



Del Sur

Del Sur

## MANAGEMENT TEAM

### General Manager

Darryn Marshall

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

### Assistant Community Manager

Andrea Cameron

[Andrea.Cameron@fsresidential.com](mailto:Andrea.Cameron@fsresidential.com)

Architectural Design & Swim instruction

### Facilities Manager

Silvio Lopez

[Silvio.Lopez@fsresidential.com](mailto:Silvio.Lopez@fsresidential.com)

Work Orders & Common Area Concerns

### Administrative Assistant

Emily Crowe

[Emily.Crowe@fsresidential.com](mailto:Emily.Crowe@fsresidential.com)

Pool cards, Ranch House Reservations,  
Park Reservations, & Transponders

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## Ranch House Office

15455 Paseo Del Sur

San Diego CA, 92127

858-759-1921

### Office Hours:

8:00 am – 4:30 pm

Monday – Friday

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## ALLIED UNIVERSAL SECURITY SERVICES

On-Site Officer (3pm to 11pm)

720) 916-7009

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### SUSPICIOUS ACTIVITY:

San Diego Police Department

Non-Emergency Dispatch Line:

619-531-2000

FOR EMERGENCIES DIAL 9-1-1

### SDPD COMMUNITY RELATIONS

Officer John Briggs San Diego Police

Department, Northwestern Division:

12592 El Camino Real, MS 782,

San Diego, CA 92130

Phone: (858) 523-7031

Email: [jbriggs@pd.sandiego.gov](mailto:jbriggs@pd.sandiego.gov)

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### San Diego Humane Society

619-299-7012

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**CUSTOMER CARE: To Report After-Hour  
Issues, or Assessment Questions**

(800) 428-5588

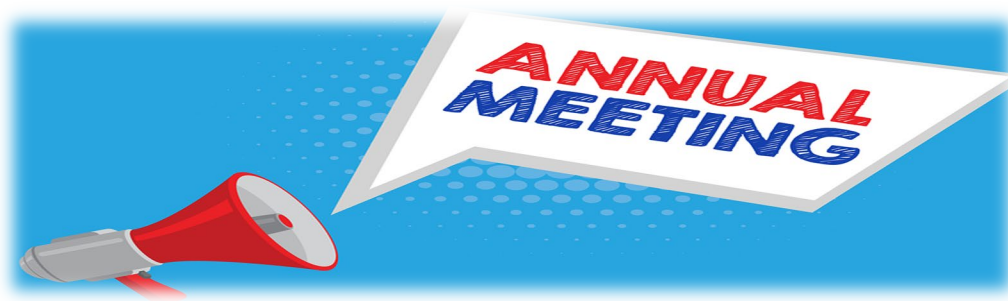
[Customercare.ca@fsresidential.com](mailto:Customercare.ca@fsresidential.com)

For all your billing information visit

CLICK PAY:

[FirstService Residential | Online Monthly](#)

[Payments \(clickpay.com\)](#)



*Dear Del Sur Residents,*

July 18th, 2025

## If you haven't already, please vote!

**Important update for the annual meeting:** We're pleased to announce that two representatives from the City of San Diego Environmental Services Department—Gilbert Verdugo and Roland Harpin—will be attending our upcoming annual meeting. They will provide important information and help clarify any confusion surrounding Measure B and the transition to a franchise trash hauler. As this is an Open Session, neighborhood representatives will be present and may ask questions on behalf of homeowners.

A big thank you to everyone who has already voted in the upcoming election and submitted your ballot—whether by mail or by dropping it off at The Ranch House. We appreciate your participation! If you haven't received your ballot yet, or if it's gone missing—no worries at all! Just swing by The Ranch House, and we'll be happy to provide you with a replacement.

If you have yet to vote, please do so as soon as you can! The election is almost here! You have until the date of the annual meeting to vote.

**Date of the annual meeting: Thursday, July 24<sup>th</sup> @ 6:30pm**

## Wade and Jaqueline Pool Repair Updates:

Unfortunately, we are still experiencing issues with the power supply of Wade Pool as there the issue of the power supply seems to be more complex... however... Jaqueline Pool has not only been re-opened, but it also now has a new lap-lane! Management asks that all homeowners, residents, children, and guests please be mindful of the lap-lane dividers as this has been replaced frequently.

We very much appreciate your understanding and patience as we continue to work to get Wade Pool repaired and re-opened!

## Wild-Life Feeding

Although we truly appreciate the big hearts of the members in our community who enjoy helping animals, we do have to ask that members stop leaving plates of food around the community. This will help to avoid attracting anymore unwanted rodents and coyotes to our lovely neighborhoods. This is not only a safety issue for our domesticated pets but is also a sanitary issue for our community. Thank you for understanding.

## Pool Courtesy Awareness

Summer is here, and we love seeing everyone enjoy the pool areas! Just a friendly reminder to be courteous to your neighbors when hosting gatherings—let's keep the fun going for everyone. Please remember that each household is allowed **up to 4 guests** at a time in the pool areas. Keeping it cozy helps ensure there's room for all to splash, lounge, and relax.

Thanks for being thoughtful and helping keep our community cool and enjoyable!

## **Gentle Reminder: Pool Access Gates**

We kindly remind all residents to please avoid tugging or pulling forcefully on the pool gates and never attempt to climb over them. The gates are equipped with magnetic locking technology that can easily be damaged by excessive force. If this occurs, it may prevent residents from accessing the pools until repairs are made. We also ask that residents and guests be careful and mindful of the lap lane dividers as we have had to replace them quite a few times this year. Your cooperation helps keep the amenities safe and accessible for everyone—thank you!

## **Important Notice:**

### **Update on Trash Collection Changes on City Streets**

We have received an important update on the City of San Diego's Measure B. The City has updated management that any homeowner who is currently receiving trash services through the city must transition to a franchise trash hauler.

**Why:** The city requires that the entire community must be eligible to receive service. Since only certain homes qualify for city trash service while other homes are ineligible, this makes the entire community ineligible.

**Who does this effect:** All property owners who currently receive city service. If you have a tenant, it is up to you as the homeowner to switch to a franchise service.

**When is the new deadline:** September 1<sup>st</sup>

**Franchise services you may switch to:** Del Sur Community is contracted with both [Waste Management Company](#) and [Republic Services](#). The homeowner may decide which of the two franchise services they would like to switch to.

**What happens if you do not transition:** If you do not transition by September 1<sup>st</sup>, the city will have to follow an enforcement process. This means that they will send a first courtesy letter stating you have 30 days to transition. If you have not complied within the 30 days, they will then follow up with a second courtesy notice stating you will have 14 days to follow comply. If you still have not complied after 14 days, the city will no longer pick up your trashcans and you may be subjected to a fine.

## **Notice: Shower Area Maintenance Near Jacqueline Pool**

We would like to inform you that the epoxy flooring near the Jacqueline Pool shower area has shown signs of wear and tear, including some water seepage beneath the surface. A professional assessment has been conducted, and our management team is actively coordinating the necessary repairs and remediation. We appreciate your patience and understanding as we work to restore this area to a safe and high-quality condition. We look forward to welcoming you back to a fully refreshed shower space soon.

## **Suspicious Activity**

As we enter the summer season, we typically see an increase in unauthorized use of community amenities, particularly the pools. We kindly ask all residents to remain vigilant and report any suspicious activity.

There have been recent incidents involving individuals, often teenagers, accessing the pool areas without authorization and leaving behind litter. To help maintain the safety and cleanliness of our shared spaces, please contact the non-emergency police line at **(858) 521-5200** if you observe anyone who does not appear to be a member of the Del Sur community entering pool areas or other community facilities. Unauthorized entry is considered trespassing, and your assistance in reporting these incidents is greatly appreciated. Thank you for your cooperation.

# Del Sur Community

Service Guide 2025



## Your service day is **Tuesday**

The Del Sur Community monthly waste and recycle fee for WM weekly service is \$43.58. Weekly service includes one (1) trash cart, one (1) recycle cart and one (1) organic cart per household. The one-time set-up fee of \$75.00 includes delivery of the carts. Additional services are available for an additional fee.

When contacting WM to set-up your account state the service location as "Del Sur Community" to receive the HOA's rate.

Contact WM by phone (619) 596-5100, email [CSSanDiego@WM.com](mailto:CSSanDiego@WM.com), or by chat "Connect with Us" at [WM.COM](https://www.wm.com). Do not use the virtual assistant or on-line set-up.

Services are invoiced in advance on a quarterly basis. The invoicing administration fee of \$8.50 can be waived by having both paperless billing and WMautopay.

After receiving your customer ID visit [WM.COM](https://www.wm.com) to register your account to receive service and billing notices.

## Holidays

WM observes the following holidays:

**New Year's Day | Independence Day | Labor Day | Thanksgiving Day | Christmas Day**

When a holiday falls on a weekday, collection will be delayed one day for the remainder of the week. If a holiday falls on a Saturday or Sunday, there will be no delay in service.

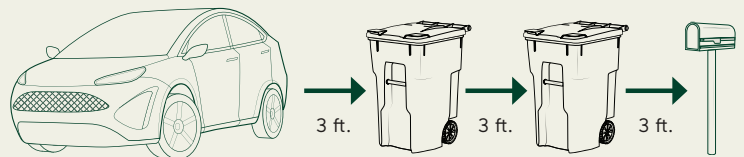
**To learn more visit:**

**[wm.com](https://www.wm.com)**



## Service Guidelines

Place your carts at least 3 feet apart and 3 feet away from any obstacles (trees, cars, mailboxes, etc.) to allow the automatic arm to lift and empty the carts. Place the wheels of cart toward the house.



Place all waste in the appropriate container and close the lid.

All trash, recyclables, and green waste outside the cart will not be collected.

Please have your carts at the curb by 6:00 a.m. on your new collection day.







## Bulky Item Collection

Collection of large items is available to residents of this HOA community for a fee on their regular service day. To Schedule a bulky item pick-up, simply contact WM at (619) 596-5100 to schedule your pick-up at least 48 hours prior to your collection day.

### Acceptable bulky items include:

furniture, washers, dryers, and toilets.

### Non-acceptable items include:

Tires, batteries, paint, oil, construction debris, chemicals, rocks, gravel, logs, carpet, hazardous or medical waste.

**Please try and donate. Don't trash reuse.**



## No Charge Drop-Off

- Electronic Waste Disposal
- Disposal of Sharps
- Mattress Recycling

Monday-Friday  
10 a.m. - 2 p.m.  
925 O'Conner Street  
El Cajon

Household Hazardous  
Waste drop-off by  
appointment only  
(866) 967-3292

**Help Prevent Truck fires and protect the those around you Batteries and aerosol cans are flammable and are hazardous waste**



**Do not place hazardous waste in any WM cart**

Allow for coals/ashes to cool for at least 48 hours in the grill, 72 hours for extra precaution before placing them in the trash.



## Tips to Reduce Food Waste This Holiday

**Plan Accordingly:** If you want to enjoy all of those delicious side dishes without

lots of leftovers, consider cutting recipes in half.

### Get creative with leftovers:

Turkey enchiladas, Thai turkey lettuce wraps, turkey chili.... the possibilities are endless!

### Recycle food scraps in your green organics cart.

See pages 3 & 4 for tips on using your organics cart.

## Free Your Recyclables



**Don't Bag Recyclables - Place items directly in recycling container.**

**To learn more visit:**  
**wm.com**



# Organics | Recycling | Trash

## Right Materials - Right Container - Know Which Container to Use

### What Goes in the Organics Container:



Food Waste



Yard Waste



Produce



Food Soiled Paper,  
Coffee Filters & Tea Bags



Meat, Fish & Poultry



Dairy



Bread, Pasta, Rice,  
Grains, Coffee Grounds



#### Do Not Include:

Plastic Bags or Film  
Serveware/Utensils  
Plastic Containers  
Foam Containers  
Hazardous Waste  
Fats, Oils, or Greases

### What Goes in the Recycling Container:



Plastic Bottles & Containers



Food & Beverage Cans



Glass Bottles & Containers



Paper



Flattened Cardboard  
& Paperboard

Place recyclables directly into your recycling cart -

**Don't bag your recycling materials.**



#### Do Not Include:

Food Or Liquids  
Plastic Bags or Film  
Foam Containers  
Clothing, Furniture or Carpet  
Batteries  
Electronics  
Hazardous Waste  
Yard Waste

### What Goes in the Trash Container:



Foam Cups &  
Containers



Garden Hose



Broken Ceramic Dishes  
& Pots



Candy, Snack &  
Food Wrappers



#### Do Not Include:

Organics/Recyclables  
Hazardous Waste  
Electronics & CFL Bulbs  
Batteries, Tires or Paint  
Flammable Material



Plastic Bags & Film



Diapers



Pet Waste



Clothing & Textiles

To learn more visit:

[wm.com](http://wm.com)



## Unleashed Dogs

For the safety and comfort of all members of our community, including our four-legged friends, we kindly remind all pet owners to keep their dogs on leashes when outside their homes. Leash laws help:

- Ensure the safety of your pet
- Prevent unwanted encounters with other pets or residents
- Keep our shared spaces clean and enjoyable for everyone

Thank you for being a responsible pet owner and helping us maintain a peaceful and welcoming neighborhood!

## Trash

Please also note that trash containers cannot be placed out for collection on the street, curb or sidewalks before 6 p.m. the day before a regular collection day; or be left out after 6 p.m. on a regular collection day, except for within the Central Traffic District area, where the containers cannot be placed out before 6 a.m. on a regular collection day; or left out after 10 a.m. of that same day; or one hour after collection on that same block, whichever is later. See San Diego Municipal Code, Chapter 6, Article 6, Division 1. To determine the regular collection day for your address, if you receive City refuse collection service, go to: <https://getitdone.force.com/ESDTrashCollectionSchedule>. General information regarding City refuse collection services and eligibility criteria can be found at: [www.sandiego.gov/environmentalservices/collection/general](http://www.sandiego.gov/environmentalservices/collection/general)

## Recycling

Recyclables, as defined, are required by law to be placed into an approved recycling container. See San Diego Municipal Code, Chapter 6, Article 6, Division 7. To determine what materials are recyclable, go to: [www.sandiego.gov/sites/default/files/what-goes-where.pdf](http://www.sandiego.gov/sites/default/files/what-goes-where.pdf). Recycling containers should be placed out for collection on the street, curb or sidewalks at the same time as the trash containers, in accordance with the biweekly recyclables collection schedule. To determine the regular collection day for your address, if you receive City recycling collection service, go to: [https://getitdone.force.com/ESD\\_TrashCollectionSchedule](https://getitdone.force.com/ESD_TrashCollectionSchedule). General information regarding City recycling collection services and eligibility can be found at: [www.sandiego.gov/environmentalservices/recycling/residential/curbside](http://www.sandiego.gov/environmentalservices/recycling/residential/curbside)







# How to Grow Roses Like a Pro

Roses can be—dare we say—a thorny topic. Sure, some varieties can be extra picky about soil; others get faint at the first sign of insects or disease. But between their gorgeous appearance and unbeatable smell, there really is no substitute. So, for all the fellow rose fans out there, this guide is for you. Here are our pro tips for expert rose care.

## The Basics

There are a few things to know if you want to set yourself up for success. The first is how to choose the right location. Roses like lots of direct sunlight, at least 6 hours per day. If they don't get enough, you may notice the plant doesn't flower as much as it should. Worse, it could succumb to pests or disease.

Roses also need a good amount of water, unless you choose a drought tolerant variety, which will require less once established. A general rule of thumb for healthy roses is 1-2 inches of water per week. And be sure to allow plenty of space around your plant, because roses like ample airflow.

Lastly, consider the soil. Roses appreciate a well-draining, slightly acidic soil, which means soil amendments may be required to adjust conditions to their liking. A soil test can provide the needed insights on what, if anything, should be added.

## Create Fertile Ground

A good fertilization routine is key to achieving a riot of lush blooms. We recommend an application of a granular slow-release formula at the beginning of the growing season. This will provide your roses with a steady supply of nutrients. However, since roses are heavy feeders, they'll likely need a second application mid-way through the season. The best time for this is after the roses have completed their first bloom cycle.

## Keep Them in Tip-Top Shape

For as finicky as roses may seem, you might be surprised to learn that most actually like pruning. Early spring is generally a good time for a major prune, as it will promote healthy growth and more blooms in the season ahead. Plus, opening up the center of the plant will promote better airflow, increasing resistance to fungal diseases.

Pruning also provides an opportunity to look for dead or diseased canes—the main stems of a rose plant—that should be cut back to a healthier section. Typically, the center of the stem (called a pith) is light in color or white when healthy, while a dark colored pith signals trouble.

Regular tune-ups to maintain shape can be done all season long, though we don't recommend pruning after September or October. Stopping in the fall allows your plant's new growth to harden before the first freeze.

## Treat Yourself to Some Flowers

After you've shown your roses some love, they're likely to return the favor in numerous flowers throughout the season. Which begs the question: can you cut some to enjoy inside without harming the plant? The answer is yes! The best time to harvest is early in the bud stage, when flowers have just barely started to open. Try to make the cut early in the morning, when temps are cooler, and the roses will be at their most hydrated.

## Don't Forget Deadheading

Last but not least, don't forget some types of reblooming roses require regular deadheading. This simply means removing expired or damaged blooms from the plant. Doing so will encourage the production of new blooms. If you have self-cleaning rose—such as the Grace N' Grit, Nitty Gritty, or Knock Out varieties—you're in luck. These require no deadheading because the blooms will drop on their own.



If you love roses as much as we do, check out our revitalization of the Tupperware rose gardens at [brightview.com](https://brightview.com). And for more landscape intel, be sure to sign up for our Dig into Series. We'll deliver helpful tips straight to your inbox, so you never miss a thing.



Week 2: Garden Series

**BrightView**



## Friendly Reminder: Drive Safe in Del Sur

Just a quick reminder to please observe all posted speed limits while driving through the community. We also kindly ask that you remind any guests or vendors visiting your home to do the same. Thank you for helping keep Del Sur safe and enjoyable for everyone!

### E-Bikes

Motorists, please keep an eye out for riders. If your child has an E-Bike or standard bicycle, please make sure your child/children are being safe, taking care around parked vehicles and using bicycle lanes. Be safe be seen at night. For their safety, turn this into a teaching moment for them. Speak to them about how dangerous it can be to have multiple riders and what could happen if one of their friends is injured while they are driving. Please also talk to them about the dangers of speeding through the community, through intersections, around the town center, including up through the Ranch House area. Thanks in advance parents for your assistance, as we look out together for our precious kids of Del Sur.

To see California E-Bike Policy Explained and E-Bike safety Ctrl + click the following link.

[eBike Classifications and Laws – San Diego County Bicycle Coalition \(sdbikecoalition.org\)](https://www.sdbikecoalition.org)

This following website is a great resource from the City of San Diego,

<https://www.sandiego.gov/bicycling/bicycle-and-scooter-sharing>

Ctrl + click the following link for regulations on E-Bikes

- [Alternative Vehicle Information](#): Familiarize yourself with San Diego Police Department information and regulations on using alternative vehicles, including motorized scooters, mopeds and motorized bicycles, electric bicycles, and electronically motorized boards.

We have noticed an uptick in damages from E-bike/ bike usage throughout the community in private easements, & in open spaces behind homes that is causing maintenance issues and unnecessary expenses.

We are asking parents to please make sure your child/children understand the importance of following the rules of the road, using bike lanes, staying out of private property, & using caution around parked vehicles while operating their E-bikes. Please talk to them about the dangers of speeding through the community when crossing streets, intersections, & driveways, including up through the Ranch House parking lot. Additionally, for the safety of the rider and patrons of the pool, E-bikes should NOT be used or stored in the pool areas. Thank you ever so much for your cooperation and collaboration with this issue.



## Crime Prevention Tips

Please remember to use the following numbers to report crimes in progress.

**Non-Emergency Dispatch Line: 619-531-2000 or (858) 484-3154**

**FOR EMERGENCIES and if you feel threatened or in danger DIAL 9-1-1**

Community Relations Officer John Briggs has provided his contact information and would like for homeowners/ Residents to reach out to him with any questions, concerns, or any information with regards to safety and crime prevention.

His contact information is as follows:

Officer John Briggs San Diego Police Department, Northwestern Division:

12592 El Camino Real, MS 782, San Diego, CA 92130

Phone: (858) 523-7031

Email: [jbriggs@pd.sandiego.gov](mailto:jbriggs@pd.sandiego.gov)

Homeowners/ Residents can protect their homes and help protect their neighbor's homes by making some simple changes. Here are some tips from the San Diego Police Department:

1. Report suspicious activity to the San Diego Police Department immediately using the contact info above.
2. Do not leave valuables in cars, always double check the doors are locked before entering the house.
3. Have a neighbor pick up your delivered packages so they are not left in full view.
4. Make sure you are aware of your surroundings. Double-checking things are put away and locked up.
5. Install timers that turn on lights in different windows at different times.
6. Install deadbolts to all doors that enable entry, including upstairs where entry can be gained.
7. Install/ update alarm system and set it anytime you are away from home.
8. Install glass break sensors on windows and doors on all floors.
9. Install motion sensors on all floors and windows.
10. Stop mail delivery and package deliveries while on vacation.
11. Install security cameras outside your home.
12. Notify the local police department or a trusted neighbor when you are going to be away.
13. Use outdoor lighting. Light up dark spot in your yard. For pennies per night, it adds security to your home and the surrounding area. Please submit your variance request through the HOA.
14. Do not let any service representative into your home without proper identification.
15. Contact Officer Briggs to organize a security inspection of your property and home. This service will help to provide crime prevention initiatives/solutions directly related and relevant to your own home.
16. Officer Briggs is also available to set up a meeting with neighborhood reps or residents that would like to form a neighborhood watch group in their community.

Please be advised that the Association employs a person to periodically patrol the Association's Community Common Area between the hours of 3:00pm- 11:00pm. The primary purpose of this patrol person is to discourage Community Common Area loss and enforce the governing documents, as well as assist the Association and law enforcement in the identification of perpetrators of crime.

The purpose of this patrol person is **not** to provide security services to the residents or private property. The Association does not provide security services to the residents. Nor does the Association ensure or guarantee the safety of persons or property. All residents within the Del Sur community are responsible for providing for their own safety and security.

So, it is important for all of us to remember to undertake our own reasonable safety precautions, such as locking our doors and windows, routinely closing the blinds and drapes in our bedrooms and bathrooms when these rooms are in use (even if these rooms are not readily visible from the street), instructing our children on what to do if approached by anyone, not leaving valuables unattended in vehicles and the Community Common Area, locking our vehicle doors, and staying alert to our surroundings, especially when walking or jogging at night.

It is up to all of us to discourage criminal conduct in our community. The best way for us to accomplish this objective is to be observant and notify the police as soon as we witness any suspicious activity.



# Swim Lesson Season: April 15<sup>th</sup> – October 15<sup>th</sup>

Swim Lesson Season began April 15<sup>th</sup>! Please do not forget to fill out the swim lesson waiver and drop it off at the Ranch House or email it to either: [Emily.Crowe@fsresidential.com](mailto:Emily.Crowe@fsresidential.com) or [Andrea.Cameron@fsresidential.com](mailto:Andrea.Cameron@fsresidential.com)

The waiver can be found on the Del Sur Community website ([www.delsurcommunity.org](http://www.delsurcommunity.org)) and must be completed and submitted before lessons can begin. A list of the approved swim lesson instructors along with the policy is as follows. Thank you.

The following is a list of the approved swim lesson instructors. For further swim lesson information, please see the Del Sur Community Association Swimming Lesson Policy Effective March 1, 2024, below

- Aquasafe Swimming [aquasafenow@gmail.com](mailto:aquasafenow@gmail.com)  
Website: [aquasafeswimming.com](http://aquasafeswimming.com)  
Office #: (619) 531-8888
- Kris Jeynes [jacksonskris@yahoo.com](mailto:jacksonskris@yahoo.com)
- Lara Gillman [Laralean1@gmail.com](mailto:Laralean1@gmail.com)
- Sun Min Kim [banaba1004@hotmail.com](mailto:banaba1004@hotmail.com)
- Nicole Raimondi [Admin@swimbabyswim.com](mailto:Admin@swimbabyswim.com)  
Website: [www.Swimbabyswim.com](http://www.Swimbabyswim.com)

## Del Sur Community Association

### SWIM LESSON POLICY

EFFECTIVE 3/1/2024

Del Sur Community Association ("Community Association") 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. Therefore the Board has determined that it is in the best interest of the membership to allow limited swim lessons to be conducted, subject to this Swim Lesson Policy ("Policy").

This Policy has been established to enable owners and residents to receive swim 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.

**\*\*\*The pool temperature will be set to 82°. Please note this temperature can and will fluctuate depending on weather conditions and time of day. If the water is too cold for lessons that day the swim instructor or participant/ guardian**



**should reschedule the lesson for another day.**\*\*\*

**The Board has decided to charge a usage fee and a security deposit for the use of Del Sur Pools for swim instruction each season.**

**Usage Fees:**

- The Policy requires that each instructor be required to pay a non-refundable usage fee of \$250 before commencement of lessons each season to assist with the maintenance and operations of the pools the instructors use.
- Each instructor will also be required to pay a refundable\* \$250 security deposit before commencement of lessons each season. Security deposits will be refunded at the end of the season. \*\**CONDITIONS APPLY see below*\*\*

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 swim lessons within the Community Association. They may also be subject to other disciplinary action as discussed below.

1. In the event any person is found teaching swim lessons in violation of this Policy, they may be permanently prohibited from providing swim lessons at the Community Association's pools.
2. **In the event any instructor is found in violation of this Policy, the instructor shall forfeit his/her security deposit.**
3. Swim 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 swim lessons.
4. Swim lessons shall only be permitted at Designated Pools from:  
April 15<sup>th</sup>- October 15<sup>th</sup>
5. **Conducting swim lessons outside of the Swim Season is prohibited.**  
(i.e., April 15<sup>th</sup>- October 15<sup>th</sup>)
6. **Swim 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 swim lessons permitted.**
7. The Community Association will authorize no more than seven (7) swim instructors to conduct swim lessons at the Designated Pools each Swim Season ("Authorized Swim Instructors"). Only Authorized

Swim Instructors shall provide swim lessons at the Designated Pools. In the event a swim instructor ceases to be an Authorized Swim Instructor during a Swim Season, as discussed in Provision 8, below, the Community Association may authorize another swim instructor to take his or her place for the remainder of the Swim Season.

8. To prevent swim 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 swim 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 swim 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 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 swim instruction to persons other than Del Sur owners and residents.
  - j. An Authorized Swim Instructor cannot be in the pool area except when providing a scheduled lesson.

- k. Only one lane at the Jaqueline pool shall be used for swim lessons at any time.
- l. In the event a Designated Pool is closed unexpectedly for maintenance or for any other reason at the time of a Scheduled Lesson, the Authorized Swim Instructor shall reschedule that lesson.
- m. Under no circumstances shall an Authorized Swim Instructor provide swim instruction outside of a Scheduled Lesson.
- n. 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.
- o. 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.

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

- a. The swim instructor must notify the Community Association's 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 submit a signed instructor waiver for themselves.
- e. The swim instructor must submit a signed Student Waiver for each student they will be providing swim instruction to.
- f. The swim instructor must not have previously violated this Policy.

The Community Association/ Management team is not qualified to evaluate the skill level of swim instructors and does not do so. Nor does the Community Association/ Management team perform background checks. By authorizing a swim instructor, the Community Association/ Management team 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 f above.

10. 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 swim 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 office. This list is also available on the Community Association's website.**

- 11. The Community Association may rescind a swim 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.
- 12. 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.)
- 13. 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.
- 14. The Community Association reserves the right to rescind the approval to allow swim instruction within Del Sur.

The Del Sur Community Association Board of Directors adopted this Policy at its duly noticed February 28<sup>th</sup>, 2024 Board Meeting. This Policy is now in effect.

## 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 either 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.

|                                                                                                                                      |                                                                                                                                                                                                                                               |                                                                                                                                      |                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b><u>ALCALA</u></b><br>Del Sur Board President<br>Chad Ross<br><a href="mailto:Chadross0075@gmail.com">Chadross0075@gmail.com</a>   | <b><u>ARTESIAN RIDGE</u></b><br>Del Sur Board President<br>Chad Ross<br><a href="mailto:Chadross0075@gmail.com">Chadross0075@gmail.com</a>                                                                                                    | <b><u>AVANTE</u></b><br>Avante Board President<br>Joe Adamczyk<br><a href="mailto:jfadamczyk@outlook.com">jfadamczyk@outlook.com</a> | <b><u>AVION</u></b><br>Del Sur Board President<br>Chad Ross<br><a href="mailto:Chadross0075@gmail.com">Chadross0075@gmail.com</a> |
| <b><u>AVONDALE</u></b><br>Sarah Fontana<br>707-486-8905<br><a href="mailto:sarahkeeter@hotmail.com">sarahkeeter@hotmail.com</a>      | <b><u>BRIDGEWALK</u></b><br>Glenn Holtz<br>760-518-3511<br><a href="mailto:gcholtz@aol.com">gcholtz@aol.com</a>                                                                                                                               | <b><u>CABRILLO</u></b><br>Zehra Rizvi<br>858-779-4988 (TEXT ONLY)<br><a href="mailto:zrizvi@hotmail.com">zrizvi@hotmail.com</a>      | <b><u>CARLETON</u></b><br>Rob Seidenwurm<br>858-774-8859<br><a href="mailto:rseidenwurm@gmail.com">rseidenwurm@gmail.com</a>      |
| <b><u>CARILLO</u></b><br>Ashwin Mohan<br><a href="mailto:ashwin.mohan@gmail.com">ashwin.mohan@gmail.com</a>                          | <b><u>CASSERO</u></b><br>Cassero Board President<br>Mike Smith<br><a href="mailto:s-michael@att.net">s-michael@att.net</a>                                                                                                                    | <b><u>DESCANSO</u></b><br>Tracee Kelley Eger<br><a href="mailto:traceeandmarkeger@gmail.com">traceeandmarkeger@gmail.com</a>         | <b><u>ESTATES</u></b><br>Lindsay Cabaniss<br><a href="mailto:theestatesrep@gmail.com">theestatesrep@gmail.com</a>                 |
| <b><u>GARRETSON</u></b><br>Garretson Board President                                                                                 | <b><u>HAWTHORNE</u></b><br>Tova Steinhauer<br>CONTACT HOA                                                                                                                                                                                     | <b><u>KENSINGTON</u></b><br>Sundaram Nagaraj<br>858-752-3178 (TEXT ONLY)                                                             | <b><u>KINGSTON</u></b><br>Diana Fakhrai-Poorman<br><a href="mailto:dianafakhrai@gmail.com">dianafakhrai@gmail.com</a>             |
| <b><u>MADEIRA</u></b><br>Jessica Coffman<br><a href="mailto:coffmanfamily06@gmail.com">coffmanfamily06@gmail.com</a>                 | <b><u>MARSTON</u></b><br>Som Shahapurkar<br>Facebook Messenger<br><a href="https://www.facebook.com/som.shahapurkar">https://www.facebook.com/som.shahapurkar</a><br><a href="mailto:som.shahapurkar@gmail.com">som.shahapurkar@gmail.com</a> | <b><u>PASADO</u></b><br>Keith Schneringer<br><a href="mailto:Keith.schneringer@gmail.com">Keith.schneringer@gmail.com</a>            | <b><u>PRADO</u></b><br>Shalini Bansal<br>(732) 688-8992<br><a href="mailto:krish_gupta@yahoo.com">krish_gupta@yahoo.com</a>       |
| <b><u>PRESIDIO</u></b><br>Del Sur Board President<br>Chad Ross<br><a href="mailto:Chadross0075@gmail.com">Chadross0075@gmail.com</a> | <b><u>PRESTON</u></b><br>Jon Weis<br><a href="mailto:jonweis@gmail.com">jonweis@gmail.com</a>                                                                                                                                                 | <b><u>SENTINELS</u></b><br>Dan Otto<br><a href="mailto:danny372005@yahoo.com">danny372005@yahoo.com</a>                              | <b><u>SKYE</u></b><br>Board President<br>Molly Putnam<br><a href="mailto:mematyas@gmail.com">mematyas@gmail.com</a>               |
| <b><u>STRATFORD</u></b><br>June Cutter<br><a href="mailto:juncutter@gmail.com">juncutter@gmail.com</a>                               | <b><u>SUR33</u></b><br>Viet Thanh Ho<br><a href="mailto:viet.hothanh@gmail.com">viet.hothanh@gmail.com</a>                                                                                                                                    | <b><u>VALENCIA</u></b><br>Vishva Lakshman Grimes<br><a href="mailto:vishva.lakshman@gmail.com">vishva.lakshman@gmail.com</a>         |                                                                                                                                   |

## DEL SUR PARKS

|                                                                                                                          |                                                                                                                                     |                                                                                                                                                                                                                     |                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b><u>ANGELINE PARK</u></b><br>15899 Angeline Pl<br>Pool / Spa / Small lap lanes & Play Structure<br>(HEATED YEAR-ROUND) | <b><u>AUBREY PARK</u></b><br>15919 Potomac Ridge Rd<br>Park/ Play Structure ONLY                                                    | <b><u>BELTAIRE PARK</u></b><br>8455 Warden Lane<br>Pool/ Bocce Ball<br>(SWIM LESSON POOL)                                                                                                                           | <b><u>HAALAND GLEN PARK</u></b><br>15998 Canton Ridge<br>Pool / Spa                         |
| <b><u>HIGH ROSE PARK</u></b><br>15675 S. Chevy Chase<br>Pool / Spa & Play Structure<br>(SWIM LESSON POOL)                | <b><u>JACQUELINE PARK</u></b><br>15535 Tanner Ridge Rd<br>Pool / Spa / Small lap lanes<br>(SWIM LESSON POOL)<br>(HEATED YEAR-ROUND) | <b><u>KRISTEN GLEN PARK</u></b><br>15770 Concord Ridge Terrace<br>Lap Pool & Spa<br>(HEATED YEAR-ROUND)                                                                                                             | <b><u>MEL DRISCOLL PARK</u></b><br>15735 Concord Ridge Ter.<br>Pool/ Play Structure         |
| <b><u>OLD STONEFIELD</u></b><br>15855 Kristen Glen<br>Pool & Dog Park<br>(SWIM LESSON POOL)                              | <b><u>REAGAN GLEN PARK</u></b><br>8300 Parkside Crescent<br>Pool<br>(SWIM LESSON POOL)                                              | <b><u>SPRECKELS PARK</u></b><br>15725 Paseo Montenero<br>Park Only                                                                                                                                                  | <b><u>TRENT PARK</u></b><br>15890 Trent Place<br>Pool / Wading Pool & Half Basketball Court |
| <b><u>VILLAGE GREEN</u></b><br>Potomac Ridge Road<br>Stage on one side of park                                           | <b><u>WADE PARK</u></b><br>15790 Tanner Ridge Rd<br>Pool/ Splash Pad & Play Structure                                               | <b><u>DEL SUR NEIGHBORHOOD PARK</u></b><br><i>Owned, Operated and Maintained by City of San Diego</i><br>15816 Paseo Montenero<br>For Reservations, information, or to report an incident please call: 858-538-8184 |                                                                                             |

# Community Services Council vs Del Sur 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>Del Sur Community Association</b>                                                                                                                                                                                                                                                                                      | <b>Design Review Committee (DRC)</b>                                                                                                             | <b>Community Services Council (CSC)</b>                                                                                                                                                                                 |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Boards</b>           | 5 Directors                                                                                                                                                                                                                                                                                                               | 4 Committee Members & Architectural Consultant                                                                                                   | 5 Directors                                                                                                                                                                                                             |
| <b>Purpose</b>          | <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>                                                                                    | <ul style="list-style-type: none"> <li>* Review design submissions to ensure they are in line with the esthetics of Del Sur Community</li> </ul> | <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> |
| <b>Source of Funds</b>  | Monthly HOA Dues                                                                                                                                                                                                                                                                                                          | N/A                                                                                                                                              | Enhancement Fee on the Sale of homes in Del Sur                                                                                                                                                                         |
| <b>Meeting Schedule</b> | <b>Monthly Executive Meetings:</b> Held every 4 <sup>th</sup> Wednesday of every month<br><b>Open Session Meetings:</b> Are now being held on the 4 <sup>th</sup> Wednesday of every odd month (Jan, Mar, May, Jul, Sept, and Nov). See <a href="http://www.delsurcommunity.org">www.delsurcommunity.org</a> for details. | Monthly Meetings are scheduled for the second Tuesday of each month at 5 p.m. with a deadline for submittal of the first Monday of each month.   | <b>Meet quarterly – 4<sup>th</sup> Wednesday</b><br>– January, April, July & October<br>(April & October are in the evening and open to CSC residents.                                                                  |
| <b>Fiscal Year</b>      | June - May                                                                                                                                                                                                                                                                                                                | June- May                                                                                                                                        | June – May                                                                                                                                                                                                              |
| <b>Website</b>          | <a href="http://www.delsurcommunity.org">www.delsurcommunity.org</a> – For all Association related Information                                                                                                                                                                                                            | <a href="http://www.delsurcommunity.org">www.delsurcommunity.org</a> – For all Association related Information                                   | <a href="http://www.delsurcsc.org">www.delsurcsc.org</a> – For all Event and Reservation Information                                                                                                                    |

## Your Board

President  
**Chad Ross**

Vice President  
**Lori Ann Stevens**

Secretary  
**Ruth Loucks**

Treasurer  
**Michael Margro**

Director at Large  
**Tripti Ranka**

## Your DRC

Committee Chair  
**Carrie Walden**

Secretary  
**Ruth Loucks**

Committee Member  
**Chad Ross**

Committee Member  
**Lori Ann Stevens**

Architectural Consultant  
**Jim Taylor**

## SUB ASSOCIATION MANAGEMENT CONTACTS

### **AVARON**

First Service Residential  
Ann-Marie Busby

[Ann-Marie.Busby@fsresidential.com](mailto:Ann-Marie.Busby@fsresidential.com)

5473 Kearny Villa Rd.,  
#200 San Diego, CA 92123  
Direct: 858-657-2175

### **CASSERO**

Packard Management  
Kara Hanley [kara@packard-1.com](mailto:kara@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

### **AUBERGE**

Action Property Management  
Katie Stark  
[kstark@actionlife.com](mailto:kstark@actionlife.com)  
7921 Auberge Circle San Diego, CA  
92127  
Office | 619-841-2711

### **MANDOLIN I**

Prescott Management  
Brecia Hartman  
[BHartman@prescottmgt.com](mailto:BHartman@prescottmgt.com)  
16880 W. Bernardo Dr., Ste. 200  
San Diego, CA 92127  
Direct: 858-946-0320

### **MANDOLIN II**

San Diego HOA Management Inc.  
Taylor Fettel  
[Taylor@sdhwa.com](mailto:Taylor@sdhwa.com)  
4025 Camino Del Rio S. #300  
San Diego, CA 92108  
858-227-4220 X 105

### **SKYE**

Community Manager:  
Zoe Castelblanco  
[Zoe.castelblanco@fsresidential.com](mailto:Zoe.castelblanco@fsresidential.com)  
858-657-2175

### **AVANTE'**

Prescott Management  
Mike Pereira  
619-230-1891  
[mpereira@prescottmgt.com](mailto:mpereira@prescottmgt.com)  
9610 Waples St.  
San Diego, CA 92121  
858-946-0320  
Raul Hernandez (Assistant)  
[RHernandez@prescottmgt.com](mailto:RHernandez@prescottmgt.com)

## BOARD MEETINGS

All meetings are held at the Ranch House  
15455 Paseo Del Sur,  
San Diego CA 92127

### **Executive Sessions 2025**

Executive session meetings are at  
5:30 P.M.

**Closed to homeowners.**

**July 24, 2025**

August 27, 2025

September 24, 2025

October 22, 2025

November 26, 2025

December TBD

### **Open Sessions 2025**

Open session meetings are at  
6:30 P.M.

**Open to homeowners.**

**July 24, 2025 (Annual Meeting)**

September 24, 2025

November 26, 2025

### **Design Review Committee**

Meetings are scheduled for the second Tuesday of  
each month at 5 p.m. with a deadline for submittal of  
the first Monday of each month.

## **Your Builder's Contact Information**

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

**WILLIAM LYON HOMES CUSTOMER SERVICE**  
800-770-6883

**BROOKFIELD HOMES CALIFORNIA CUSTOMER CARE HOTLINE:**  
800-399-0490  
[contact@cacustomercare.com](mailto:contact@cacustomercare.com)