



Daybreak La Mesa Newsletter



 **Spring 2024** 

Bulletin Board: When posting notices on the bulletin board by the mailboxes, please follow these basic guidelines: All notices must be dated and signed. All notices must be removed within 2 weeks of posting. Please do not take down notices that are not yours.

Swim Season 2024:

The swimming season is upon us, and Daybreak has prepared for a successful season. The pool has been drained, cleaned, minor repairs completed and refilled & heated. The pool and spa deck has also been cleaned, repaired, prepped, and new deck coating applied. The area looks great and ready for summer fun!



A few reminders for everyone using the pool/spa area. Pool/spa hours are 8:00 a.m. – 10:00 p.m. Monday thru Sunday. Guests may not use the pool/spa area without the resident in attendance. No unit may have more than four (4) guests. Good conduct is expected at all times and all people are required to respect the rights of others using the facilities and not create a nuisance or interfere with their quiet enjoyment. No loud music or dangerous activities, including diving and/or jumping into the pool or spa are permitted. No glass is allowed in the pool/spa area. **PETS ARE NOT PERMITTED IN THE POOL/SPA AREA.** We thank all of you for following these very basic rules which allow all of our residents to enjoy the pool and spa area with quiet enjoyment.

Pet Reminders: Section 7.3 Pets.

Not exceeding a total of two (2) usual and ordinary household pets (exclusive of caged birds) may be kept in any Living Unit, Garage and Exclusive Use Area without the prior written consent of the Board. Pets shall not be allowed in the Common Area (this includes cats). Please do not allow your cat to roam freely through the community. Except as provided herein above, no animals, livestock, birds, or poultry shall be brought within the Condominium Property or kept in any Living Unit, Garage or on any portion of the Common Area.



We all love our pets so please be sure to always pick up your pets' waste and dispose of it in the proper trash receptacle. Also, when walking your dog, no matter how well trained they are, please ensure that your dog is always on a leash. It also makes everyone feel more comfortable being around your pet. Please do not dispose of pet waste at the mailbox area to control any foul odors. Pet waste may be disposed of into the large trash bins located at the end of each alleyway. And one more thing – please control your dogs barking at all times while in the community.

Balconies and Patios: Each Owner is responsible for the maintenance and repair of their patio and/or balcony which they have the exclusive right to use. The Association recommends that you inspect your balcony deck for any needed maintenance at least annually and schedule repairs and maintenance as needed to avoid water intrusion problems into garage areas and living room areas. Only patio related furniture may be placed on patios and balconies. No storage of materials, equipment or debris is allowed.



If there is any water intrusion into your unit and you believe the Association may be responsible for, then Board Members and Management must physically inspect/photograph the damage prior to beginning any repair work. This should alleviate any issues regarding responsibility.

If you hire painters to do any work for you, they may not dump paint waste or wash off any of their paint brushes, equipment, etc. in the community. Please be sure to keep an eye out.

Patio Walls: We want to remind all residents about the rules regarding what can be placed on patio walls and why. All plant containers on patio walls should be of a natural color which is consistent with the color scheme of Daybreak. Each plant container must have a water-containing saucer underneath to prevent damage or staining of the patio wall surface. You will be responsible for any damage to the top of the patio wall from any planters or other items you have on the wall. Be mindful of placing metal/iron decor on top of the wall as it may rust and stain the wall.

For better service when contacting the Management Office at 619-270-7360, please first: state that you are calling from Daybreak La Mesa, second: give your name and unit number and third: state the reason why you are calling and most of the time the person answering the phone can assist you without delay. Follow these guidelines also if the answering machine takes your call. You can also email your questions to info@360hoa.com.

Maintenance Reminder: Please take some time periodically to have a look at the exterior of your unit. Please be sure window blinds and window curtains are clean and not damaged. Your garage must be kept clear to park vehicles per the CC&R's and should never be full of stored items to a point where it may be a fire hazard that affects all of us.





2024 Painting Project: In continuing efforts to improve and enhance the property value of our Community, Daybreak La Mesa has contracted with Savage Painting to prepare, caulk, and paint all common building wood trim, fascia, flashing, posts, trash enclosure wood covers and metal gates, wood gates, common area utility doors, garage door wood trim, wood trim at mailboxes and pool buildings, chimney caps, metal vents, patio wood lattice and wood rails, etc. The damaged double utility doors will also be replaced during this project. Thank you in advance for your cooperation during this important project.

Parking Reminder: It was noted during several inspections of the Community that some residents or their guests are parking their vehicles in front of their garages and leaving them unattended. This is not allowed per the Rules & Regulations of Daybreak La Mesa POA and are subject to immediate tow. Also, residents may not park in visitor parking at any time. Please do not get towed! Also, as a reminder: Vehicle repairs are not allowed in your garage or anywhere in the community.



Water Usage: Please inspect your plumbing fixtures and pipes to be sure there are no leaks or running water. The Association's water and sewer costs account for approximately 24% of the entire annual budget of our community! A single toilet running constantly can add a substantial amount to the water bill. Please do your part for your community. Daybreak has replaced water hungry landscaping with more drought tolerant plants. We have replaced less efficient sprinkler heads with drip irrigation where possible. We have installed "Smart" irrigation controllers, which moderate the amount of watering by using local climate information to minimize the water used. We highly recommend that you take your vehicle to a car wash where they recycle their water rather than washing your vehicle in the community. Remember, we all pay the water bill through our monthly HOA assessment. Also, periodically check your pressure regulator to be sure it is in good working conditions to avoid pressure spikes and possible leaks.





Community Website: Check out Daybreak's Community Website! You can access the Website at www.daybreaklamesa.com. Some of the features that are available include Meeting Minutes, Architectural Change Forms, Community Events, Governing Documents, etc. We hope you find the website useful!

We want to thank all our residents who contribute to the peaceful enjoyment of our beloved community and who follow the rules.



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