



Belleza Bulletin

www.bellezahomes.com

April 2008

HOA Board News

Ryland Settlement—After over three years of negotiation, the board has signed a settlement agreement with Ryland Homes covering the construction defects in the common areas. Complete details on the settlement agreement will be sent to homeowners in a separate mailing.

Vandalism—Damage to the neighborhood is becoming increasingly more frequent and costly. We can all help by identifying the culprits with accurate information to enable the Sheriff's department to prosecute. Each case of vandalism costs the association (all of us) to make the repairs. Examples of recent vandalism include:

- On the night of March 13th, a vehicle run over the center divide at the entrance destroying the light fixtures and landscaping. Estimated cost: \$2000
- During January and February, the pots in the front have been knocked over damaging the irrigation plumbing and front lighting. Cost: \$2300
- Front light fixtures at the entrance have repeatedly had the bulbs removed and fixtures damaged. Replacement cost for less vulnerable fixtures: \$3,000

It has also been reported that damage to homes inside the neighborhood is the work of the children of residents. It is important to solidly identify the individuals as prosecution will be pursued to safeguard the neighborhood. Recent damage includes:

- A resident had sugar placed in the gas tank and nails under the tires of a vehicle parked in the driveway. It is believed to be the work of the children of residents. Cost for repairs: \$,5000+.
- A resident has a garage door damaged with a permanent substance. Garage door repair estimated at \$500.

Safe Streets Program—In response to the vandalism and other related issues, the board has authorized residents to initiate a "Safe Streets" program sponsored by the sheriff's department. If you are interested in being on the coordinating committee, please email Michelle at NNJ (michelles@nnj.com) with your name and current contact information. Please watch the website and next newsletter for information.

Contact Information:

Sherriff — 510-5200

Poison Center — 800-876-4766

Fire/Police Emergency — 911

Property Management:

N.N. Jaeschke

9610 Waples St.

San Diego, CA 9212

Our NNJ Community Association

Manager is:

Michelle Steinbock

ph. — 858-550-7900 (ext. 250)

fax — 858-550-7929

michelles@nnj.com

Spring Things to Do...

1. **Pruning**—January is generally the best time to do your backyard annual pruning. If you forgot— it is not too late. Help give your young plants structure by thinning and shaping
2. **Fertilizing**—Your plants are like people, they like to eat. Now is a good time to give them a little boost.
3. **Sprinklers**—Now is the time to check your backyard sprinkler heads and direction. Clean out clogged heads and redirect errant sprinklers to save water. Watch the weather to change the sprinkler timing an frequency. The hotter the weather, the most water they will require. Don't forget to turn to your sprinklers off on those rare rainy days. If you experience problems with front yard sprinkler, contact Michelle at NNJ.
4. **Painting**—Many homes in the community are now five years old. It is highly likely that you need to repaint your garage door and front door as well as some of the trim. As a professional painter said, "Wouldn't you fade if you were slapped up on a metal door in the California sun for five years?!?" (see the next page for the painting colors)

For dates and location of each Board meeting, please visit our website www.bellezahomes.com—

Register your email address with the website to receive updates.

Fun for Kids—Summer Art in the Park!

Kelly and Shantal are organizing “Art in the Park” activities for infants-toddlers, preschoolers, and elementary school age children. Sessions are on Thursday beginning at 9:30 before it gets too hot. Just bring your child in old clothes. Feel free to invite other friends. Cost is \$1 per session to cover the cost of materials. Reservations are necessary as planning for the number of children is important. To be placed on the evite list, please email either—

***Kelly at kelly.jacobsen@gmail.com or

***Shantal at sgrx2@roadrunner.com.

Email invitations will be sent out to respond asking for a response for making a reservation.

Calendar & Themes:

- June 12th- Father's day
- June 19th- Transportation
- June 26th- Ocean life
- July 3rd- I love the USA
- July 10th- Creepy Crawly Insects
- July 17th- Beach
- July 27th- Zoo Life
- July 31- Dinosaurs
- August 7th- Bubble fun

This is a great social gathering for the kids, provides them with art to do without a mess at anyone’s home, gives them a chance to run around at the park while the adults socialize. This is a great way to meet new neighbors! Just don’t forget to respond to the evite!

Pet Owners Please Read

Did you know that improper disposal of pet waste is illegal? San Marcos Municipal Code 6.24.090 regulates leashing and pet waste pickup. Many Belleza residents have complained about the pet waste left on sidewalks, streets, and lawns. **Please pick up after your pets!** Make everyone’s walk enjoyable by taking along a plastic bag during your walks and dispose of your pet’s waste properly.

HOA Fees

Did you know you can pay your HOA fees in advance? Some residence are opting to pay their fees on an annual basis. It certainly saves on the paper... and the short term memory!

Trash Day is Tuesday

San Marcos is known for recycling. Did you know that CSUSM has received the top campus in the NATION recycling award? We are doing a pretty good job keeping the neighborhood consistent with the campus efforts. Use that blue recycling bin!

Don’t forget that your yard waste must go in a separate container such as a regular trash can purchased at Home Depot.

Please put trash containers out on Monday night (not Sunday) and have them in Tuesday night after the trash has been emptied. This is specified in the CCRs

House Paint Colors

The chart at the right shows all the color schemes believed to be used in Belleza. Original homeowners were provided a version of this chart with their home highlighted.

All paint can be purchased at Sherwin Williams Paint, 574 Tulip Street, Escondido CA (760-741-5850). The store has all the paint numbers on file.

Fence Painting

Although the builder did not seal the fences in the community, it is wise to do so ASAP to increase the life of your fence. Natural stains are recommended. Next news letter will contain acceptable stain colors beyond the natural sealers.

Please remember that maintenance and replacement of damaged fences is the responsibility of the homeowner— even if shared. Negotiate with your neighbor to maintain your fence.

SCHEME	FASCIA, TRIM & GARAGE	FRONT DOOR & SHUTTERS	ACCENT COLOR
1	8724M	SW 0115	SW 2031
2	SW 1090	CW033W	SW 2031
3	8706N	SW 0038	SW 2031
4	SW 2030	CW033W	SW 2031
5	8715D	SW 0038	SW 2031
6	SW 1089	CW033W	SW 2031
7	8726N	CW033W	SW 2031
8	SW 2022	SW 0115	SW 2031