
SUGARLOAF NEWS

The Newsletter of
Sugarloaf
Homeowners
Association
September 2007

PRESIDENT'S CORNER

Greetings to all the good people of Sugarloaf.

At our July 24th Board Meeting, we discussed at great length the delinquent dues situation. ALL present, including PML, agreed to wait for the itemized list from the bank before doing anything, since Franciscan Property Management had provided us with inaccurate data.

The erroneous dues delinquency letter recently mailed to Sugarloaf members was done by PML Management without the knowledge or approval of the Sugarloaf Board. We have taken strong actions to ensure this kind of thing does not happen again! The tone and tenor of this letter is offensive and degrading. This is not how we do business in Sugarloaf.

If any recipients have not received a written apology from PML Management, please call Debbie at PML, 650-349-9113 Ext 121, and request the apology letter.

Meanwhile, we have asked the Bank to provide us, as soon as possible, with an itemized list of all payments received since December 1, 2006.

Your Sugarloaf Board is working hard to maintain and improve the value of our Property.

Frank O'Neill, President

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.

DELINQUENCY LETTER

PML regrets the errors which led to sending annual fees delinquency letters to many owners who had, in fact, paid their 2007 association fees. PML is in the process of updating the accounting information to ensure that this does not happen again. Owners who received such letters in error will not incur any late fees from this error. You are all valued homeowners, and PML is committed to providing the best service possible. Please contact PML if you require further assistance.

ARCHITECTURAL CONTROL COMMITTEE AUDIT

As a follow up to the 2007 annual external audit, PML sent letters recently to owners who needed to take action to correct external issues, such as with painting or landscaping. Owners were requested to address their issues by September 30, 2007. The Architectural Control Committee and the Board wishes to thank those owners who have already responded with their plans, commitments, and completed project. Any owner who received a letter and has questions about the process or the timelines should contact PML to discuss. It is recommended that you attend the upcoming Board Meeting on August 28th to voice your questions or concerns. If you have specific questions about the audit findings in regards to your property, you may also contact an ACC member. Your cooperation is appreciated in making Sugarloaf a better community in which to live.

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 or 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.

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VISITOR PARKING

There have been multiple complaints about homeowners parking their cars for extended periods of time in parking spaces designated for visitors only on our private streets. Owners are required to park vehicles in garages, driveways, or on available street parking. Visitor parking spots are reserved to ensure that visitors have places to park. Violators may be towed at the vehicle owner's expense.

FIRE BREAK

Owners probably received a letter in mid-June from the City of San Mateo Fire Department regarding the maintenance of defensive space between properties and open vegetation areas. The Association has spent a great deal of effort and money in the past several years to ensure appropriate fire breaks and the Fire Marshall has reviewed our efforts. The Board is in the process of identifying an arborist to review Association spaces (not private owner spaces) where large trees may have limbs close to homes. The intention is to ensure that we comply with the California regulations. Further updates will be provided as more information becomes available.

YOUR BOARD of DIRECTORS

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

COMMITTEES

Architectural

Bob Kiss - (650) 212-5477

Brent Matheny - (650) 345-1152

Landscape

Owners who have a concern regarding the common area landscaping should contact our property manager, Debbie, at her email address. Please include your name, address, telephone number and description of the concern. 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, August 28, 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

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