



Whispering Ridge Newsletter

Spring 2019

Walters Management

A Message from the Board President



By June 12, 2019

Dear Homeowners,

Whispering Ridge HOA's fiscal year begins July 1st of each year. It's the time of year when members are elected to the Board of Directors and the Annual Agenda is approved. The ballots and the approval of the Annual Agenda will arrive soon. Please, don't forget to send in the postage-paid ballot this year, it saves the HOA a lot of money and allows us to approve the Annual Agenda. A minimum of 158 ballots are needed for a quorum. If we do not reach quorum, we must send out reminder notices and are unable to approve the Annual Agenda. It creates additional work for the management company, which in turn costs the HOA. It takes less

than five minutes to fill out the ballot and put it in the double envelope, *and* you could win BIG...

Raffle \$\$\$\$

To help ensure a minimum number of ballots are received, we will be holding a raffle. You will be *automatically* entered into the raffle when your ballot is received by the management company.

There will be three winners, each receiving a \$100 gift certificate to Amazon.

So please, send in your ballot as soon as you receive it. You have over a million times better chance of winning this raffle than the lottery! Board members are ineligible so that increases your chances even more...three homeowners will win, why not you?

If you have any issues or concerns with the community, or would just like to get involved, I encourage you to come to the Board meetings in-person, we meet on the second Wednesday of the month at 6:30 pm in the pool clubhouse.

Best Regards,
Christian Anderson
Whispering Ridge President



HOA HOMEOWNERS PARTY

The HOA party is scheduled for Sunday May 26 from 3:00-6ish. There will be a taco cart, shaved ice and non-alcoholic beverages. Feel free to bring your own adult beverages, but please remember, glass is prohibited in the pool area. This is a great opportunity to connect with your fellow homeowners and enjoy some delicious tacos.

Beware of Rattlesnakes

It's rattlesnake season (April - October), and they've already been spotted in several locations around Whispering Ridge. According to the County of San Diego Department of Animal Services, if you see, or hear, a snake, "stand still until you have located the snake, then walk away from it calmly. Yelling at the snake certainly will not work, as rattlesnakes are deaf. Rattlesnakes cannot crawl as fast as you can walk, and you should have no problem leaving the area." Other tips include wearing hiking boots, staying on paths and trails where snakes can more easily be seen, and keeping your dogs on leash at all times.

If you need a rattlesnake removed, call Count Animal Services at 619-236-2341, 24 hours a day.

Summer at the Pool

The security guard will be on duty again this summer to ensure non-residents are not using the pool facility without a homeowner present. Your key fob is always necessary to access the pool and tennis courts. You will need to show the guard your key fob so they can verify the code printed on the back. Also, please be aware of non-residents trying to follow you through the gate. As always, glass is strictly prohibited anywhere around the pool facility. Please use plastic or paper when eating and drinking at the pool area. Also, additional umbrellas have been ordered and will be available for use. Enjoy your summer!



New Pool Fobs

The Board of Directors recently change the access system at the pool/recreation center. The Association has provided one (1) fob per household at no cost to the homeowner. The homeowner may not purchase additional fobs unless the original fob is lost. If the fob is lost, it will be deactivated, and a new fob will be activated. The replacement cost for the fob is \$50.00.



IMPORTANT – What needs Architectural Committee Approval

All applications for Architectural Committee review need to be submitted to the management company *in advance* of the Committee meeting. It is very important to understand which projects require Architectural Committee review. All external changes, modifications, and additions to your home require an application to the Architectural Committee. These include, but are not limited to new landscaping, hardscape, solar panels, changing exterior paint colors, structure such as patio covers, retaining walls, outside rooms, spas and pools, new fencing, mailboxes and driveways that

aren't an exact replacement for what was there. This applies both to front yard and back yard improvements. For a full listing of what requires an application, refer to Rules and Regulations and CC&R's, on whisperingridgehoa.org. If you have questions about whether an application is required, please contact Jennifer Castro, Architectural Guidelines Administrator at Walters Management (jcastro@waltersmanagement.com or by phone at 858-576-5538) or one of the Architectural Committee members. The Committee meets the first Thursday of the month at 6:30 at the clubhouse.

The new fobs were sent to the current homeowner, as listed on the deed. If you have a tenant living in your home, it will be your responsibility to provide them with the fob.

Brush Clearing/Landscape Committee



The HOA conducts annual brush clearing in the common area lands, as required by the City of San Diego fire regulations. With all of the rain we received this year, it will be an exceptionally big job. The clearing will happen sooner than usual, starting in mid/late May, after the weeds have stopped growing.

The Landscape Committee and our landscaping company; Treebeard inspect the drainage culverts, trees, hillsides and other areas susceptible to erosion or flooding in the fall. The culverts and drains will once again be cleaned before the winter. We contract separately with Atlas Tree Service for trimming and removal of trees in the common areas maintained by the HOA. The trimming and removal are scheduled in the late summer/fall.

The Walters Management Team

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