



# Sabre Springs Neighborhood Homeowners Association

Serving the Residents of Sabre Springs



MAY 2005 - NEWSLETTER

## NEXT BOARD MEETING



Next Board Meeting will be May 4, 2005 at 6:30 p.m., at the Carmel Mountain Rec Center/SS, 10152 Rancho Carmel Drive, San Diego, CA. Homeowners are encouraged to attend and participate

during the open forum.

## DOGGIE DO'S AND DONT'S

You don't want your community to go to the dogs...do you? Please pet owners, be a good neighbor and clean up after your pets. Also, please remember that all dogs must be kept on a leash by a person who is capable of controlling the dog.



## TREE REMOVAL



This winter brought us heavy rains and wind storms, resulting in several trees falling. As a result, the Board of Directors has contracted with an arborist to review and evaluate

Common Area trees. After review of the areas, the arborist has recommended the removal of the Blue and Red Gum Eucalyptus trees close to the main streets. These varieties of Eucalyptus evidently can pose long term hazards, especially when attacked by insects and are best removed. The majority of the Blue and Red Gum Eucalyptus trees are located on the Common Area slopes along Sabre Springs Parkway between Evening Creek Drive and Morning Creek Drive South. In addition, some

trees in the Montecito area will also be removed. The Board is in the process of soliciting bids for removal of the trees. Once the trees have been removed, the Board will be considering a replacement program using trees consistent with the area and do not require the constant trimming/pruning needs that Eucalyptus need. It is anticipated that this program will create a nicer appearance for the community.

## LANDSCAPE VANDALISM

Recently there has been vandalism to several irrigation sprinkler heads on the Common Area slopes behind Springside Road in the Montecito area that were broken off and lying in the landscape. Parents we understand that your children may like to play around these areas, but please speak to your children about refraining from damaging irrigation heads while playing in these areas. Please be reminded that repairing these damaged irrigation heads is an additional cost to the Association, that in the end may increase your assessment. Please notify Management if you see anyone causing such damage to the irrigation.



## HOME MAINTENANCE



Spring is just around the corner, and now would be a good time to take a look around the exterior of your home for any painting or maintenance needs before community inspections of fences, house trim, garage doors, and front

doors begin. Please be reminded that the fences are the owners responsibility and should be painted on a regular basis. By purchasing a home in a planned community, you assume the responsibility of helping to keep property values at their highest possible level and keeping the aesthetic appearance at a high standard. Regular maintenance of the exterior of your home is part of this duty. Please be a good neighbor and save the Association the cost of mailing out multiple letters for the same issues, by inspecting and maintaining your property on a regular basis.

### ARCHITECTURAL REMINDER

Please be reminded that when you are making any exterior modifications to your home, including changing the paint color of your home, that you must first submit for ARC approval prior to any work being performed. Should any homeowner proceed with such changes without prior approval, they may be required to remove the improvements so it conforms with the community's guidelines. This includes any revisions to driveways, such as pavement extensions. The ARC process can take up to 30-45 days, and part of this process is neighbor notification and sign off of your proposed changes. If a neighbor disagrees with your plan, it does not necessarily mean that the plan will be denied, but their comments will be taken into consideration during the review process. Please make sure that your immediate neighbors are shown a copy of your plan and that they sign the appropriate area of the Architectural and Landscaping Approval Application. An Architectural and Landscaping Approval Application may be obtained via the community website at [www.sabrespringshoa.org](http://www.sabrespringshoa.org), or by contacting the management company.



### YOUR COMMUNITY RESPONSIBILITY

Each owner has a monetary investment in their home, and a responsibility to assist the Board in

making sure that the community standards remain at a high level.



Please help the Board by following the appropriate procedure when contacting the management company to discuss a particular issue. We ask that you send a written notice with details pertaining to your issue of concern. Be sure to state your name and address, if your concern involves another owner please state their address also. It is very important this information is given to the management company. Management will make every effort to keep your name confidential. Anonymous calls will not be responded to. If the issue of concern does not improve, notify the management company. This will enable them to follow up appropriately.

*The Prescott Companies  
Your Management Team  
Rancho Bernardo Office:  
8:30 a.m. - 5:30 p.m. Monday - Friday  
16880 West Bernardo Drive, Suite 200  
San Diego, CA 92127  
(858) 946-0320  
FAX: (858) 946-0326*

*Community Manager: Ann Andreola  
Assistant Manager: Tiah Barry*

*e-mail: [ann@prescottmgmt.com](mailto:ann@prescottmgmt.com)  
[tbarry@prescottmgmt.com](mailto:tbarry@prescottmgmt.com)*

*For Accounting Concerns  
And To Submit HOA Payments  
Please Contact The Encinitas Office:*

*543 Encinitas Blvd., Suite 111  
Encinitas, CA 92024  
(760) 634-4700*

*EMERGENCY OR AFTER HOURS  
CUSTOMER SERVICE CALL:  
800-404-0141*