

### PRESIDENT'S CORNER

**Fall is starting to show itself!** I hope everyone had a great summer. There will be a number of important activities taking place in Sugarloaf over the next few months, including annual budgeting and the voting process for the proposed CC&Rs amendment to limit property rentals. I hope you will take the time to review the proposed amendment and the detailed Q&A sheet we have provided to help ensure understanding of what the amendment really means. Please see below for a few more insights on this, and don't hesitate to contact the Board if you have further questions.

#### What's on the Board's Mind?

##### *Important HOA Business This Month:*

**Rental Restrictions** - The Board will bring a proposed CC&R amendment restricting the total number of rental units within Sugarloaf to the membership for a vote starting this month. Ballots will be mailed to your home address. The draft amendment and Q&A document will also be posted on our web site. **Please Note: The proposed rental restrictions will NOT affect any current owners (that means YOU),** who will be grandfathered as long as they maintain ownership. Since amendments require more than a simple quorum of votes to be cast, in the coming months we'll need people to help ensure votes are cast from every neighborhood. Please contact me if you can help.

**Budgeting** – The Board is starting the budgeting process for 2019. If you feel that our HOA should be spending our funds in new or different ways, now is the time to state your opinion.

Thanks again for your support of our association.

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

### COMMITTEE REPORTS

**Architecture:** Thanks to those owners who have already responded to their audit finding notifications! Please don't ignore an audit letter; **finances can be assessed.** Contact PML if your notification is unclear or you disagree with the findings.

As a reminder, garage door color is part of your home's color scheme. If you replace your garage door, you must request architectural approval before making the replacement, and the door's color must be correct. Garage door color requirements are posted on the website. Ask the committee if you need help!

#### Landscape:

**Trees** – We will be concentrating most of our efforts in the next 9 months on tree care.

- Regarding the Cal Fire mandated 6-foot tree trim, we have received 3 bids for the project, and work will be done in the Oct/Nov period.

- Planning to start Phase 2 work from the updated tree survey in early spring. This time, will be trimming 47 trees.
- The row of Birch Trees in the easement area next to 1521 De Anzawill be getting a clean-up next month.
- We have had one case of **Sudden Oak Death**. Please keep an eye on our Oak Trees and report any change of color.

**Property Lines** - 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. Please check your property documentation if you have questions.

**Fall is Here!** – It's time to clean your gutters, drains, and check your roof.

**Wood Chips** – Have been able to spread wood chip over most of the areas which needed them. Still have lower De Anza area and the private streets to go.

**Irrigation** – Replaced an aged controller on upper Parkwood. Repaired four broken sprinklers (cause for breakage unknown). The irrigation cycle on common spaces is twice per week. Please notify PML of particularly dry areas.

**Traffic Visibility Trim** - Tree was trimmed at corner of Leafwood and De Anza to improve visibility for drivers coming out of Leafwood. Looking at other streets for similar issues.

**Debris** – Seems some homeowners are discarding dead plants and garden materials over their fences into the common or easement spaces. This is illegal. Use the compost bins for such yard waste, or have your gardener haul it away.

**Trim for View** – Homeowners have mentioned that the Oak trees have really grown this year and reduced their views. If you want to trim these Oaks in the common areas for views, at your expense, here is the procedure:

1. Take a picture of the trees to be trimmed.
2. Get an estimate from a qualified tree company (must have a certified arborist on staff)
3. Submit all the above to Debbie at PML.
4. The Landscape Committee will review and determine approvability
5. The Homeowner pays for trim for view work.

Please do not trim/cut trees in common areas without approval. Common area trees that overhang a homeowner's yard are trimmed by the HOA only if a fire hazard.

#### 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)** -- 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. 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**.

### 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).

**Electronic Documentation** – If you'd prefer to receive your HOA documentation in electronic form, please contact PML to provide your approval to do so. It saves the HOA \$ and gives you better archiving capability for HOA docs. Win-win. Please consider.

### EVENTS AROUND TOWN

**Local Hike** - Enjoy a shaded and peaceful hike under the Redwoods at Wunderlich County Park in the hills above Woodside. There are several trail options to the meadows and back (total 4-5 miles). Listen to the creek at Alambique Flat. Take in the panoramic view of the Santa Cruz Mountains. 280S. exit Woodside Rd (Hwy 84). Turn west (towards Woodside). Go about 4 miles through town of Woodside. Entrance on west (right) side of roadway. - By Joy Fry

**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 Oct 12) 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](http://www.collegeofsanmateo.edu/astronomy/planetarium.asp).

**3D Printing at the CSM Library:** Every Wed 2:30-4:30pm, CSM Library Bldg 9, 2<sup>nd</sup> Floor. Free! [Collegeofsanmateo.edu/library](http://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](http://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](http://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](mailto: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](http://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](mailto: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 <sup>1</sup>	President
Mitra Sadeghi <sup>2</sup>	Vice President
Jack Albrecht <sup>1</sup>	Treasurer
Emile Nurisso <sup>2</sup>	Secretary
Miles Dooher <sup>1</sup>	At Large

<sup>1</sup>Term ends at 2020 election, <sup>2</sup>Term end at 2019 election

### COMMITTEES

**Architecture**  
Bob Kiss (chair) – (650) 212-5477  
[architecturechair@sugarloafhoa.org](mailto:architecturechair@sugarloafhoa.org)

**Landscape**  
Miles Dooher (chair) & Jack Albrecht -  
[landscapechair@sugarloafhoa.org](mailto:landscapechair@sugarloafhoa.org)  
Landscape or sprinkler concerns, contact Debbie at PML.

**Public Safety**  
Bob Kiss (chair) – [publicsafety@sugarloafhoa.org](mailto:publicsafety@sugarloafhoa.org)

### NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be held on **Tuesday, Sept 25**, at 5:30 pm at the San Mateo Senior Center, 2645 Alameda de las Pulgas (\*\*Note: New Location \*\*)

**Directions**  
From 92 East, exit at Alameda, turn right at the light. Center is on the left. Parking in the rear.  
From W. Hillsdale heading east, turn left on Alameda. Center is on the right. Parking in the rear.

**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:  
Tennis Courts Lock/Gate Update Status

Rental Restriction Amendment

7. New Business:

2019 Draft Budget Review

8. Correspondence Review

9. Executive Session (as needed)