

SUGARLOAF NEWS

The Newsletter of
Sugarloaf
Homeowners
Association
November 2007

PRESIDENT'S CORNER

Greetings to all the good people of Sugarloaf:

After serving as President for a year and a half; I have decided to continue serving my duly elected Director's term...and step aside from the Presidency. I will continue to serve on the Landscape, Public Safety, and Tennis Court Committees.

Special thanks to Larry Connell, Treasurer, who also serves on the Tennis Court Committee.

I THANK each and every Good Person who has supported our Presidency. We have accomplished so much together...such as: Recovered \$160,000 escheated to State; resolved tennis court issues; repaired and improved landscaping and irrigation; instituted financial and correspondence controls; installed a good property management company (PML); maintained level dues and avoided any special assessments.

Together, we have made Sugarloaf a better place...a nicer place...and a more valuable location.

THANK YOU
Frank O'Neill

Since Frank O'Neill resigned the office of President of sugarloaf, Bob Kiss, as Vice-President assumed the role of President pending an election to that position, by the Board of Directors at the next Board Meeting to be held on October 23, 2007.

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 by dialing:

650-349-9113, 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.

SUGARLOAF INTERNET WEBSITE

*****UNDER DEVELOPMENT*****

The Board is currently working with a website developer to create our first web site. This site will be intended to provide all owners and residents easy access to association documents, architectural information (painting guidelines, color schemes, and change request forms, for example), information on the schedule of events for the Board and Committee members and the Property manager. It is hoped that the first release will be up and running before year's end. If you would like to help in any way, such as by test driving, please contact Bob Kiss.

2007 EXTERNAL AUDIT

The Board and the Architectural Control Committee would like to thank all homeowners for their cooperation in addressing the primarily painting and landscaping issues identifying during this year's audit. To date, many homeowners have worked hard to address these issues to come into compliance with the CC&Rs and value of our development. Your continued cooperation is appreciated in working to resolve audit findings. If you have any questions or

(OVER)

concerns, please contact members of the Architectural Control Committee.

NEW PAINTING GUIDELINES

The Board has approved an update to the guidelines for external paint colors. The update pertains only to the considerations when a home has white vinyl windows. If you are planning to replace your windows and sliding doors with white vinyl, you must consult the new guidelines. Contact PML for a copy of the updated guidelines.

PAINTING REMINDERS

When planning for painting projects, please remember a few very important points:

1. The Architectural Control Committee (ACC) must approve all plans to repaint your home exterior. If you wish to repaint your existing colors, the ACC still needs to confirm that you have the right colors before you commence your project. If you need it, the ACC has paint samples to help with the color identification. You still need to complete an ACC Project Approval Form (available from PML or ACC members). If you would like to paint using one of the new (since 2002) color schemes, please contact an ACC member to view the color boards showing these new color schemes. Your ACC forms must indicate the colors you propose for the painting work.
2. For all exterior painting projects, you must have the immediate neighbors on either side (unless you are an end unit and then only the one neighbor) sign your ACC form indicating that they have been informed of your project. Your project will NOT be approved without these signatures. The reason for this requirement is that usually you will need to access your neighbor's property in some way to complete your painting job. It is in everyone's best interests to ensure project notification has occurred.
3. Please take special care to ensure that you are properly painting party or common walls –

walls that are the outside of your neighbor's home but face your lot. This is very common. We want to avoid you painting your exterior color onto your neighbor's home. How can you tell if the exterior wall is yours or your neighbor's? Look up above the wall of the roof: whose roof is above the wall? If your roof is above it, the wall is part of your home. If your neighbor's roof is above it, the wall is part of their home. For retaining walls, follow the retaining wall back to the house and see whose roof is above the wall. If your neighbor's wall that faces your lot is in need of painting, please contact your neighbor. Before you paint an exterior wall, think: whose wall is it? If you have any questions about these situations, please contact an ACC member for details.

YOUR BOARD of DIRECTORS

Frank O'Neill	Director
Bob Kiss	Vice-President
*Larry Connell	Treasurer
Miles Dooher	Secretary
*Mark Brosche	Director
Elected for a two year term	

COMMITTEES

Architectural

Bob Kiss – (650) 212-5477

Brent Matheny – (650) 345-1152

Landscape

If any member has any landscaping or sprinkler concerns, you can reach Debbie of PML either by phone at (650) 349-9113x122 or by email at: debbie@pmlmanagement.com

Frank O'Neill – fconeill@sbcglobal.net

Public Safety

Frank O'Neill – fconeill@sbcglobal.net

MANAGEMENT

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, October 23rd, 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