Del Sur

15455 Paseo Del Sur
March 23, 2022

General Manager
Darryn Marshall
Darryn.Marshall@fsresidential.com

Assistant Manager
Nikole Suarez
Nikole.Suarez@fsresidential.com
Architectural Design

Facilities Manager
Victor Taboada
Victor.Taboada@fsresidential.com
Work Orders, Park Reservations, & Ranch House Reservations

Administrative Assistant
Brittney McGinty
Brittney.McGinty@fsresidential.com
Pool cards, Swim instruction, & Transponders

Ranch House Office
858-759-1921
Office Hours 8AM -4:30PM

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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:
Lauren @ 858-538-8131

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ATLAS
Defense Group Patrol Services:
On-Site Officer (3pm to 11pm)
619-490-0012

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Suspicious Activity:
San Diego Police Department
Non-Emergency Dispatch Line:
858-484-3154
FOR EMERGENCIES DIAL 9-1-1

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San Diego Humane Society
619-299-7012

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CUSTOMER CARE:
To Report All After-Hours Issues, or Assessment Questions
(800) 428-5588
Customercare.ca@fsresidential.com

Dear Del Sur Residents,

There are a lot of updates to share with you this week. On page 2 of the newsletter is information regarding upcoming grading and construction in and around the community. On page 3 you will find swim lesson information. Have a great weekend!

Meet A Board Member

Lynn Miller
Vice President & Treasurer

What is your passion on the Board? What do you like to be involved in?

I'm passionate about the management of Del Sur and the six cost-center's financials. I have a real interested in finding ways to minimize costs and keep homeowner's dues as low as possible.

Why do you like serving on the Board?

With my background as a licensed Actuary I can provide the necessary skills to keep our Association on a sound financial footing. I also enjoy working with the FirstService staff – THEY ARE THE BEST!

Streetlight Update

The lights that are currently out have been reported. The delay in repairs is due to the lack of equipment. The contractor recently had maintenance and repair done to the lift they operate to replace the lights. They have also run out of custom lightbulbs for Del Sur and have ordered a new set. You may have noticed that there are a few white LED's in place and those were only to be used in case of an emergency. Once we receive the Del Sur approved LED bulbs with the orange hue, the white bulbs and the bulbs that are burnt out will be replaced.

Vandalism

We are noticing an increase in vandalism at Beltaire, High Rose, and Kristen Glen Parks. We are asking all residents and their families to be on the lookout and to report any suspicious activity. If you see any suspicious activity you can report it to patrol (619) 490-0012 or the non-emergency line for the San Diego Police line (858) 484-3154.
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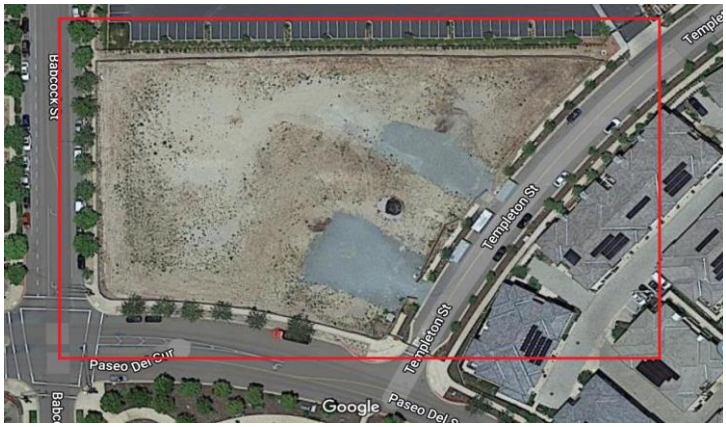
Grading In The Open Space

The Developer will be grading in the open space behind Auberge, Descanso Neighborhood, & Avondale Neighborhood. This is a slight grading exercise and elimination of the base in selected areas to close out the permits with the City. This grading is not additional development as this site/parcel is open space and cannot be built on. This operation is going to be about 1-2 weeks of scraper and dozer work, followed by BMP Installation and stabilizing with non-irrigated Coastal Sage Hydro seed. The Developer will notify the HOA should there be a change to the time frame to complete this grading project (due to weather). The following areal map shows the open space where some grading will take place in certain areas.

West Coast Self Storage Construction

West Coast Self Storage will be starting construction on Monday, March 21st, 2022 in the open lot on the corner of Templeton and Babcock Street. This project will continue for 277 days and is projected to end April 11th, 2023. If you have any questions regarding this project please reach out to Megan Swift, she is the construction manager for this project. You can reach her at 509-899-9638 or at mswift@wcselfstorage.com.



Mel Driscoll Park

The Mel Driscoll play structure is due for delivery in the next couple of weeks. The tentative date for construction is April 11th to May 11th. If you have park reservations scheduled for that time, please get in touch with the Ranch House.

Swim Lessons

Swim Season is fast approaching. Please do not forget to fill out the swim lesson waiver and drop it off at the Ranch House or email it to Brittney.mcginty@fsresidential.com . The waiver can be found on the Del Sur Community website (www.delsurcommunity.org). For further details please see the attached swim lesson policy.

- Aquasafe Swimming aquasafenow@gmail.com
  Website: aquasafeswimming.com
  Office #: (619) 531-8888
- Kris Jeynes jacksonskris@yahoo.com
- Andrew Duhoux andrewduhoux@gmail.com **(Full)**
- Nicole DiCarlo dicarlonm@gmail.com
- Sun Min Kim banaba1004@hotmail.com
- Kim Sweeney kim@swimbabyswim.com
  Website: www.Swimbabyswim.com
- Nicole Raimondi nicole@swimbabyswim.com
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DEL SUR COMMUNITY ASSOCIATION
SWIMMING LESSON POLICY
Effective January 1, 2022

Del Sur Community Association ("Community Association") has and continues to receive frequent requests from Del Sur owners and residents seeking to use the Community Association pools for swimming lessons for themselves and/or their family members. Because the Board of Directors recognizes that learning to swim facilitates the use and enjoyment of the Community Association's pools and reduces the risk of injury by pool users, the Board has determined that it is in the best interest of the membership to allow limited swimming lessons to be conducted, subject to this Swimming Lesson Policy ("Policy").

This Policy has been established to enable owners and residents to receive swimming lessons within the community while protecting the right of all owners and residents to use the Community Association pools and minimizing the risk of liability for the Community Association.

In the event any owner or resident is found to have violated this Policy, they may, after notice and hearing, be prohibited from participating in any future swimming lessons within the Community Association. They may also be subject to other disciplinary action as discussed below.

In the event any person is found teaching swimming lessons in violation of this Policy, they may be permanently prohibited from providing swimming lessons at the Community Association's pools.

1. Swimming lessons shall only be permitted at the following Community Association pools: **Beltaire, Reagan Glen, Old Stonefield, Jacqueline, and Trent ("Designated Pools").** Under no circumstances shall a Community Association pool other than a Designated Pool be used for swimming lessons.

2. **Swimming lessons shall only be permitted at Designated Pools between April 15th through October 15th ("Swim Season").** No swimming lessons shall take place outside of the Swim Season (i.e., between October 16th and April 14th). This restriction is imposed because six (6) of the Community Association's eleven (11) pools are not heated during this period, resulting in greater usage of the other five (5) pools.

3. **Swimming lessons shall only take place at Designated Pools during the following hours:**

a. Monday through Friday, excepting national holidays: 6:00 a.m. to 6:30 p.m.
b. Saturdays and Sundays, excepting national holidays: 8:00 a.m. to 12:00 p.m.
c. National holidays: No swimming lessons permitted.

4. The Community Association will authorize no more than seven (7) swimming instructors to teach swimming lessons at the Designated Pools each Swim Season ("Authorized Swim Instructors"). Only Authorized Swim Instructors shall provide swimming lessons at the Designated Pools. In the event a swimming instructor ceases to be an Authorized Swim Instructor during a Swim Season, as discussed in Provision 8, below, the Community Association may authorize another swimming instructor to take his or her place for the remainder of the Swim Season.

5. To prevent swimming lessons from unreasonably interfering with the use of the Designated Pools by other owners and residents, as well as for safety reasons:

   a. Only one Authorized Swim Instructor shall be permitted to use a Designated Pool for swimming lessons at a time.

   b. An Authorized Swim Instructor must reserve in advance a Designated Pool for any time that Authorized Swim Instructor proposes to provide a swimming lesson ("Scheduled Lesson"). A reservation is made by contacting the Community Association's management office and receiving confirmation from the management office that the Designated pool is booked for his or her use on a specific date and time.

   c. An Authorized Swim Instructor may schedule the use of a Designated Pool for swim instructions during the Swim Season for a maximum of four (4) hours per day, subject to d, below.

   d. An Authorized Swim Instructor may schedule the use of a Designated Pool for swim instructions during the Swim Season for a maximum of four (4) days per calendar week.

   e. Notwithstanding c and d above, in the event there are fewer than seven (7) Authorized Swim Instructors during any portion of the Swim Season, the Community Association may permit the other Authorized Swim Instructors to schedule additional swim lessons to compensate for the reduced number of Authorized Swim Instructors. The total additional Scheduled Lessons the Authorized Swim Instructors may collectively give shall not exceed sixteen (16) hours per calendar week for each vacant Authorized Swim Instructor position. Additional Scheduled Lessons shall be authorized on a first come, first serve basis.

   f. An Authorized Swim Instructor shall only provide instruction to one student at a time. Multi-student lessons are prohibited.

   g. An Authorized Swim Instructor must notify both the Community Association management office and his or her student if he or she cancels a Scheduled Lesson. The Community Association shall not be responsible for providing this notice.

   h. A student must notify his or her Authorized Swim Instructor if he or she cancels a Scheduled Lesson. The Community Association shall not be responsible for providing this notice.

   i. An Authorized Swim Instructor shall only provide swimming instruction to Community Association owners and residents. At no time shall any Community Association pool be used to provide swimming instruction to persons other than Del Sur owners and residents.

   j. Only one lane at the Jaqueline pool shall be used for swimming lessons at any time.

   k. In the event a Designated Pool is closed unexpectantly for maintenance or for any other reason at the time of a Scheduled Lesson, the Authorized Swim Instructor shall reschedule that lesson.

   l. Under no circumstances shall an Authorized Swim Instructor provide swimming instruction outside of a Scheduled Lesson.

m. Under no circumstances excepting an emergency shall an Authorized Swim Instructor use a cellphone while providing a swim lesson at a Designated Pool. For the purpose of this Policy, an emergency is a situation that poses an imminent threat to the health or safety of any person(s) or an imminent threat of property damage.

n. Under no circumstances, excepting an emergency necessitating all persons to leave the water (e.g. a chemical spill; fecal matter in the pool), shall an Authorized Swim Instructor attempt to keep other persons from using the pool during a Scheduled Lesson. A Designated Pool shall remain open for general use during a Scheduled Lesson.

6. Eligibility requirements for becoming an Authorized Swim Instructor are as follows:

   a. The swim instructor must notify the Community Association's management office of his or her interest in becoming an Authorized Swim Instructor.

   b. The swim instructor must provide evidence to the Community Association that he or she has obtained and maintains liability insurance as required by the Community Association.

   c. The swim instructor must enter into an agreement with the Community Association wherein he or she agrees, among other things, to at all times maintain the required insurance and comply with this Policy ("Swim Instructor Agreement").

   d. The swim instructor must not have previously violated this Policy.

   The Community Association is not qualified to evaluate the skill level of swim instructors and does not do so. Nor does the Community Association perform background checks. By authorizing a swim instructor, the Community Association only warrants that he or she has complied with a, b and c above, and that to the best of the Community Association's knowledge, he or she has not violated d above.

7. It shall be the responsibility of Del Sur owners and residents to:

   a. Evaluate an Authorized Swim Instructor's qualifications and skill level.

   b. Schedule their swim lessons with an Authorized Swim Instructor.

   c. Negotiate any payment amounts and terms for their lessons.

   d. Pay the Authorized Swim Instructor's fee when due.

   Notwithstanding the foregoing, under no circumstances shall an owner or resident negotiate terms for a swimming lesson that are in violation of this Policy.

   Owners and residents may obtain a list of Authorized Swim Instructors and their contact information from the Community Association's management office. This list is also available on the Community Association's website.

8. The Community Association may rescind a swimming instructor's designation as an Authorized Swim Instructor if that swim instructor violates any terms of the Swim Instructor Agreement or violates any provision of this Policy.

9. Any person found to be using an Unauthorized Swim Instructor or otherwise violating this Policy may be called to hearing whereat a fine may be imposed, the costs of addressing his or her violation, including any attorney's fees incurred, may be imposed, and/or his or her right, along with the right of all other persons associated with his or her property, to use the Community Association recreational facilities, including the pools, may be suspended. (Please see the Community Association's Enforcement Guidelines.)

10. Complaints regarding an Authorized Swim Instructor or violations of this Policy should be promptly reported, in writing, to the Community Association's management office for investigation.

Neighborhood Representatives

Did you know you can contact your neighborhood representative regarding any matter of concern in your neighborhood? Your neighborhood rep can then get in touch with the Del Sur Community Association wither through management or by bringing the matter before the Board in an open session meeting. Open session meetings are held on the months of January, March, May, July, September, and November. Please see times and dates for all the association meetings on the last page of this bulletin. The following table provides all the neighborhood representatives and their contact details. Should you need any assistance with determining who your neighborhood rep is, please contact your management team at the Ranch House 858 759 1921.

Alcala **Adam Andrade** Contact information yet to be determined.	**Artesian Ridge/Bridge** **Kim O'Neal** k.oneal@cox.net	**Avante** **Board President Joe Adamczyk** Contact information yet to be determined	**Avondale** **Sarah Fontana** 707-486-8905 sarahkeeter@hotmail.com
Bridgewalk **Glenn Holtz** 760-518-3511 gcholtz@aol.com	**Cabrillo** **Zehra Rizvi** 858-779-4988 (TEXT ONLY) zrizvi@hotmail.com	**Carleton** **Rob Seidenwurm** 858-774-8859 rseidenwurm@gmail.com	**Carillo** **Ashwin Mohan** ashwin.mohan@gmail.com
Cassero **Board President Mike Smith** s-michael@att.net	**Descanso** **Jinendra Ranka** jranka@yahoo.com	**Estates** **Mary Zheng** 909-556-6666 (TEXT/ CALL)	**Garretson** Board President
Hawthorne **Tova Steinhauser** tsbena77@yahoo.com	**Kensington** **Sundaram Nagaraj** 858-752-3178 (TEXT ONLY)	**Kingston** **Diana Poorman** dianafakhrai@gmail.com	**Madeira** **Darius Fattahipour** 619-203-2606 (TEXT/CALL) fattahipour@yahoo.com
Marston **Som Shahapurkar** Facebook Messanger https://www.facebook.com/som.shahapurkar som.shahapurkar@gmail.com	**Pasado** **Keith Schneringer** Keith.schneringer@gmail.com	**Prado** **Shalini Bansal** Contact information yet to be determined	**Presidio** **Justina Estarda** estrada.justina@gmail
Preston **Jon Weis** Contact information yet to be determined	**Sentinels** **Shana Sanguinetti** 858-414-1788 Shanads0506@gmail.com	**Skye** **Board President** **Molly Putnam** mematyas@gmail.com	**Stratford** **June Cutter** junecutter@gmail.com
SUR33 **Viet Thanh Ho** viet.hothanh@gmail.com	**Valencia** **Vishva Lakshman Grimes** Contact information yet to be determined		

DURING COVID-19

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

- 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 of 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.

- If you see the pool/pool area at capacity, please do not enter the area. This will be monitored by Del Sur Community Association's Patrol Service.

- 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.

- 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 the common area facilities 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.

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?

	CSC	DEL SUR COMMUNITY ASSOCIATION
Boards	5 Directors	5 Directors
Purpose	* Funds & organizes all Community Events, including Movie Nights, Concerts, Holiday Events, etc. * Promotes and supports resident Driven Community Clubs	* Upkeep and Maintenance of common areas: including private parks, mailboxes, etc. * Enforcement of Covenants, Conditions and Restrictions * Oversee Design Review
Source of Funds	Enhancement Fee on the Sale of homes in Del Sur	Mo HOA Dues
Meeting Schedule	**Meet quarterly – 4th Wednesday** *– January, April, July & October (April & October are in the evening and open to CSC residents.*	**Monthly Executive Meetings**: **Open Session Meetings**: Are now being held on the 4th Tuesday of every odd month (Jan, Mar, May, Jul, Sept, and Nov). *See www.delsurcommunity.org for details*
Fiscal Year	June – May	June - May
Website	www.delsurcsc.org – For all Event and Reservation Information	www.delsurcommunity.org – For all Association related Information

The Board

Bill Ostrem
President

Lynn Miller
Vice President

Tripti Ranka
Director at Large

Hollie Kahn
Director at Large

Alex Plishner
Director at Large

Del Sur Parks:

Angeline Park (heated) 15899 Angeline Pl Pool / Spa / Small lap lanes	**Aubrey Park** 15919 Potomac Ridge Rd Park only with kids' playground	**Beltaire Park** 8455 Warden Lane Pool/Boche Ball	**Haaland Glen Park (heated)** 15998 Canton Ridge Pool / Spa
High Rose Park (heated) 15675 S. Chevy Chase Pool / Spa / (swim lessons)	**Jacqueline Park (heated)** 15535 Tanner Ridge Rd Pool / Spa / Small lap lanes	**Kristen Glen Park (heated)** 15770 Concord Ridge Terrace Lap Pool & Spa	**Mel Driscoll Park** 15735 Concord Ridge Ter. Pool Only
Old Stonefield 15855 Kristen Glen Pool & Dog Park	**Reagan Glen Park** 8300 Parkside Crescent Pool	**Spreckels Park** 15725 Paseo Montenero Park Only	**Trent Park Pool** 15890 Trent Place Pool / Wading Pool Half Basketball Court
Village Green Potomac Ridge Road Stage on one side of park	**Wade Park** 15790 Tanner Ridge Rd Pool & Splash Pad	**Del Sur Neighborhood Park Reservations** 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:
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Direct: 858-657-2175

CASSERO:
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858-277-4305

GARRETSON:
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800-361-8921

SKYE:
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858-657-2194
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HOMEOWNER HOTLINE:
(800) 509-4979

WILLIAM LYON HOMES CUSTOMER SERVICE
800-770-6883

BROOKFIELD HOMES HOTLINE
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Savanna Sanders (Assistant)
ssanders@prescottmgt.com

BOARD MEETINGS

Executive Session:

April 14th, 2022

Executive session meetings are closed to homeowners.

Next Open Session:

April 14th, 2022
4PM at the Ranch House

Annual Meeting:

July 2022
6:30 p.m.
15455 Paseo Del Sur, San Diego CA 92127
Election for 3 Board seats
All neighborhood reps must attend.

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 Nikole Suarez at: Nikole.Suarez@fsresidential.com.