



GENERAL MANAGER PERSPECTIVES

SAN DIEGO COUNTRY ESTATES ASSOCIATION

Darren Shaw

As the days grow longer and the air warmer, we eagerly welcome the vibrant summer season. It's a time when nature flourishes, inviting us to embrace the outdoors. Summer brings a sense of adventure and relaxation, with opportunities to swim in our community pools, enjoy barbecues, and stroll in our parks and on our trails. It's a season that encourages us to slow down, savor the simple pleasures, and create lasting memories with friends and family. As we enter summer, let's celebrate the warmth, joy, and vitality it brings to our community in so many regards.

Your new board of directors is now actively engaged in their roles. On May 24, the directors took part in a comprehensive day-long workshop and orientation, covering board governance and the current state of the business. On May 28, they held their first official open meeting, attracting a record-breaking crowd. We heard from many owners during the open comment period at that meeting. One theme focused on the Association's real estate transfer and disclosure process. Many folks are probably unaware that a process exists.

The Association's Rules and Procedures (SDCEA Handbook) provide that "SDCEA is responsible for providing full disclosure regarding CC&R conformance with properties that are changing ownership prior to the close of escrow. The current owner and potential buyer shall be made aware of any outstanding violations of the governing documents. If conformance is not met prior to the transfer of ownership, it shall become the responsibility of the new owner to correct the outstanding violations within 60 days of taking ownership."

While there are many steps in the home selling process from start to finish, this one often gets overlooked. When it is, sellers may be frustrated to learn that certain corrections are needed before the home can change ownership. Sometimes the fixes are few, but other times there can be many. If you are planning to sell your home, it's wise to request an inspection by the Community Relations Department sooner rather than later. For additional information about the property transfer and disclosure process, visit our website page [Escrow Services](#).

The Landscape/Open Space Department has completed its annual fire abatement mowing. A schedule, developed earlier this year based on historical mowing patterns, is now available for members to view by clicking on this link: [Fire Mitigation Plan](#). Due to this year's seasonal rains, many of the major open space meadow areas were mowed three, and in some cases, four times this year.

With the year already in full swing, many projects are still slated for completion. Here's a partial list.

- Replacement of the Main Electrical Panel at the Par Lounge
- The New San Vicente Park
- Re-Roofing the Clubhouse
- Re-Roofing the IEC Barns
- Obtaining a 10-Year Maintenance Plan from CA Game & Fish for the Aquatic Area Adjacent to Fairway 11
- Implementation of County of San Diego Diversion and Waste Reduction Program
- Installation of an ADA Lift at Clubhouse
- Installation of Shade Structure at the Pocket Park
- Benchmark Survey
- Development of Workplace Violence Prevention Plan (state law – July 1)
- Community Survey
- Installation of New Lodge Door Locking System
- Hold First Pickleball Tournament
- Phone and Fiber Upgrade at all Association Facilities
- Pickleball Survey/Access Control
- Installation of Three Fire Danger Signs
- Summer Concerts in the Park (10)
- Community Survey
- Risk Management Plan
- Working with the County to Reconfigure San Vicente Road for Bikes and Parking
- Installation and Transition to New Hay Storage Sheds for IEC Barns
- New Storage Sheds for IEC Corrals
- Asphalt Patching at the Equestrian Centers
- Corral Renovation Project at CTWC
- 2025 Budget Development
- The list goes on...

The first concert in the park is scheduled for tomorrow. We hope to see you there! It's sure to be a great time and a fantastic way to kick off the season.