



Del Sur

MANAGEMENT TEAM

General Manager

Darryn Marshall

Darryn.Marshall@fsresidential.com

Assistant Community Manager

Andrea Cameron

Andrea.Cameron@fsresidential.com

Architectural Design &
Ranch House Reservations

Facilities Manager

Silvio Lopez

Silvio.Lopez@fsresidential.com

Work Orders & Common Area
Concerns

Administrative Assistant

Marilou Marcelo

Marilou.marcelo@fsresidential.com

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Pool cards, Park Reservations,
& Transponders

Ranch House Office

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

Office Hours:

8:00 am – 4:30 pm

Monday – Friday

ALLIED UNIVERSAL PATROL SERVICES

On-Site Officer (3pm to 11pm)
720) 916-7009

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

San Diego Humane Society
619-299-7012

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

(800) 428-5588

Customercare.ca@fsresidential.com

For all your billing information visit

CLICK PAY:

[FirstService Residential | Online
Monthly Payments \(clickpay.com\)](#)



Dear Del Sur Residents,

July 24, 2026

Thank you to everyone who helps keep our community amenities clean and enjoyable for all residents!

If you have reserved one of our community parks for an event, please remember that all trash generated during your event should be collected and disposed of before you leave. If your event produces more trash than the onsite receptacles can accommodate, please take the overflow with you for off-site disposal. Leaving bags of trash beside or on top of the bins can attract pests and create an unpleasant experience for the next reservation.

We appreciate your cooperation and thank you for doing your part to help keep our community beautiful!

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 carry Pool ID Cards with you and remain vigilant and report any suspicious activity. Please do not let anyone into the pool areas.

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.

- **Please call 911 immediately for any indecent or threatening behavior.**
- **No glass items allowed in the pool areas at any time.**

Mailbox Security Update

No new mailbox break-ins have occurred in Del Sur as of the beginning of June. Management will continue to check in with USPS Annex to continue monitoring the situation.

USPS Coordination & Next Steps

Management has followed up with USPS on the outstanding:

- **E-Locks:** Are electronic locks available for mailbox banks? -According to USPS, not for Del Sur.
- **Relocation:** Can the HOA move repeat-vandalism banks? -USPS still to provide an answer.
- **Solar Lighting:** Can solar lights be installed at problem banks? -Yes. Board to approve if needed.

Security Measures Rollout

- **Warning Signage:** Completed community wide.
- **Streetlighting:** Brighter streetlights are being installed in identified areas.

Survey Results & Board Action

The Mailbox Security Survey received 154 responses. While cameras were the top choice (47.4%), the Board is pausing community-wide cameras due to privacy concerns and a \$500K+ price tag.

How Residents Can Help

- **Empty Mail Daily:** This remains the single best deterrent against theft.
- **Report Instantly:** Report all tampering to the Ranch House so management can notify police and deploy resources.

Please find on page 2 of this newsletter the most updated action items and reporting's log for information purposes.

Del Sur Community - 2026 Mailbox Break-Ins Tracker

7/24/2026

Page 1 of 2

Mailbox Location	Additional Location Info	Date Reported	Reporting Method	Action Taken by Management	Comments
New Park Terrace	Near 15549 New Park Terrace	3-Jan-26	Email	Reported to USPS on 1/5/26	Inspected on 4/21/26 - Repaired
Katherine Claire Court	Near intersection with New Park Terrace	28-Jan-26	Email	Reported to USPS on 1/28/26	Inspected on 4/21/26 - Repaired
South Chevy Chase/Warden Lane	Near 15665 South Chevy Chase	11-Feb-26	N/A	Reported to USPS on 2/11/26	Inspected on 4/21/26 - Repaired
South Chevy Chase/Paseo Montenero	Near 15702 Paseo Montenero	3-Mar-26	Customer Care Notice	Reported to USPS on 3/24/26	Inspected on 4/21/26 - Repaired
Bristol Ridge Pocket Park	8380 Katherine Claire Lane	5-Mar-26	Phone Call	Reported to USPS on 3/5/26	Inspected on 4/21/26 - Repaired
Bristol Ridge Pocket Park	Near 8374 Katherine Claire Lane			Inspected 4/21/26	Inspected on 4/21/26 - Repaired
Wayne Hill	15748 Concord Ridge Terrace	5-Mar-26	Phone Call	Reported to USPS on 3/6/26	Inspected on 4/21/26 - Repaired
Nicole Ridge	Near 16655 Nicole Ridge Road	6-Mar-26	Email	Reported to USPS on 3/6/26	Inspected on 4/21/26 - Repaired
Katherine Claire Court	Near intersection with New Park Terrace	30-Mar-26	Email	Reported to USPS on 1/30/26	Inspected on 4/21/26 - Repaired
Concord Ridge Terrace	Near 15873 Concord Ridge Terrace	3-Apr-26	N/A	Reported to USPS on 4/3/26	Inspected on 4/21/26 - Repaired
Babcock & Lesar	Behind 15881 Babcock Street	22-Mar-26	Email	Reported to USPS 3/23/26	Inspected on 4/21/26 - Repaired
Babcock & Lesar	Across 15870 Potomac Ridge Road	22-Mar-26	Email	Reported to USPS 3/23/26	Inspected on 4/21/26 - Repaired
Bellaire Lane	Across 15664 Bellaire Lane	1-Mar-26	Email	Reported to USPS 3/23/26	Inspected on 4/21/26 - Repaired
Via Montenero	Near 15806 Via Montenero	21-Apr-26	Inspection	Reported to USPS 4/21/26	Inspected on 4/21/26 - Damaged
Lower Scarborough Court	Lower Scarborough Court	4-May-26		Reported to USPS 5/4/26	Inspected on 5/5/26 - Repaired
ALL	ALL	5-May-26	Mail Carrier Update	N/A	No additional mailbox break-ins as of yesterday per USPS Mail Carrier who delivers to The Ranch House
ALL	ALL	6-May-26	N/A		Went to USPS Postal Annex, Rancho Bernardo. Spoke with Supervisor Corey to discuss recent mailbox break-ins. I was told that there are no additional reports from their mailbox carriers servicing our neighborhoods. Informed them that we will pay occasional visits going forward for updates from both sides.
ALL	ALL	27-May-26	N/A		Went to USPS Postal Annex, Rancho Bernardo. Spoke with Asst Supervisor, Tess, to report that there hasn't been new break-ins in our neighborhood and she concurred that they've not received new break-ins in our neighborhood and neighboring communities from their mailbox carriers servicing our neighborhoods.
ALL	ALL	10-Jun-26	N/A		Went to USPS Postal Annex, Rancho Bernardo. Spoke with Asst Supervisor, Tess, to report that there hasn't been new break-ins in our neighborhood and she concurred that they've not received new break-ins in our neighborhood and neighboring communities from their mailbox carriers servicing our neighborhoods. Next Plan of Action: Email USPS correspondence we've spoken to in the past and set an appointment to speak with an actual Inside Supervisor and discuss DSA community mailboxes/upgrade schedules.
Babcock & Lesar	Behind 15881 Babcock Street	10-Jun-26	Email		While out in the field management spoke to USPS Mail Delivery Person who reported that there was in fact a mailbox break in attempt at the Babcock Tanner Ridge mailbox bank. Only one of the three mailbox banks had the lock tampered with. The mail delivery person took the number of the Ranch House and said she would contact management moving forward. Work order to light maintenance was carried out to install the Board approved streetlighting at this location as well as the Potomac Ridge and Babcock location.
ALL	ALL	24-Jun-26	N/A		Management visited USPS Postal Annex, Rancho Bernardo. Spoke with Supervisor Corey. There have been no new Del Sur break-ins within the last 30 days. USPS has received reports of attempted break-ins but attempts were not successful. Management received Supervisor contact email for future direct contact & inquiries moving forward. Management will be following up with the additional questions: • Does USPS have electronic / e-locks for mailbox banks? • Can Del Sur HOA relocate repeat vandalized banks? • Can solar lighting be installed at problem mailbox banks?

Mailbox Location	Additional Location Info	Date Reported	Reporting Method	Action Taken by Management	Comments
ALL	ALL	6-Jul-26	N/A	USPS Mail Carrier Surat indicated that, to his knowledge, no mailbox break-ins have occurred recently along the Ranch House delivery route.	
Near Parkside Crescent	Near 8307 Parkside Crescent	8-Jul-26	Phone Call		Resident Anna Ahani called to report that her mailbox door was left ajar with mail still inside. While there were no visible signs of forced entry, she noted this is a recurring concern. Ms. Ahani reported being a victim of a \$15,000 IRS check theft a year ago. She expressed that she and her neighbors are highly frustrated by ongoing mail security issues and are requesting an update on what mitigation steps the HOA is taking. Management confirmed with resident that the parcel boxes and all deliveries are the responsibility of USPS. The HOA continues pursuing the mail left prevention measures.
ALL	ALL	15-Jul-26	In Person		Silvio's Visit. Per USPS Contact, Esmeralda the supervising manager, no confirmed or attempted break-ins have been reported in the Del Sur Community as of early June 2026 (cross-referencing the previously reported Tanner Ridge, Babcock, and Lesar break-ins). USPS also confirmed mailbox near 8307 Parkside Crescent that resident reported parcel box was left open, this has not been broken into or vandalised USP confirmed the parcel box was probably just left open. This mailbox bank is operating as normal. USPS also informed management that electronic banks (E-Banks) are not common and only rarely used for enclosed condominium apartments mail delivery. Not common within San Diego HOA's and master plan developments. Almost all community mailbox banks in San Diego use traditional keyed locks for cluster mailbox units (CBUs). This is the standard for residential sub-divisions, townhome developments, condominiums, apartment communities, and HOA managed neighborhoods. USPS confirmed that the current mailbox banks and clusters within Del Sur are the most robust and secure on the market for prevention of breakins and tampering.

City Reclaimed Water Outages Straining Del Sur Landscaping

The city continues to shut off Del Sur's reclaimed water supply, often for several days at a time. When service is restored, it is quickly shut off again, sometimes providing as little as three to four days of irrigation.

Community Impact:

- **Stressed Landscaping:** Expect to see dry turf and stressed plants this summer due to these unpredictable city shutdowns.
- **Team Frustration:** The erratic supply makes consistent irrigation impossible for our landscape team. Water trucks will be used where and when needed.

Association Action:

The Del Sur Community Association is actively investigating the issue. We are currently researching city reimbursement opportunities to cover irrigation repairs, water truck hire, plant die-off caused by these frequent service interruptions.

Community Reminder: Keeping Our Pools Safe and Healthy for Everyone

As the warm weather arrives, we want to remind all residents about the rules regarding our community pool facilities. While we love our four-legged neighbors, **dogs and other pets are strictly prohibited from entering our pools and the surrounding pool deck areas**. This is not just a community rule—it is a **mandatory California State Law** enforced locally by the San Diego County Department of Environmental Health and Quality.

Why Dogs Aren't Allowed (Even on the Deck)

- **The Law:** Under **California Code of Regulations (Title 22, Section 65534)**, animals are not permitted in public, commercial, or multi-family pools and their "ancillary facilities" (which includes the pool deck, lounge areas, and restrooms).
- **Health and Sanitation:** Even the cleanest dogs carry bacteria, dander, and oils that disrupt pool chemistry and create public health hazards.
- **What About Service Dogs?** By law, task-trained service animals are allowed on the pool deck to assist their owners, but they are **never** permitted in the water. Emotional Support Animals (ESAs) are not permitted in the facility at all.

The Costly Impact of a Violation

When a dog enters the pool water—especially the wading pool—it triggers mandatory, expensive health procedures:

- **Wading Pool Shutdowns:** If a dog enters the wading pool, we are legally required to immediately close it down to **super-chlorinate the water for at least an hour or two**. Following this heavy chemical shock, the wading pool must be completely drained and refilled.
- **Fines and Fees:** Violations of these health codes can result in official county citations. Any resident who brings a dog into the pool area will be held financially responsible for the **HOA fines** and the **full cost of the commercial pool chemical treatment, drainage, and maintenance labor**.

SWIM LESSONS SEASON RETURNS: APRIL 15, 2026 – OCTOBER 15, 2026

**ALL pools are heated during the Swim Lesson Season ONLY*

Pools heated year-round:

- Kristen Glen
- Jacqueline
- Angeline

Swim Season is well underway! Typically, San Diego has a cold start to summer but this year the heat seems to be off to an early start. The HOA continues to make every effort to keep **all** the pools heated to 82 degrees with the gas and solar systems at each pool.

The Del Sur Community Association thanks everyone for their understanding.

Please do not forget to fill out the swim lesson waiver and drop it off at the Ranch House or email it to:

Andrea.Cameron@fsresidential.com

The waiver can be found on the Del Sur Community website (www.delsurcommunity.org).

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
Website: aquasafeswimming.com
Office #: (619) 531-8888
- Kris Jeynes jacksonskris@yahoo.com
- Lara Gillman Laralean1@gmail.com
- Sun Min Kim banaba1004@hotmail.com
- Nicole Raimondi Admin@swimbabyswim.com
Website: www.Swimbabyswim.com
- Swim with Elly ms.ellygergove@gmail.com
Website: www.swimwithelly.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 15th- October 15th
5. **Conducting swim lessons outside of the Swim Season is prohibited.**
(i.e., April 15th- October 15th)

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 28th, 2024 Board Meeting. This Policy is now in effect.

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

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. 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. General information regarding City recycling collection services and eligibility can be found at: www.sandiego.gov/environmental-services/recycling/residential/curbside



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 \(sdbikecoalition.org\)](http://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.

Del Sur Community Association Vs. Del Sur Community Services Council CSC

Please keep in mind that the Del Sur Community Association and Del Sur Community Services Council are two separate entities.

The CSC hosts annual events in the community, and you can contact them with any questions at: info@delsurcsc.org

Del Sur Distribution List

Management would like to remind residents that if you are planning to move or are in the works to move out of the Del Sur Community, please let us know by emailing delsurcommunity.ca@fsresidential.com so that we may remove your email from our newsletter and update the distribution list. Please be sure to include the property address to aide us in locating the proper list and remove the email. Thank you.

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

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.



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.

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

DEL SUR PARKS

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

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

Your Board

President
Chad Ross

Vice President
Ruth Loucks

Treasurer
Michael Margro

Secretary
Erick Caldwell

Director at Large
Tripti Ranka

Your DRC

Committee Chair
Carrie Walden

Secretary
Ruth Loucks

Committee Member
Jessica Coffman

Architectural Consultant
Jim Taylor

SUB ASSOCIATION MANAGEMENT CONTACTS

AVARON

First Service Residential
Wade Andre
wade.andre@fsresidential.com
3131 Camino Del Rio N #230, San Diego, CA 92108
Direct: 858-657-2173

CASSERO

Packard Management
Josh Steinbock
josh@packard-1.com
8775 Aero Dr., Ste 335
San Diego, CA 92123
858-277-4305 Ext.222

GARRETSON

San Diego HOA Management Inc.
James Kinard
James@sdhoa.com
5151 Murphy Canyon Road, Ste 135
San Diego, CA 92123
(858) 227-4220 x 109

AUBERGE

Action Property Management
Justin Goodman
jgoodman@actionlife.com
7921 Auberge Circle San Diego, CA 92127
Office | 619-377-8117

MANDOLIN I

Prescott Management
Debbie Kilroy
dkilroy@prescottmgt.com
9610 Waples St, San Diego, CA 92121
Phone: 858-946-0320

MANDOLIN II

San Diego HOA Management Inc.
Mary Madrigal
Mary@sdhoa.com
5151 Murphy Canyon Road, Ste 135
San Diego, CA 92123
858-227-4220 x 120

SKYE

Community Manager:
Maria Ropati
Maria.Ropati@fsresidential.com
3131 Camino Del Rio N #230, San Diego, CA 92108
858-657-2175

AVANTE'

Prescott Management
Katie Schluter
kschluter@prescottmgt.com
9610 Waples St.
San Diego, CA 92121
858-946-0320

Randy Jenkins (Assistant)
rjenkins@prescottmgt.com

BOARD MEETINGS

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

Executive Sessions 2026

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

Closed to homeowners.

August 26, 2026

September 23, 2026

October 28, 2026

November TBD, 2026

December TBD

Open Sessions 2026

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

Open to homeowners.

September 23, 2026

November TBD, 2026

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 by 12 noon.

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@cacustomer care.com