cameras that face private areas can be adjusted to eliminate those areas to protect privacy.
- ☞ **Halloween Patrol:** Everyone felt the private patrol hired for the Halloween weekend was very successful.
- ☞ **Street Light Maintenance:** Report any street lights that are not working. PCM will sent out a lighting maintenance contractor to fix the problem.
- ☞ **Dog Waste:** Owners are reminded to clean up and dispose of all pet waste. Anyone walking a pet should be carrying baggies (those newspaper sleeves are perfect!) and clean up and dispose of any droppings.

Meeting Notes:

- ☞ **Financial Report:** The financial health of the Association is good. Ron B. will investigate the advantages of investing surplus fund in programs provided by Wells Fargo, Merrill Lynch and A.G.Edwards. Invoices submitted by Green Horizons for monument plantings were approved.
- ☞ **Ashbrook:** Ashbrook sent a request to be released from the bonds to ensure that their share of maintenance assessments have been paid. Their share was paid in full, meeting their obligation. Request approved.
- ☞ **Streetlights:** Jim's office will notify the City that the Association will activate the streetlights at the western Avenida La Cuesta gate and at the mailbox on Avenida La Cuesta though Ashbrook has never tested them. The Association will try to collect any associated costs from Ashbrook.
- ☞ **Neighbor-to-neighbor issues:** The HOA cannot get involved in neighbor-to-neighbor issues unless HOA property or regulations are involved.
- ☞ **Landscape Architect:** The Board will meet with the Landscape Architect to discuss establishing a landscaping and lighting master plan.
- ☞ **Rush Exit Gate:** Marc J. will be meeting with the contractor regarding redesigning the Rush Exit Gate opening to reduce strain, and maintenance costs, on the equipment. The west pedestrian gate also needs adjustment.
- ☞ **City Trail through Esperanza Sonrisa:** The attorney will be consulted regarding the City Trail as it crosses Association property. The City will be providing a copy of any related agreements. The Board approved Ron B. as the contact person for this research.
- ☞ **Committees:** The Board would like committee volunteers to get organized and participate. (Volunteers should plan to attend the next Board meeting to get organized.)

THE NEXT BOARD OF DIRECTORS MEETING WILL BE ON MONDAY, DECEMBER 8, 2008 AT 6:00 P.M. AT THE HAMPTON INN, 123 CARMEL STREET. REFRESHMENTS WILL BE SERVED!



*Wishing you and all of your loved ones
a blessed Holiday Season
and a New Year of Health and Happiness!*



Esperanza Sonrisa Street Plan
Highlighted “bumpouts” are NO PARKING ZONES. Stop signs (●) must be obeyed.

FENCE PAINTING

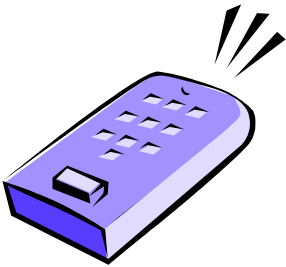
Congratulations to all who have stained their fences. They really do look great and add value to the individual home as well as to our community as a whole. For those who still need it, please clip and file this important information. The approved staining material is:



BEHR'S SEMI-TRANSPARENT STAIN CEDAR NATURALTONE (533)

or the equivalent. Homeowners are responsible for maintaining their own fencing in good condition. A homeowner's fence is that which can be reached by passing over the owner's property. Only that fencing which is directly adjacent to HOA property is maintained by the Association.

IMPORTANT GATE CODE INFORMATION











The remotes provided by Ashbrook should operate all 4 vehicle entry gates. If your remote control does not operate all 4 entry gates, please, call PCM to arrange for a replacement. Call Katherine Miller or Jim Fraker at 599-9151.

Pedestrian gates have maintained the original code.

Also, if your name is not entered into the Gate Kiosk memory, call 599-9151, for information.

599-9151

That's the number to call when there is an HOA problem!

-  **If your name is not listed at the entry gate kiosk.**
-  **Broken sprinklers or sprinklers that run on and on and on.**
-  **Gates that don't open.**
-  **Gates that don't close.**
-  **Street lights that don't turn on at night.**
-  **Street lights that stay on during the day.**
-  **Abandoned cars.**
-  **Weeds, unmowed lawns, trash, graffiti.**



**IMPORTANT NOTE: IF A CRIME IS IN PROGRESS DIAL 911
AND REQUEST ASSISTANCE IMMEDIATELY.**

ESPERANZA & SONRISA

HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS 2003-2004

J. Fil Knoff, President, Homeowner, 471-8552

Marc Johnson, Vice President, Homeowner, 891-0186

Rebecca Geary, Secretary, Homeowner, 436-1679

Ronald Bowen, Treasurer, Homeowner, 510-1306

Henry Tobe, Director, Homeowner, 761-4892

VOLUNTEER COMMITTEES (Chairperson in bold type)

Architectural Review: Adam Bedell, Mary Bosseloo, Darab Bouzarjomehri, Michael Houghton, Marc Johnson, Barbara Porter, Don & Laurie Rawson, Henry Tobe, **Karen Uda**

Block Captains: Avenida La Questa: Geri Anderson & Michael Houghton; Avenida Ortega: Art & Gwen Rasmussen; Camino Carta: **Jeanette Holler**; Corte San Rio: Ray Preis; Echo Lane: Henry Tobe; Rush Drive: Barbara Porter.

Hospitality: Lauri Braudrick, Ariel Bedell and Gael Houghton

Landscape: Becky Geary, Lorrie Goss, Michael Houghton, BKnoff, Anna Lee, David Simpson, Delores Steele, Henry Tobe

Neighborhood Watch: **VOLUNTEER NEEDED** (This is a City-sponsored program and a fun way to meet neighbors)

Newsletter: Annette Chase, Connie Cheng, **Betty Knoff!**

Social: Geri Anderson, Lauri Braudrick, Leslie Fetzer, Maureen Johnson, Donna Twardy

Website: www.esperanzasonrisa.com Adam Bedell, **Anna Lee**, Linda Phan, Laurance Quach

Yard Sale: Lauri Braudrick, **J Burzell**

IMPORTANT PHONE NUMBERS

Ashbrook Communities: Phone: 804-6868

Ashbrook Warranty Service: Art Sherman, cell phone: 619-778-2621

San Marcos Sheriff's Station (Administration & non emergency): 510-5200

Crime Tip Line & Street Narcotics Unit: 510-5000

Community Oriented Policing (C.O.P.P.S) South: 445-1263

City of San Marcos: 744-1050

Crime Awareness Unit (Neighborhood Watch): Ext. 3111

Code Enforcement: Ext. 3206

Graffiti Hotline (24 hour message machine) 591-9100

Community Services (Recreation): 744-9000

Public Works (Public Streets, Flooding): 752-7550

San Diego County Animal Control (Barking Dog Complaints): 746-7307

PROPERTY MANAGER

Professional Community Management

James V. Fraker, Vice President & Property Manager

906 Sycamore Avenue, Suite 201; Vista, California 92083

Phone: 599-9151 or 800-599-9151 e-mail: jfraker@pcmineternet.com

DECEMBER 8, 2003

Monday, 6 p.m.

HOA Board Meeting

Hampton Inn

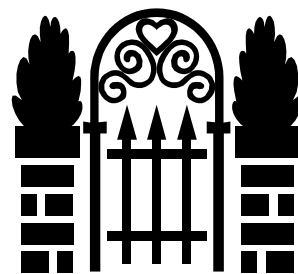
123 Carmel Street

San Marcos

HAPPY HANUKKAH!

MERRY CHRISTMAS!

HAPPY NEW YEAR 2004!



NEWS & VIEWS

A publication by, and for,
the
homeowners and residents
of
Esperanza Sonrisa
at
BuenaVida

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