



SUGARLOAF NEWS

The Newsletter of
Sugarloaf Homeowners
Association
December 2007

PRESIDENT'S CORNER

Season's Greetings and Happy Holidays to all Sugarloaf Association Members!

I'd like to take this opportunity to follow up on the budgetary information you should have received recently. As mentioned there, the Board has performed a thoughtful review of the Association's financial situation with regards to both routine operating expenses and funding of our reserves to cover major non-routine projects. After careful consideration, the Board came to the conclusion that we must increase our annual assessment by 14% to \$626 per year. This translates to \$52.17 per month, representing an increase of \$6.50 per month per owner. Rest assured that the Board did not take this increase lightly. We have all enjoyed the past 10 years without an increase in annual dues. However, this situation has not adequately kept up with the rising costs over those 10 years associated with maintaining our common areas and our association in general. Additionally, it has not left us with our reserve funds at appropriate levels. We are mandated by law to perform reserve studies with the intention of assuring that we manage our reserves to a 100% level of funding to anticipated needs. The Board is responsible to ensure the fiscal responsibility of the Association. If you have any questions or concerns about this decision, please feel free to bring them to our next Board Meeting or please send a note via our property manager, PML, and the Board can review your concerns at the meeting. If you'd like to learn more about the topic of managing homeowners dues as it is viewed at other Association's, you might want to check out a recent article in the San Mateo Daily News that can be found at: <http://www.sanmateodailynews.com/article/2007-11-25-homeowners>.

As mentioned in our last newsletter, there are three director's seats up for election for the year 2008. If you are interested in running for a director's position, please contact PML or a Board member for further information. At our Annual Meeting, currently scheduled for January 22, 2008, candidates will address the membership, and voting will ensue by written ballot in the days following the meeting. I encourage owners to become involved and help run your Association. If a Board director's position is not the right thing

for you, there are certainly other ways for you to contribute and influence the direction of things.

Thank you for your continued support of the Board and our Association. Happy New Year to everyone! I hope to see you at the Annual Meeting in January.

Bob Kiss

(RLMJKISS@sbcglobal.net)

NEED SERVICE, HAVE A QUESTION?



Do you want to get in touch with your association manager or need a service request taken care of?

You may contact the following for

immediate service:

Receptionist at ext. 100, Sabrina at ext. 122, or Debbie at ext. 121, you may also send an email to:

Debbie@pmlmanagement.com or

Sabrina@pmlmanagement.com.

If there is something which you would like to bring to the Board's attention, submit your concern in writing at least one week before the Meeting (see date below) and then come to the monthly Board Meeting to present your issue.

If you want to know more about PML, visit its web site at: www.pmlmanagement.com.

PUBLIC SAFETY

Around 3:00am Friday morning, November 30th, three (3) cars were broken into at the far end of Parkwood Drive (below Broadview). Their windows were smashed and personal items were stolen. If you hear a car alarm sounding after midnight; please dial 911 from a land line. Report possible car break-ins at the approximate address with the perp's car description if possible. Cell phone 911 calls go to the Highway Patrol in Vallejo. We must remain vigilant to protect our property. Thank you – Frank O'Neill
fconeill@sbcglobal.net

SUGARLOAF INTERNET WEBSITE

As mentioned previously, we are working to develop our first website. We have secured the domain name www.sugarloafhoa.org. We hope to have this site up and running for your convenience by year's end.

(OVER)

VEHICLE RESTRICTIONS

Please be reminded that no trailer, camper, mobile home, commercial vehicle, aircraft, truck (other than a standard size pickup truck not more than three-quarter (3/4) ton with not more than a standard bed or a standard size van), boat, inoperable automobile, or similar equipment shall be permitted to remain upon any area, including driveways, within the Property, other than temporarily and/or unless placed or maintained within an enclosed garage. Commercial vehicles shall not include sedans (or standard size vans or pickup trucks of less than three-quarter (3/4) ton with not more than a standard bed) which are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board. No noisy or smokey vehicles shall be operated on the Property. No unlicensed motor vehicles shall be operated upon the property.

NEW PAINTING GUIDELINES

The Board has approved an update to the guidelines for external paint colors. The update pertains only to the painting considerations when a home has white vinyl window casings or you are planning to replace your existing windows and sliding doors with white casings. In those instances, you must consult the new guidelines. For example, using white window casings may require that you repaint the window trim. Please contact PML for a copy of the updated guidelines (soon to be available on our website.)

LANDSCAPE

Maintenance and cleanup happens each Monday. Lee's Gardening employees wear green shirts with emblems and green pants. They return Tuesdays for additional work. Please email any comments to PML:

debbie@pmlmanagement.com or

sabrina@pmlmanagement.com

Thank You – Frank O'Neill fconeill@sbcglobal.net

COMMITTEES

Architectural

Bob Kiss – (650) 212-5477 – RLMJKISS@sbcglobal.net

Brent Matheny – (650) 345-1152

Landscape

Frank O'Neill – fconeill@sbcglobal.net

If any member has any landscaping or sprinkler concerns, you can reach Debbie of PML either by phone at (650)

349-9113x121 or by email at:

debbie@pmlmanagement.com.

Public Safety

Frank O'Neill – fconeill@sbcglobal.net

YOUR BOARD of DIRECTORS

Bob Kiss	President
*Larry Connell	Treasurer
Miles Dooher	Secretary
Frank O'Neill	Director
*Mark Brosche	Director

IMPORTANT NUMBERS

PML Management Corporation

655 Mariners Island Blvd., Suite 301

San Mateo, CA 94404-1011

Telephone: (650) 349-9113

Fax: (650) 349-9190

E-mail: debbie@pmlmanagement.com or

sabrina@pmlmanagement.com

Life Threatening Emergencies: 911

Other Emergencies: (650) 349-9113

San Mateo Police (Non-Emergency) (650) 522-7700

NEXT BOARD MEETING

The next Board of Directors Meeting will be held on **Tuesday, December 18th, 2007** at **5:30pm** in the office of PML Management.

Directions

From 92

1. Take 92 East
2. Exit Mariners Island Blvd.
3. Take a right at the exit light, at Mariners Island Blvd.
4. Keep straight until you reach Trader Lane
(Approx. three (3) stop lights)
5. PML Management is located at the **FIRST** driveway on the right hand side after you cross Trader Lane.

PML Management

655 Mariners Island Blvd., #301

San Mateo, CA 94404