

HAPPY NEW YEAR



15455 Paseo Del Sur  
San Diego, CA 92127  
858-759-1921

**JANUARY 09, 2021**

**General Manager**

Darryn Marshall

[Darryn.Marshall@fsresidential.com](mailto:Darryn.Marshall@fsresidential.com)

**Assistant Manager**

Chris Malama

[Christine.malama@fsresidential.com](mailto:Christine.malama@fsresidential.com)

**Architectural Design**

**Facilities Manager**

Charlie Mullins

[Charles.Mullins@fsresidential.com](mailto:Charles.Mullins@fsresidential.com)

Landscaping, irrigation, all maintenance in  
the common areas

**Administrative Assistant**

Gigi Ochoa

[Gigi.Ochoa@fsresidential.com](mailto:Gigi.Ochoa@fsresidential.com)

Pool cards, Ranch House & Park  
Reservations (off Mondays)

**Del Sur Neighborhood Park**

15816 Paseo Montenero

(Owned and operated by  
the City of San Diego)

For reservations, information or  
to report an incident please call:  
858-538-8131

**ATLAS**

Defense Group Patrol Services:

On-Site Officer (3pm to 11pm)

619-490-0012

**Suspicious Activity:**

**San Diego Police Department**

Non-Emergency Dispatch Line:

858-484-3154

**FOR EMERGENCIES DIAL**

**9-1-1**

**San Diego County**

**Animal Control:**

619-767-2675

**24-Hour Emergency:**

619-236-2341

**CUSTOMER CARE:**

To Report All After-Hours Issues,  
or Assessment Questions

(800) 428-5588

Dear Del Sur Residents,

**SPA POOLS:** The county Health officials have not mentioned anything about outdoor spa pools. The Spa's will remain open unless there is a change to the Health Orders. Please remember to keep to one family in the spa at all times and be mindful of others waiting to use the spa. We appreciate your patience and cooperation.

**POOLS:** It is imperative that everyone's efforts of adhering to responsibilities per the recent County Health Orders continues. To keep the pools & spas open we must have 100% cooperation from everyone to remain compliant with the County Health Authorities. Please be mindful to keep to the CDC and health order social distancing requirements when moving the pool furniture within the pool area(s). The Del Sur Community has done a great job through this summer. Thank you.

**HEATED POOLS and SPAS:**

Please be advised, beginning November 1 2020 through April 2021, only the following pools and spas will be heated: **Angeline, Haaland, High Rose, Jacqueline, & Kristen Glen** All other pools and spas will remain open, but not heated.

**BRUSH MANAGEMENT SEASON:** The goats have returned for the 2020-2021 brush management season. Due to the Valley Fire disruption and now the Blue Ridge Fire & Chino Hills, have meant total disruptions to schedules. The herders are still preparing for the arrival of the main herd of goats that will take care of the inner community canyon brush management. Environmental Land Management will provide further updates and details as they become available.

**Recent Vandalism:** There has been an increase of vandalism at some of the parks and pool areas. We are asking the residents to remain vigilant and report any suspicious behavior to Management, Patrol and Police where needed. Patrol's phone number is 619-490-0012.

**Police Non-Emergency Dispatch Line: 858-484-3154**

**FYI:** We are requesting that all residents carry their pool ID cards when visiting parks/pools as you could be asked by the Patrol Officer to produce proof of residency. This will help in keeping the amenities from being used by non-residents who may be coming over to Del Sur because their amenities may be closed. We thank you for your help in this matter.

**RANCH HOUSE:** Reminder: As of March 18, 2020, Del Sur Community Ranch House and park reservations have been suspended until further notice. Full refund of Ranch House reservation fees will be made to those who have had events cancelled.



**Reminder:** Social distancing should be practiced in combination with other everyday preventive actions to reduce the spread of COVID-19, including wearing cloth face coverings, avoiding touching your face with unwashed hands, and frequently washing your hands with soap and water for at least 20 seconds.

**DID YOU KNOW:** Illegal dumping is dumping of any waste, whether it is oil, furniture, appliances, trash, litter or landscaping cuttings, etc., upon any public right-of-way, City property or private property, without consent of the owner?

The City encourages anyone who encounters an illegal dump that has already taken place to report it. If you observe someone illegally dumping, please take down the following information:

- Date, time and location of incident
- Description of vehicle and license plate number
- What items/materials were being dumped
- Your name and phone number (optional)

To report illegal dumping, please use the City of San Diego's Get It Done app or call the Environmental Services Department at 858-694-7000, Monday through Friday from 6:30 a.m. to 5 p.m. After business hours, during weekends, or holidays, call the non-emergency number for the San Diego Police Department at 619-531-2000. <https://www.sandiego.gov/environmental-services/ep/illegal/illegal-dumping>

**With the recent health orders set by the State and County Federal authorities, please see the latest status and updates concerning the amenities.**

Pool hours will resume as normal Open 6 AM – Closing 10 PM sharp.

Original pool rules must be adhered to, including lap swim time at Kristen Glen Lap pool.

Additional COVID-19 Re-opening Pool Rules to supplement existing/original pool rules must be adhered to by ALL. A copy is posted at the entrance to pool areas. Per Attorney's recommendation and guidance. Please also see page 2 of this newsletter. Legal Counsel provided guidance and recommendations to formulate Del Sur specific rules and guidelines. You must become familiar with these rules to enter and use the pools and pool area amenities.

There are no sign ups or pool reservations. Residents are expected to be considerate of their fellow neighbors. With all 11 pools open we ask everyone to enjoy their time in the water, but please shorten visits to allow more people to enjoy the amenities.

The Del Sur Community Association has decided and making it clear to residents that residents are responsible for their own health and safety, sanitizing and facial coverings as set by the CDC. While the association has instructed high touch surfaces to be cleaned and sanitized twice daily by janitorial services, residents are instructed to prepare for their outing to the pool just as they would if they were visiting a local beach or city park. Residents must prepare to bring their own towels, cleaning/sanitizing equipment, facial coverings, gloves and whatever measures they take when venturing out elsewhere in the County. The Del Sur Community Association will have the bathrooms open that provide the required running water and soap to wash hands for the recommended 20 seconds, and paper towels to dry hands, as required.

Please see attached a copy of Wade Park Pool Safe Opening Plan. The Safe Opening Plan is a template provided by the County Health Department and informs of the requirements that must be adhered to by every resident. This is an essential part of the reopening process and you must become familiar with this document if you wish to use the pool(s) and pool area(s). Each pool has a copy of the Safe Opening Plan specific to that pool area posted at the entrance.

Also posted at each pool, that you are expected to become familiar with, is a copy of:

- Standard CDC COVID-19 Signage. Posted at all parks/pool areas.
- CDC Super hero hand washing sign (to communicate with the children). Posted near wash basins in all the bathrooms.

By entering and/or using the common area amenities including the pools and any pool area facility you represent and attest to the **COVID-19 HEALTH WARNING AND ASSUMPTION OF RISK NOTICE. A copy of this notice and AGREEMENT, DECLARATION, AND ASSUMPTION OF RISK can be found on page 4 of this newsletter.** This is an essential part of the reopening process and you must become familiar with this document if you wish to use the pool(s) and pool area(s).

The following pool reopening guidelines (page 2 of this newsletter) are taken from the San Diego County Pool Reopening Guidelines, the pool section of the State fitness Guidelines, and the CDC Pool Guidelines. You must become familiar with these rules in order to enter and use the pools and pool area amenities.

# DURING COVID-19

## DEL SUR COMMUNITY ASSOCIATION ADDITIONAL POOLS RULES AS OF 6/12/2020

- Until further notice, the pool and pool area hours of operation will be 6 AM through 10 PM.
- All original pool rules must be adhered to by ALL persons entering and using the pools and pool areas. Original lap swim times at Kristen Glen pool must be adhered to by ALL.
- If you, or anyone in your household, is experiencing or exhibiting symptoms of COVID-19 as described by the Centers for Disease Control and Prevention you should stay home.
- Six feet of social distancing must be maintained between you and any other person, unless a member of the same household, at all times while in the pool and pool area.
- Gatherings of more than one person, unless a member of the same household, are prohibited at all times in the pool or at the pool area.
- The number of persons permitted in the pool/pool area at a time is limited to the number posted on the safe reopening plan at each pool entry to ensure six feet of social distancing is always maintained. If you see the pool/pool area are at capacity, please do not enter the area. This will be monitored by Del Sur Community Association's Patrol Service.
- Until further notice, guests are not permitted to use the pool. Residents only.
- Swim instructors must follow restrictions set by the County Health Department.
- The deck layout has been changed to ensure six feet of social distancing is always maintained. Markers have been placed on the pool deck to indicate where deck furniture is to be placed. Please do not move deck furniture. In no event may pool furniture be placed closer than 4 feet to the pool.
- No pool equipment will be provided at the pool. Residents must bring their own towels and any other pool equipment and should not share items.
- Drinking fountains within pool area will be closed. Residents can bring their own water in a non-glass container if beverages are allowed in the pool area. Check original pool rules for details.
- Bathrooms and showers will be open for use, but the number of people permitted to use the bathrooms and showers at a time is limited to 1 to ensure six feet of social distancing is always maintained. If you see the bathrooms and showers are at capacity, please do not enter the area.
- Changing rooms and locker rooms at the pool will be closed to all residents.
- While high touch surfaces will be wiped down in the morning and again in the afternoon by Janitorial staff, residents are still responsible for their own health and safety. It is strongly recommended you wipe down any common surface before and after use (e.g., chairs, tables, entry/exit gate and door handles, pool and spa handrails, restroom facilities, shower water faucet handles).
- A disregard of any of the pool rules or any part of the Safe Reopening Plan could result in the closure of pool(s) and pool area(s).

# COVID-19 HEALTH WARNING AND ASSUMPTION OF RISK NOTICE

**RISKS OF EXPOSURE AND TRANSMISSION:** The COVID-19 pandemic, caused by the SARS-CoV-2 virus, is a worldwide risk to human health. SARS-CoV-2 is highly contagious and COVID-19 has a mortality rate many times greater than the flu. SARS-CoV-2 can spread easily and exponentially. While people of all ages are at risk of contracting COVID-19, the individuals especially at risk are those with compromised immune systems; serious chronic medical conditions like heart disease, diabetes, and lung disease; and individuals over the age of 65.

By entering and/or using this common area facility you represent and attest to the following:

- a. You:
  - i. Are currently healthy; not currently experiencing any signs or symptoms of COVID-19; and have not knowingly been exposed to someone with COVID-19 or travelled internationally in the last fourteen (14) days; OR
  - ii. Have recently tested negative for COVID-19.
  
- b. You understand that by entering and/or using this common area facility you could be exposed to SARS-CoV-2.
  
- c. You agree to take all reasonable and necessary precautions to protect yourself and others from the spread of SARS-CoV-2, including, but not limited to the following:
  - i. You are aware of and agree to follow all Federal, State, and local laws and orders, including Stay Home, Safer at Home, Shelter in Place orders, even though such laws and orders may be changing rapidly.
  - ii. You agree and understand that it is your responsibility to exercise care to protect yourself, such as assessing your own risks, which may include age, underlying health conditions, recent travel, possible exposure to SARS-CoV-2, doctor's recommendations, and local, and State and Federal recommendations.
  - iii. You represent that (i) to the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19, and (ii) you are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms.
  - iv. You believe that you are not likely to transmit SARS-CoV-2 or contract COVID-19.
  - v. You agree to practice social distancing by keeping at least 6 feet between yourself and others who are not members of your same household [and by wearing a face covering]. You agree that you will not gather in groups or touch surfaces or objects in common area facilities unnecessarily. If you believe it necessary to touch surfaces or objects in the common area facilities, consider the risks of doing so. You are reminded that wearing protective gloves, face coverings, and frequently washing and sanitizing your hands are steps you can take to protect yourself and others.
  - vi. After leaving this common area facilities, you will discard any gloves, disposable face coverings, or other disposable protective equipment worn during your visit in a trash can and will wash your hands with soap and water for at least twenty seconds.

**AGREEMENT, DECLARATION, AND ASSUMPTION OF RISK:** By entering this common area facility you are declaring that: the foregoing is true; you agree to take all recommended and reasonable actions to protect yourself and others from exposure to SARS-CoV-2; you assume the risk of entering the common area facility your possible exposure to SARS-CoV-2 or contraction of COVID-19 while in the facility. You understand and agree that no one, including, but not limited to Del Sur Community Association, can guarantee that you will not be exposed to SARS-CoV-2 or contract COVID-19. Therefore, you agree to hold Del Sur Community Association harmless for any damage or injury resulting from your potential exposure to SARS-CoV-2 or contraction of COVID-19 from your presence in or use of the common area facilities.

**To the extent that any statements made herein are inconsistent with current government orders, laws, or mandates (collectively "Mandates"), then such Mandates shall prevail.**

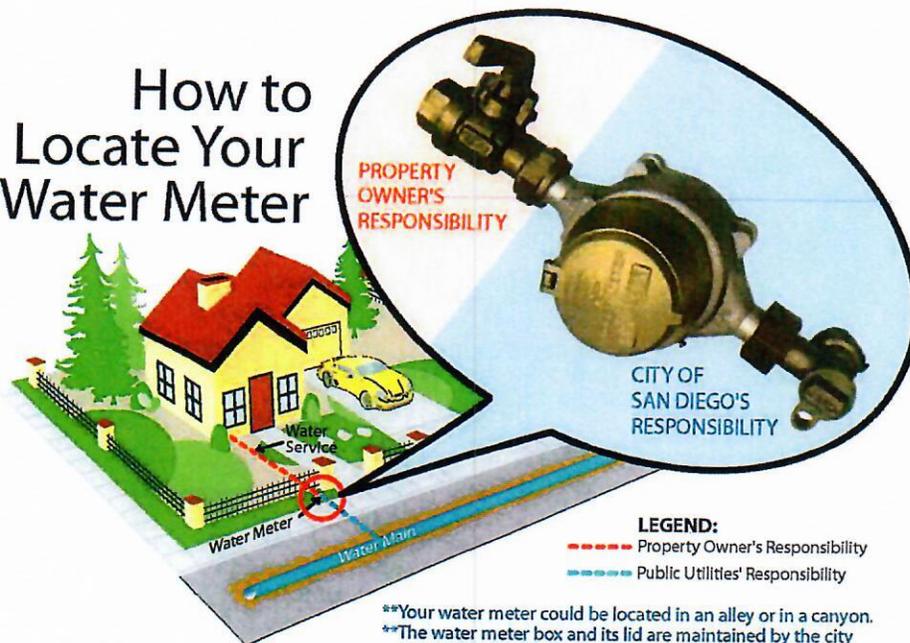
Hope this email finds you well. The Developer of the Del Sur community has provided the following. Please see link below outlining testing and maintenance responsibility for backflow preventers. This is what the water authorities point to for determining responsibility for maintenance of a back flow to the water user or homeowner.

[https://govt.westlaw.com/calregs/Document/I229F8100D60611DE88AEDDE29ED1DC0A?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I229F8100D60611DE88AEDDE29ED1DC0A?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Additionally, attached is information from the City of San Diego on how to locate your water meter. As outlined in their informational flyer, your water meter could be located in an alley or in a canyon. Water meter boxes and their lids are maintained by the City unless it's a private water service. Even though your backflow device is not located on your lot, the device services your home only and it is the owner's responsibility to repair and maintain.

Your particular backflow is actually located in the City of San Diego Right of Way and the HOA does not own it. During inception of Del Sur, the HOA was assigned the landscape maintenance easement of the common area in question, to maintain the landscaping only. Seeing as how the HOA is not the owner of this property and that it is the Public Right of Way within the jurisdiction of the City of San Diego, this clarifies responsibilities. The City being the water provider, is responsible for the line and potable water supply to your water meter. The homeowner receiving water from the City supplier, is responsible for the backflow device and the line that provides the utility (water) supply to the home. The potable water supply, lines, backflow devices and water meters are the responsibility of the City and the homeowner. The HOA has no responsibility thereof.

## How to Locate Your Water Meter



## **Community Services Council vs Del Community Association**

Did you know that the CSC is independent from the Del Sur Community Association and both entities have their own areas of responsibility?

	<b>CSC</b>	<b>DEL SUR COMMUNITY ASSOCIATION</b>
<b>Boards</b>	5 Directors	5 Directors
<b>Purpose</b>	<ul style="list-style-type: none"> <li>* Funds &amp; organizes all Community Events, including Movie Nights, Concerts, Holiday Events, etc.</li> <li>* Promotes and supports resident Driven Community Clubs</li> </ul>	<ul style="list-style-type: none"> <li>* Upkeep and Maintenance of common areas: including private parks, mailboxes, etc.</li> <li>* Enforcement of Covenants, Conditions and Restrictions</li> <li>* Oversee Design Review</li> </ul>
<b>Source of Funds</b>	Enhancement Fee on the Sale of homes in Del Sur	Mo HOA Dues
<b>Meeting Schedule</b>	<b>Meet quarterly – 4<sup>th</sup> Wednesday</b> – January, April, July & October (April & October are in the evening and open to CSC residents.	<b>Monthly Executive Meetings:</b> <b>Open Session Meetings:</b> Are now being held on the 4th Tuesday of every odd month (Jan, Mar, May, Jul, Sept, and Nov). See <a href="http://www.delsurcommunity.org">www.delsurcommunity.org</a> for details
<b>Fiscal Year</b>	June – May	June - May
<b>Website</b>	<a href="http://www.delsurcsc.org">www.delsurcsc.org</a> – For all Event and Reservation Information	<a href="http://www.delsurcommunity.org">www.delsurcommunity.org</a> – For all Association related Information

## **The Board**

**Bill Ostrem**  
President

**Lynn Miller**  
Vice President

**Ruth Loucks**  
Director at Large

**Hollie Kahn**  
Director at Large

**Alex Plishner**  
Director at Large

## **Del Sur Parks:**

<b>Angeline Park (heated)</b> 15899 Angeline Pl Pool / Spa / Small lap lanes	<b>Aubrey Park</b> 15919 Potomac Ridge Rd Park only with kids' playground	<b>Beltaire Park</b> 8455 Warden Lane Pool/Boche Ball	<b>Haaland Glen Park (heated)</b> 15998 Canton Ridge Pool / Spa
<b>High Rose Park (heated)</b> 15675 S. Chevy Chase Pool / Spa / (swim lessons)	<b>Jacqueline Park (heated)</b> 15535 Tanner Ridge Rd Pool / Spa / Small lap lanes	<b>Kristen Glen Park (heated)</b> 15770 Concord Ridge Terrace Lap Pool & Spa	<b>Mel Driscoll Park</b> 15735 Concord Ridge Ter. Pool Only
<b>Old Stonefield</b> 15855 Kristen Glen Pool & Dog Park	<b>Reagan Glen Park</b> 8300 Parkside Crescent Pool	<b>Spreckels Park</b> 15725 Paseo Montenero Park Only	<b>Trent Park Pool</b> 15890 Trent Place Pool / Wading Pool Half Basketball Court
<b>Village Green</b> Potomac Ridge Road Stage on one side of park	<b>Wade Park</b> 15790 Tanner Ridge Rd Pool & Splash Pad	<b>Del Sur Neighborhood Park Reservations</b> Please call The City of San Diego at 858.538.8131.	

Please call Customer  
Care for any  
after-hours  
emergencies at  
(800) 428-5588.

Management  
Wishes everyone good health and  
safety.  
Have a great  
weekend!

**AVARON:**  
First Service Residential  
Lisa Silva  
[lisa.silva@fsresidential.com](mailto:lisa.silva@fsresidential.com)  
5473 Kearny Villa Rd.,  
#200 San Diego, CA 92123  
Direct: 949-448-6130

**CASSERO:**  
Packard Management  
Dee Waite  
[dwaite@packard-1.com](mailto:dwaite@packard-1.com)  
9555 Chesapeake Dr., Ste. 202  
San Diego, CA 92123  
858-277-4305

**GARRETSON:**  
My Day  
Melina Ortega  
[Melina@MyDayManagement.com](mailto:Melina@MyDayManagement.com)  
2659 State Street  
Carlsbad, CA 92008  
direct: 760-239-6624  
800-361-8921

**SKYE:**  
Community Manager:  
Elena Mendenhall  
[elena.mendenhall@fsresidential.com](mailto:elena.mendenhall@fsresidential.com)  
858-657-2194  
Assistant: Judi Abdon  
[Judi.abdon@fsresidential.com](mailto:Judi.abdon@fsresidential.com)  
858-657-2186  
5473 Kearny Villa Rd.,  
#200 San Diego, CA 92123

CALATLANTIC HOMES (LENNAR)  
HOMEOWNER HOTLINE:  
(800) 509-4979

WILLIAM LYON HOMES CUSTOMER  
SERVICE  
800-770-6883

BROOKFIELD HOMES HOTLINE  
CALIFORNIA CUSTOMER CARE:  
800-399-0490  
[CONTACT@CACUSTOMERCARE.COM](mailto:CONTACT@CACUSTOMERCARE.COM)

**AUBERGE:**  
Keystone Pacific  
Marty Ignacio  
[Mlgnacio@keystonepacific.com](mailto:Mlgnacio@keystonepacific.com)  
16775 Von Karman, Suite 100  
Irvine, CA 92606  
Direct: 619-798-9110

**MANDOLIN I:**  
Prescott Management  
Danielle Lizardi  
[dlizardi@prescottmgt.com](mailto:dlizardi@prescottmgt.com)  
16880 W. Bernardo Dr., Ste. 200  
San Diego, CA 92127  
Direct: 858-946-0320  
Kristen Saucedo (Assistant)  
[Kristen.saucedo@prescottmgt.com](mailto:Kristen.saucedo@prescottmgt.com)

**MANDOLIN II:**  
San Diego HOA Management Inc.  
Nick Bradley  
[nick@sdhoa.com](mailto:nick@sdhoa.com)  
4025 Camino Del Rio S. #300  
San Diego, CA 92108  
858-227-4220 X 105

**AVANTE':**  
Ian Navarro  
[Ian.Navarro@fsresidential.com](mailto:Ian.Navarro@fsresidential.com)  
858-657-2165  
5473 Kearny Villa Rd.,  
#200 San Diego, CA 92123

## **BOARD MEETINGS**

### **Executive Session:**

Teleconference  
January 26, 2021 – 2:00 pm  
February 23, 2021  
March 23, 2021  
April 27, 2021  
May 25, 2021  
June 22, 2021  
July 27, 2021  
August 24, 2021  
September 28, 2021  
October 26, 2021  
November TBD

Executive session meetings are closed  
to homeowners.

### **Next Open Session:**

Via Teleconference  
January 26, 2021  
Invitation to join will be sent closer to the date

### **Annual Meeting:**

July 27, 2021  
Via Zoom Teleconference unless health  
order  
restrictions change

Next Elections for Board seats and  
Neighborhood Representatives is  
scheduled for 2021.

### **Design Review Committee:**

Meetings are scheduled for the  
second Monday of each month  
with a deadline for submittal of the  
first Monday of each month.  
Please submit Variance Requests  
and supporting documents for all  
your minor exterior improvements  
to Chris Malama at:  
[christine.malama@fsresidential.com](mailto:christine.malama@fsresidential.com).