

# SUGARLOAF NEWS

## PRESIDENT'S CORNER

**Annual HOA Assessment (Dues)** – The Board has finalized the 2017 budget. As previously mentioned, landscaping needs (fire safety, mechanical stability, cleanup) and other costs have continued to increase over the years, especially the price of irrigation water, which is now one of our largest single annual expenditures. Without having increased our dues in the last four years (dues at \$700), the Board decided it was now necessary to institute a modest increase of \$50 per home for 2017.

In addition, the Board has finalized a draft amendment to our Governing document to restrict the total number of **Rental Properties** in Sugarloaf, similar to restrictions that have been put in place by others. This amendment would require a vote of our members, which would occur with our January Elections process. Assuming the Board decides to put this to a vote, you will receive a copy in your Annual Meeting packet in early January.

A big THANK YOU to our **Landscape Committee**, chaired by Miles Dooher, for all they have done this past year on behalf of our grounds. See their summary report under *Landscape*.

Finally, I want to again encourage HOA members to **consider joining the Board**. The work requirement is not large, and we have several long-time members who need a break! New blood needs to transition onto the Board. Please contact me or Debbie at PML to discuss, and feel free to attend a Board meeting to learn about the process.

Thanks once again for your support of our association.

Bob Kiss, HOA President ([president@sugarloafhoa.org](mailto:president@sugarloafhoa.org))

## 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**: Call PML at (650) 349-9113 and dial the Receptionist at ext. 100, Debbie (our manager) at ext. 121, or send an email to: [debbie@pmlmanagement.com](mailto:debbie@pmlmanagement.com).

If there is something that you would like to bring to the Board's attention, submit your concern in writing at least one week before the next 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 the PML web site at: [www.pmlmanagement.com](http://www.pmlmanagement.com).

## ARCHITECTURAL COMMITTEE

All exterior changes to architecture / structure must be approved by the Architectural Control Committee or the Board (Article 6). This includes fences, driveways, roofs, painting, decks, and other architectural modifications. For repairs, the approval process may

be waived, but you need to check first! Please contact the architecture committee to confirm needs.

As a reminder, Municipal Code 23.06.060 (Hours of Work) prohibits building/construction work prior to 7am or after 7pm on weekdays, prior to 9am or after 5pm on Saturday, and prior to 12pm or after 4pm on Sundays and holidays. These limitations do not apply to construction work taking place inside a completely enclosed building, as long as it meets noise level requirements.

## LANDSCAPE

### 2016 Annual Report of Activities –

- **Water** - We started 2016 under drought conditions, and continued to take measures to reduce water consumption:
  - Changed half the sprinklers heads to reduced water consumption type; will replace the 2nd half in 2017.
  - Replaced 3 irrigation controllers to high-tech conservation type
  - Cut irrigation to twice weekly
  - These changes have been helpful in reducing usage, but the Water Company keeps raising the rates ☹!
  - The irrigation is now turned off for the winter
- **Pavement** - In early spring we had all nine private streets repaired, resealed, and re-stripped, plus curb repair work. New end of road barrier installed on Chris Lane
- **Cleanup** - Had the last of the abandoned black pipes removed from the De Anza Cherrywood area.
- **Trees and Landscaping** - Annual weed abatement fire break project completed and approved by the SMFD in June. Removed large growth of Scotch Broom in back of Broadview Ct in July. Major tree maintenance during the year. Completed Phase 4 of the tree maintenance program and met with SMFD to discuss and react to fire safety. This is on-going. Good News! – No Oak tree moths this year.

In addition to the above, the committee responded to many individual requests and questions received weekly.

On a related note, please do not trim/cut trees in common areas without approval to do so. Branches from common area trees that overhang a homeowner's yard are trimmed by the HOA only if they present a fire hazard. Thanks for your cooperation.

## TRASH / RECYCLING – PLEASE FOLLOW CC&Rs & CITY LAWS

Please remember, per CC&Rs Section 5.08 (and per SM City Code!), trash and recycling bins need to be kept out of sight, except on pickup day or the day prior. Bins may not be stored anywhere in sight from a street, neighboring lot, or common area.

**This is an example of non-compliance subject to fines under the new policy.** Let's all help keep the neighborhood looking nice.

Please remember that picking up after your dog in regards to neighboring properties means getting the poop off the ground and taking it way for proper disposal. Leaving a plastic bag of poop is not complying with existing law.

#### OUR GOVERNING DOCUMENTS

As a reminder, the Association Bylaws and the Declaration (CC&Rs) are posted on our website for your convenience, but you will need a password to open them (password in your personal newsletter copy).

#### PUBLIC SAFETY

**"See Something / Say Something"** – Please keep an eye out for behaviors that don't make sense; call the police as necessary. Better safe than sorry. Use 650-522-7700 for non-emergencies. **Rattlesnakes!** – We've likely passed the highest risk time of year. However, recent encounters have reminded us that public agencies (police, animal control, etc.) are not likely to provide support in such situations. We'd like to identify guidance for HOA members in dealing with these situations. This will be a Board goal. If you have suggestions or references, please let the Board know or send email to [publicsafety@sugarloafhoa.org](mailto:publicsafety@sugarloafhoa.org). Thanks!

#### EVENTS AROUND TOWN / DID YOU KNOW?

- **Farmer's Market Every Sat 9 am – 1 pm.** College of San Mateo (W. Hillsdale & CSM Drive – Beethoven Parking Lot).
- **The Sky Tonight Planetarium Show** - This popular show takes place on the 2<sup>nd</sup> Friday of the month (next one Dec 9) in the CSM Planetarium (Bldg 36). There are two shows, 7:30 and 9:30 pm, and admission is free! (first come, first serve). For more info, visit [collegeofsanmateo.edu/astronomy/planetarium.asp](http://collegeofsanmateo.edu/astronomy/planetarium.asp).
- **CSM Sports in Full Swing!** – Football, baseball, softball, water polo, volleyball, basketball – [www.collegeofsanmateo.edu](http://www.collegeofsanmateo.edu).
- **CSM Music Performances**, CSM Theater Bldg 3, [www.collegeofsanmateo.edu/music](http://www.collegeofsanmateo.edu/music) – Jazz Ensemble, Dec 5, 7:30-9:30pm; Symphonic Band, Dec 7, 7:30pm; Electronic Music, Dec 8, 7pm ([collegeofsanmateo.edu/electronicmusic](http://collegeofsanmateo.edu/electronicmusic)).
- **Notify Me!** – The City of San Mateo makes it easy to stay up-to-date on city governance and the community. Visit [www.cityofsanmateo.org/notifyme](http://www.cityofsanmateo.org/notifyme) to sign up for email info.
- **City Newsletter** – Information about city programs and events: [www.cityofsanmateo.org/DocumentView.aspx?DID=10758](http://www.cityofsanmateo.org/DocumentView.aspx?DID=10758).
- **San Mateo County Newsletter** – tons of information about county programs and events can be found at: <http://sanmateocountynews.wordpress.com>.
- **San Mateo County/Silicon Valley Convention & Visitors Bureau.** Lots of great Info! – check it out at [www.smccvb.com](http://www.smccvb.com).
- **Crystal Springs Reservoir** - Interested in exploring the trail above Crystal Springs Reservoir? The Fifield-Cahill ridge trail overlooks Crystal Springs Reservoir. Enjoy a sweeping view of the bay and the reservoir from the top of the ridge. The guided hikes and bike rides are by reservation only and offered on Saturday and Sunday mornings. The hikes range from 4 to 13 miles in length. To pre-register go to [www.sfwater.org](http://www.sfwater.org), then

choose the heading titled: Community, then, choose: Fifield-Cahill Ridge Trail on the drop-down menu. - Joy Fry

#### COMMITTEES

##### Architecture

(Chair) Bob Kiss – (650) 212-5477

[architecturechair@sugarloafhoa.org](mailto:architecturechair@sugarloafhoa.org)

##### Landscape

(Chair) Miles Dooher & Jack Albrecht -

[landscapechair@sugarloafhoa.org](mailto:landscapechair@sugarloafhoa.org)

If any member has any landscaping or common area sprinkler concerns, contact Debbie at PML.

##### Public Safety

(Chair) Bob Kiss – [publicsafety@sugarloafhoa.org](mailto:publicsafety@sugarloafhoa.org)

#### YOUR BOARD of DIRECTORS

#Bob Kiss	President
*Bob Kozak	Vice President
#Jack Albrecht	Treasurer
*Emile Nurisso	Secretary
#Miles Dooher	At Large

\*Term ends at 2017 election #Term ends at 2018 election

#### IMPORTANT NUMBERS

PML Management Corporation

655 Mariners Island Blvd., Suite 301, San Mateo, CA 94404-1011

Telephone/Fax:..... (650) 349-9113/ (650) 349-9190

E-mail: [debbie@pmlmanagement.com](mailto:debbie@pmlmanagement.com)

Life Threatening Emergencies: .....911

Other Emergencies:.....(650) 349-9113

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

#### NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be held on **Tuesday, Nov 22**, at 5:30 pm at the office of PML Management.

##### Directions - From 92 Eastbound

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

##### Board Meeting Agenda:

1. Call to Order
2. Open Forum (5 min limit per topic)
3. Agenda Approval / Calendar Review
4. Approval of Previous Minutes
5. Reports (Treasurer, Landscape, Architecture, Safety)
6. Unfinished Business:
  - Rental Restrictions Discussion
  - 2017 Budget Approval
7. New Business:
  - Appoint Annual Election Official and Nominating Cmte
  - Review Draft Annual Meeting Packet
  - Review Insurance Package
8. Correspondence Review
9. Executive Session (as needed)