

SUGARLOAF NEWS



PRESIDENT'S CORNER

Greetings to all Sugarloaf Homeowners:

As you may have noted in last month's newsletter, Frank O'Neill has decided to step aside from the Presidency of our Homeowners Association, but will continue on as a Director on the Board. At our last Board meeting, I was elected by the Board of Directors to serve out the remainder of Frank's term as President. I'd like to take this opportunity to thank Frank for all his efforts over the past 1.5 years as Association President. Additionally, I'd like to ask you for your support as I take on this role. There are several important things in the works right now for which I'd like to provide you some information.

First, we are nearing the end of the year and it is time to start preparing for our annual owners meeting (in January), including the election of directors. There will be three director seats up for election - those corresponding to Frank O'Neill, Miles Dooher, and me. If you have interest in running for a director's position, please contact PML for more information. Per the Association's Bylaws, a nominating committee will be appointed at the next Board meeting. The committee must have one Board member, but can have two or more Association members (e.g. owners). Please consider volunteering some of your time to help run our Association. I can honestly say that it is an interesting and rewarding experience to learn the inner workings of an Association of over 225 homes and support its ongoing activities.

The Board has recently been hard at work preparing the Annual Budget for 2008. Between dues income and conservatively invested reserve monies, the Association has been able to handle

recurring operating expenses and occasional one-time obligations without increasing the dues for a number of years. We hope that will be the case this coming year as well. But, we will need to wait and see the results of our analysis. Please stay tuned for further information. Thanks to PML and our Treasurer, Larry Connell, for their important efforts on the budget process.

The Association's common area landscape (several acres) irrigation system is likely to be nearing the end of its useful life. As such, the Board has hired a specialist to evaluate the system and determine what we should do to ensure the system continues to operate effectively and without significant water wastage. With this evaluation in hand, the Board will likely solicit bids for any necessary work. The Association has reserves on hand designed to cover such projects. But, until we know the extent of any needed work, it is not possible to know how much of the existing reserves may be required. We will keep you informed as this project progresses. Thanks to Director, Miles Dooher, for leading this effort.

Finally, the Board is also pursuing an evaluation of large trees on Association property that borders our homes. We seek to identify any trees that require trimming from a fire safety perspective, and will be using professionals to make any assessments. Again, we will keep you informed as this project progresses.

In closing, I'd just like to say that we all probably expect that, if a Board is properly managing a Homeowner's Association, then individual owners are not likely to need to pay significant attention to day-to-day association needs. For many of you, I expect this is the case, and I value the fact that we can operate effectively in such a fashion. However, at this time of the year, I would like to mention that we need for each and every

(OVER)

homeowner to plan on participating in support of our Annual Meeting by casting your votes for director positions and addressing any other association business that is brought to your attention as part of the meeting information packet. Thanks for your support in keeping Sugarloaf a great place to live! Please feel free to contact me if you would like to discuss anything related to our Association.

Thank You,
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.

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.

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 identified during this year's audit. As of the end of October, approximately 84% of contacted owners have either completed the work or made a

commitment to do so. Approximately 65% of the jobs have been completed. Thank you again for helping to keep our development looking great and maintain our property values!

LANDSCAPE

Please note that common area sprinklers have been turned off for the late fall and winter.

PUBLIC SAFETY

Anyone who would like to start a "Neighborhood Watch" for their block, please call the San Mateo Police Department at (650) 522-7700 and ask for the Community Services Officer.

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 windows. If you are planning to replace your windows and sliding doors with white vinyl; you must consult the new guidelines under those circumstances. Contact PML for a copy of the updated guidelines.

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 Doohar Secretary
Frank O'Neill Director
*Mark Brosche Director
 Elected for a two year term

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 **Monday, November 19th, 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
cross
Trader Lane.

PML Management
655 Mariners Island Blvd., #301
San Mateo, CA 94404