
MAY 2026

High Country Villas (HCV) Community Newsletter

Over the past eight months, we've made strong progress in our community. We hired ProTec to repair and update wrought iron railings on Fairlee Lane, repair garage pedestrian doors, and address lighting and other maintenance items. We've also reduced delinquent accounts, introduced monthly billing statements, and are consistently operating under budget.

After a thorough search and interview process, the Board has selected Menas HOA Management as our new management company. They offer a strong balance of personal service and modern technology, including an efficient homeowner portal to support our community's financial, maintenance, and communication needs.

Our transition from Keystone Pacific Management will take place at the end of May. Keystone's services will conclude on May 31, 2026, and Menas will begin on June 1, 2026. Amy Hawkins has been assigned as our Community Manager and will work closely with the Board to ensure a smooth transition.

As always, our priority is to maintain a safe, peaceful and attractive community while supporting strong property values. Thank you for your continued support.



Upcoming Events

May 27th, 2026 ~ 5:00 p.m.
HCV General Session Board Mtg.
Association Clubhouse

June 24th, 2026 ~ 4:30 p.m.
HCV Annual General Mtg. Association
Clubhouse

HCV Board of Directors

Nancy Pickett – President
Dorothy Pratt – Vice President
Telford Dorr – Treasurer
Nance Patterson – Secretary
Sandi Lanzarotta – Member at Large

Management Resources

Keystone Pacific Management
Services until May 31st, 2026
Diane Teeter, Manager
Direct: 760.718.1309
Main: 760.643.2200
dteeter@keystonepacific.com
Carlsbad Office Location
5050 Avenida Encinas, Suite 160
Carlsbad, CA 92008
www.kppm.com

New Management Co.

Starting June 1st, 2026
Menas HOA Management
Amy Hawkins, Manager
www.Menas.com

Emergency – 911
Sheriff Dispatch – 858.868.3200

HCV ELECTIONS!

**Cast your vote for two upcoming Board vacancies!
Watch your mail for ballots and information!**



**Annual General Meeting (AGM)
Wednesday, June 24, 2026 ~ 4:30 p.m.**

Our AGM will be held in the association's clubhouse located at 174 Willowspring Drive, Encinitas, CA 92024. Election results will be announced for the two open Director seats.

Please return mail your ballot to the address on the envelope: 1969 Springdale Lane, Encinitas, CA, 92024, or hand deliver your ballot to the clubhouse before ballot counting at 4:30 p.m., on the day of the meeting. Please ensure your signature is also placed on the outer envelope within the designated area.

Volunteer Committees

The **Rules and Regulations (R&R) Committee** incorporated new California Civil / Municipal code laws, provided better specificity and removed outdated rules. The draft R&R document will be sent out to the community for input prior to the Boards final approval.

The newly formed **Architectural Committee** will begin meeting in early May. Focus on Architectural Request guidelines and corresponding civil codes will be just a part of the committee's efforts.

The **Landscape Committee** conducts monthly landscape walks with Green Valley (GV) Landscape to address landscape needs and concerns. Some issues require proposals which are discussed and voted on at monthly HOA meetings.

BECOME A VOLUNTEER - MAKE A DIFFERENCE



The **Maintenance Committee** has played a key role in identifying and managing community structural and maintenance needs. We've partnered with **ProTec**, a maintenance provider, to handle emergency repairs, implement code compliance and structural upgrades, and complete routine needs. The committee tracks a master work order list, and we are extremely pleased with their proficiency and professional workmanship so far.

Community Reminders

- ☞ **Towing** enforcement has increased as Visitor and Fire Lane parking violations have risen. Any vehicle parked longer than 15 minutes will be issued a warning violation notice for the first instance. If the car or vehicle is not removed within the period noted on the warning, it will be towed at the owner's expense.
- ☞ **Trash and recycling receptacles** may be put out after 3:00 p.m., the day before collection day and must be taken in by the evening of collection day.
- ☞ **Curb your pets.** A rise in pet waste along our streets and grass areas has become a significant problem. Your neighbors ask you to be courteous and keep all pet waste picked up leaving the neighborhood clean.
- ☞ **Age restriction violations** are strictly prohibited and are in direct violation of our governing documents and legal entity standing.



In Our Community

TURF Removal discussions were held with residents April 10th and 16th, 2026, to gain community feedback on the grassy areas they use for activities such as, pet exercise areas, walking paths and picnic/social gathering areas. You may download a copy of the TURF Removal Presentation at HighCountryVillas.org.

The **Encinitas Fire Marshal** recently walked our community and has prepared a summary of areas needing corrective action regarding patios, balconies, and common areas. New Civil Code compliance laws recently put into effect include restrictions on propane tank sizes and open BBQ proximity to structures. See the upcoming **Rules and Regulations** document for more information.



And finally...

"We choose to go to the moon in this decade and do the other things, not because they are easy, but because they are hard".

~ President John F. Kennedy