

PRESIDENT'S CORNER

Happy Holidays! There's a lot going on in Sugarloaf, with approval of our 2019 budget (no dues increase!), completing the voting process on the rental restrictions amendment to the CC&Rs (see below), and planning for the annual meeting in late January that will start the voting process for Board of Director seats (see below). In addition, note that the city of **San Mateo is holding community meetings to discuss the General Plan Update.** Sugarloaf members are invited to attend on Mon Nov 26 from 7-8:30 pm at the San Mateo Police Department. See www.strivesanmateo.org to provide your input online and learn more!

Fire Safety – The recent horrific fires in both NorCal and SoCal remind us to think about our preparedness. Our Landscape Committee, under the leadership of Miles Dooher, has continued to be diligent on this topic each year with timely brush clearing projects in the commons areas and canyons. They also work directly with the San Mateo Fire Marshal's office to get approval for the defensible space work we do each year, and for the large tree trimming done every few years as additional fire protection. All that said, a homeowner recently suggested that I remind all our HOA homeowners through this newsletter that they would be wise to review their fire insurance policy to make sure it would provide the needed coverage in the event of the unthinkable. You might want to look at the terms regarding replacement costs and code upgrades, and also the terms regarding loss-of-use coverage.

What's on the Board's Mind?

Important HOA Business This Month:

Rental Restrictions - The proposed CC&R amendment restricting the total number of rental units within Sugarloaf has been out for voting since late September, and ballots are due to PML now. The proposed limit is 10% (23 units), and the historical percentage has been 10-15%. We've had to extend the balloting since we did not establish a quorum at the original October deadline. Ballots were mailed to your home address. The draft amendment and Q&A document are posted on our web site home page. **Please Note: The proposed rental restrictions will NOT affect any current owners (that means YOU) from renting** - you will be grandfathered as long as you maintain ownership. Since amendments require more than a simple quorum of votes to be cast, we'll need people to help ensure votes are cast from every neighborhood. Please contact me if you can help. If you have questions about the amendment, email board@sugarloafhoa.org to get answers.

Annual Election for Board of Directors – There will be two BOD seats up for election come January. Please consider joining the Board as a Director. New faces and ideas are welcome! Please contact any Board member or Debbie at PML to discuss.

Thanks again for your support of our association.

Bob Kiss, HOA President (president@sugarloafhoa.org)

COMMITTEE REPORTS

Architecture:

Please note that, per CC&Rs S6.0 *Architectural Control*, changes to or replacement of fences must be approved by the HOA. In addition, the committee calls your attention to CA Civil Code Section 841, which says adjoining landowners share equally the responsibility for maintaining fences dividing their properties.

Landscape:

The main focus this year has been fire safety. 2018 Summary:

Jan/Feb - Completed Phase 1 of our ongoing Large Tree project. Removed 8 dead trees and trimmed 49. These were trees that were considered a danger to homeowner's house or property. Installed low flow sprinkler heads in most of the easements and common areas to conserve water. At our 2018 annual meeting, the SMFD gave a presentation on wildfires and how to prevent, prepare, and cope with wildfires. The presentation is on our website in case you missed it.

March/April - Annual inspection of the irrigation system. Replaced three controllers with weather "smart" feature that will save water. Removed Pampas grass from common area behind Toyon Ct.

May/June - The crew completed the 100-ft defensible fire space work in the easement/common areas. Began spreading wood chips in easement/common areas. Plan to cover most areas.

July/Aug - The SMFD inspected and approved our defensible space project. In addition, they inspected, where they could, homeowner's trees that could be a fire danger to their homes. They found a number of problems, and letters were sent to these homeowners by PML. Unfortunately, some affected homeowners did not comply with the requirement to trim and reduce fire risk. There seems to be some confusion regarding property boundary lines. In most cases, your property line extends beyond your fence/deck. In some cases, up to 25 feet or more. Trees on your property are your responsibility to maintain from a fire safety perspective.

Sept/Oct – Bids were requested and received for phase 2 of the large tree maintenance program, with 92 trees to be trimmed and a few to be removed. The work is scheduled to be done next Jan/Feb.

The landscape crew is adding landscape husbandry to their regular common/easement maintenance duties. This means cleaning up areas where multiple plants are competing to occupy a single space. This ongoing effort will give the common/easement areas a cleaner look.

Nov/Dec - Every ~5 years the SMFD requires Sugarloaf to do a 6-ft laddering trim on all trees within our 100 ft. defensible fire space in the easement/ common areas. Bids were requested and received. The project is expected to be completed before the end of the year.

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.

PLEASE FOLLOW CC&RS AND CITY CODES

Trash/Recycling (subject to fines) -- Per CC&Rs Section 5.08 (and per SM City Code), trash/recycling bins need to be kept out of sight, except on pickup day or the day prior. **Note** - the city is revising SMMC 7.16.040 such that bins may not be placed out before 12pm the day prior to collection, and must be removed by midnight on the day of collection. Bins may not be stored anywhere in sight from a street, neighboring lot, or common area. Let’s all help keep the neighborhood looking nice.

Visitor Parking (subject to fines) -- We are still receiving complaints of homeowners and renters using the visitor parking spaces as their own private parking. Since there is no room for street parking on the private streets, there are specific areas for visitor parking, whether it is a visitor from out of town or visitors providing service (landscape, handy work, cleaning). These spaces must be kept available for visitors, per CC&Rs Sec 5.04(a), **subject to fine**.

Other Parking Notes (subject to city fines/towing) – Oversized vehicles are not permitted to be parked on any public residential streets per San Mateo Ordinance 2013-8. It is also not allowed to park your vehicle on your driveway such that it is blocking the sidewalk.

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 newsletter copy).

EVENTS AROUND TOWN

Farmer’s Market: Every Sat 9 am – 1 pm; College of San Mateo (W. Hillside & CSM Drive – Beethoven Parking Lot).

The Sky Tonight Planetarium Show: This popular show takes place on the 2nd Friday of the month (next one Dec 14) in the CSM Planetarium (Bldg 36). There are two shows, 7:30 and 8:30 pm, and admission is free! (first come, first serve basis) www.collegeofsanmateo.edu/astronomy/planetarium.asp.

Science-in-Action Speaker Series at CSM: *The Placenta: Science and Science Fiction*, Wed Nov 28, 5:30 pm, B36 Planetarium, Free!

CSM Spring Semester – Begins Jan 14. For info: www.collegeofsanmateo.edu/apply.

3D Printing at the CSM Library: Every Wed 2:30-4:30pm, CSM Library Bldg 9, 2nd Floor. Free! Collegeofsanmateo.edu/library.

Notify Me! The City of San Mateo makes it easy to stay up-to-date on city governance and the community. To sign up, visit www.cityofsanmateo.org/notifyme

San Mateo County News – information about county issues and events can be found at: <http://sanmateocountynews.com>

San Mateo County/Silicon Valley Convention & Visitors Bureau: Lots of great Info! Check it out at www.smccvb.com

HOW TO CONTACT PML/BOARD

To contact your association manager or place a request:
PML: (650) 349-9113 (ext. 100 for reception or ext. 121 for Debbie, our property mgr), debbie@pmlmanagement.com. Have a topic to bring to the Board’s attention? Submit your concern in writing (email okay) at least one week before the next Board meeting (4th Tuesday of each month). Attend to present. Visit the PML web site at: www.pmlmanagement.com

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
Life Threatening Emergencies: 911
Other Emergencies:.....(650) 349-9113
San Mateo Police (Non-Emergency)(650) 522-7700

YOUR BOARD of DIRECTORS

Bob Kiss ¹	President
Mitra Sadeghi ²	Vice President
Jack Albrecht ¹	Treasurer
Emile Nurisso ²	Secretary
Miles Doohar ¹	At Large

¹Term ends at 2020 election, ²Term end at 2019 election

COMMITTEES

Architecture
Bob Kiss (chair) – (650) 212-5477
architecturechair@sugarloafhoa.org

Landscape
Miles Doohar (chair) & Jack Albrecht -
landscapechair@sugarloafhoa.org
Landscape or sprinkler concerns, contact Debbie at PML.

Public Safety
Bob Kiss (chair) – publicsafety@sugarloafhoa.org

NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be held on **Tuesday, Nov 27**, at 5:30 pm at the San Mateo Senior Center, 2645 Alameda de las Pulgas.

- 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 Restriction Amendment Status

7. New Business:

Annual Meeting Planning

Review Insurance Packages

8. Correspondence Review

9. Executive Session (as needed)