

Dear Coronado Cays Homeowners and Residents,

As summer draws to a glorious close, our community is enjoying that sweet spot of the season — warm, sunny days paired with cool, pleasant evenings. School is starting, summer vacationers are heading home, and the Padres are keeping us on the edge of our seats in the playoff hunt. It's a wonderful time to soak in the good weather, reconnect with neighbors, and savor the relaxed yet energized vibe that August always brings to the Cays. Here's to smooth transitions, cheerful gatherings, and making the most of these golden days!

Upcoming events:

- **PLEASE VOTE!** Now is the time to return your ballot! Remember, everyone votes on the first two items, 5 Villages are voting for Directors:
 - Vote to Approve the Year-End Transfer. This allows us to roll over the excess assessment income from last year to this year, the HOA recommends a **VOTE FOR** this motion.
 - Vote to Approve the [Annual Meeting Minutes of August 29, 2024](#). The HOA recommends a **VOTE FOR APPROVAL**.
 - For Owners in Mardi Gras, Port Royale, Blue Anchor Cay, Montego and Kingston only, please vote for your Director.
- August 19th is the first day of school! Keep an eye out as the [yellow school buses](#) return to our streets.
- CALL FOR VOLUNTEERS. The Port of San Diego and the San Diego Working Waterfront invite the public to participate in the [35th Annual Operation Clean Sweep](#) on Saturday, August 23, 2025 at [various locations](#) around the Bay.
- Sunday, August 24, 2025. [The 18th Annual Bike the Bay Ride](#). Even if you are not riding, please be prepared for heavy traffic on the bridge and the Strand Bike path.
- Through September 14th. [The 70's - The Golden Age of the Album](#), is playing at [Lambs Players Theater](#). Personal tip, this is a great show.
- Car racing at North Island (next year)! NASCAR San Diego Weekend announced for June 20-21, 2026. Ticket deposits are being taken on this [website](#).



Transportation Updates: Avoid driving in traffic this summer!

- **Free Summer Shuttle:** From July 1st to September 1st Operating from 9 am to 8 pm in 15-minute intervals. The [904 Route Schedule](#) (**up and down Orange Avenue** from

the Shores to Tidelands Park) is a **free** and easy way to get around the Village of Coronado.

- **Free Bus Passes:** Come to the HOA Office to pick up your **free** bus passes. These One-Day Pronto Passes can be used to travel anywhere the MTS system goes. Cays tenants or homeowners can pick-up up to 4 Pronto Passes a week per household.

Going on vacation?

If you will be out of town for a few days, please fill out and send us a [Vacation Drive-by form](#) so our Safety Patrol can keep an eye on your home while you are away. You can either drop this form by the office, or you can email it to codeenforcement@cchoa.org and copy memberservices@cchoa.org.

We have some space available for boats and boat trailers plus kayaks and paddle boards in our dry storage Boat Yard. We also have a 31-foot long slip available at the Admin Docks.

If you are interested, please contact the HOA Office. We are close, convenient, and affordable!

Raccoon Control

We have recently been visited by a couple of pesky raccoons. This is the season to see them, so let's all do our part to encourage these furry guests to move-on elsewhere. Some tips:

- **Make food and water hard to get.** Don't leave pet food outside (including bird seed). Check for leaky hoses or sprinklers. Dump standing water from bird baths and other places where water collects (which helps prevent mosquitoes too).
- **Keep your trashcans secure.** Don't overfill your can so that the lid is raised or leaves a gap to access trash. Consider putting something heavy on the lid or moving your cans inside your garage.



- If you are a composter, please consider **securing your compost bin** with a lockable lid.
- If you have fruit trees in your backyard, please keep the dropped fruit cleaned up.
- Seal access to areas where small animals can hide, like under outdoor furniture or under decks. **PLEASE KEEP YOUR GARAGE CLOSED!** And, you might want to lock your doggie doors at night as well. We need to minimize the number of places Rocky Raccoon and his friends can hide!

EDCO Recycling Guidance

What do I put in the trash container, the recycling container, and the organics container? Click here for the [EDCO Recycling Quick Reference Handout](#).

Save the Date!

Our Annual Member Meeting will be held at the Loews Coronado Bay Resort on **August 29, 2025 at 5 pm. Dinner buffet to follow the meeting.**

Landscape

Summer is in full swing, and the sunshine has everything growing like crazy! While lush greenery and vibrant blooms are a joy to see, they also keep our landscaping team working overtime. We're hauling away more organic trimmings than ever—proof of our efforts to keep up with Mother Nature.

Of course, the focus on mowing and trimming means less time for detailed bed work, but rest assured we're prioritizing the essentials and keeping things tidy. Special thanks to Oscar, our irrigation tech, who's been racing across the community to tackle aging sprinkler heads, valves, and risers. Efficient water use is a top priority!

Village Spotlights

- Kingston Village saw major updates throughout its common areas and carports. We added eye-catching color with Ivy Geraniums, Gazania, and Rock Rose at the entrance, filled gaps in groundcovers and planters, and upgraded irrigation in the central plaza.
- Trinidad Village received focused trimming of hedges, bushes, and general cleanup. We also treated hibiscus plants for whitefly and removed overgrown or volunteer plants to help keep things neat and healthy.
- Jamaica Village got a fresh pop of color in the pedestrian mall and general areas, with new Daylilies, trailing ice plant, and River Rock to improve both aesthetics and drainage.

- Bahama Village enjoyed seasonal touch-ups with Ivy Geraniums at the monument, weed removal, reseeding, trimming, and irrigation checks in various home fronts.
- Montego Village received a cleanup boost with hedge trimming and gentle shaping of key plantings. Broken sprinklers were tagged and noted for repair.
- Green Turtle Village saw targeted improvements near the exit, with fresh Firecracker, Stipa grass, and Sea Lavender plantings.
- Mardi Gras Village benefited from both aesthetic upgrades—like new Arizona River Rock near the tennis courts—and pest treatment for hibiscus. Several homes and the ocean-side areas were also spruced up with trimming, mowing, and detailed landscape care.

Irrigation Updates

Across all villages, we've continued addressing wear and tear in our aging irrigation system—replacing control valves, fixing broken lines, and resolving dry spots. These repairs are essential to keeping our green spaces healthy without wasting water.

Looking Ahead

It's been a busy and productive month! We appreciate your patience as we balance the demands of summer growth with the practical limits of time and budget. Thanks for helping us keep our community looking its best!

Maintenance

It's been a productive month across the Villages! Our Maintenance Team worked diligently to tackle roof and balcony leaks, complete urgent repairs, and respond to homeowner requests. Meanwhile, contractors focused on key improvement projects, ranging from concrete work to painting, pool deck resealing, and more.

Highlights from July's Completed Maintenance Projects:

- In *Antigua Village*, technicians installed balcony weep screeds, repaired stair stringers, rerouted water lines, and painted dockside walls.
- *Trinidad Village* saw sound wall repairs and touch-ups to light posts and stucco columns.
- In *Kingston Village*, weep screeds were replaced and carports were painted.
- *Montego Village* received fresh paint on carports and refinished stairway handrails.
- *Mardi Gras Village* got a new skylight and a power wash along the greenway sidewalks.

- Emergency repairs were also completed in multiple villages for leaks and utility issues.

Maintenance Projects Still in Progress:

Ongoing efforts include full paint cycles in *Jamaica*, and trim paint cycles in *Bahama*, *Port Royale*, and *Kingston Villages*, as well as concrete repairs, gangway maintenance, roof power washing, and parking structure rebuilds. Notable work continues on the painting of Antigua light posts and pillars, the *Jamaica* pool equipment enclosure, and Admin Complex concrete renovations.

Upcoming Maintenance:

Pending contracts include asphalt repairs and sealcoating plus striping in *Antigua*, *Bahama*, *Trinidad*, *Kingston*, and *Montego Villages*.

Thank you to all our residents for your patience and cooperation as we continue to improve our beautiful community—one project at a time!

Code Enforcement Reminders:

Let's all try to keep the peace—and the property values—by following a few simple guidelines. Sound travels like gossip on a group chat, so let's keep the late-night concerts to a minimum. And if your dog suddenly stops on a walk, we all know why—look up from your phone and do the honorable thing. Trash cans belong at the curb *temporarily*, not as permanent lawn ornaments. Children under 12 may not operate an e-bike and anyone under the age of 18 must wear a helmet on a bike or e-bike. And finally, if your boat is looking like it sailed through a swamp, give it a little love. We promise your neighbors will thank you.



Coronado Loews Hotel

Please see the [update from the Loews Hotel here](#).

Sincerely,

CCHOA Management