

Mesa View Home Owners' Association #2 (MVHOA #2)

Annual Policy Statement

Designated Recipient

Mail to the HOA may be addressed to:

Mesa View HOA #2
10606 Camino Ruiz,
Suite 8, Box 224,
San Diego CA 92126-3263

Email may be addressed to mvhoa2@gmail.com.

Right to Deliver Notices to Two Addresses

Members may request, in writing, that notices be delivered to two different addresses.

General Notice Location

General notices will be posted on the HOA website (mvhoa2.org) and on the pool noticeboard.

Right to Individual Delivery

Members may request, in writing, that general notices be delivered by email or physical mail.

Right to Minutes

Minutes of all board meetings are available on the HOA website (mvhoa2.org). Members may request copies be delivered to them at their expense.

Miscellaneous

No signs on HOA grounds - Any signs posted at the pool or on the surrounding common area may be removed.

No partial escrow packages - The HOA will only provide complete document packages for escrows.

Only one pool card per property - Landlords are responsible for providing their pool access card to their tenants.

Fine of 20% for damage - To repair damage or vandalism the responsible party will be charged the cost of repairs plus 20%.

Dispute Resolution Procedures

Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.

Written Resolution.

Any agreement resolving the dispute must be in writing and signed by both parties. The agreement cannot conflict with the law or governing documents and within the authority of the Board. (Civ. Code Section 5915(c).)

Internal Dispute Resolution (aka "meet and confer") (Civ. Code Section 5915(b).)

There will not be a charge to the homeowner for this.

- (a) The homeowner may request the Board to meet and confer in an effort to resolve the dispute. The request shall be in writing.
- (b) A member of an association may refuse to meet and confer. The Association may not refuse a request to meet and confer.
- (c) The Board shall designate a director to meet and confer.
- (d) The parties shall meet promptly at a mutually agreeable time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.
- (e) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

Alternative Dispute Resolution.

If an Owner disputes the assessments and related charges, the Owner has the right to resolve the dispute through Alternative Dispute Resolution (ADR), a civil action, and through the means provided within the Association's Governing Documents. To be entitled to dispute the assessments and related charges, an Owner must do the following:

- (a) Pay all delinquent amounts in full, including: the amount of the assessment in dispute, late charges, and all attorney's fees and costs associated with the preparation and filing of a notice of delinquent assessment.
- (b) Provide written notice that the amount is paid under protest, and mail the written notice by certified mail to the Association not more than thirty (30) days from recording of a Notice of Delinquent Assessment/Lien.