

SUGARLOAF NEWS

*The Newsletter of
Sugarloaf
Homeowners
Association
April 8, 2008*

PRESIDENT'S CORNER

Greetings to all Sugarloaf Association Members!

Thanks to all members who participated in the annual election process, which was completed at the Board meeting on March 25, 2008. As you'll see in more detail in our election update, three directors were elected (Miles Dooher, Frank O'Neill, Bob Kiss), the annual tax resolution passed, and the revisions to our Bylaws and Declaration (CC&Rs) were approved. I'd like to thank all the candidates who ran for the directors positions for volunteering their services to the association. The Board is always looking for members who have time and energy to share with the association. Please attend an upcoming Board meeting or otherwise contact a Board member if you can help out. Finally, thanks to Sabrina at PML for handling the logistics of the ballot collection and counting.

The Board and Landscape Committee continue to work on the potentially large project to review the state of large trees on common space near homes. Bids will be solicited in the very near future and the Board will be reviewing bids to make decisions in the coming months. The objective here is to address issues where large trees maintained by the association are encroaching too close to homes from a fire safety or falling damage perspective. Additionally, the Board and Committee are determining the scope of any other work required on the hillsides and canyons to stay in compliance with the city's fire break requirements. Stay tuned for further updates soon.

Please note that our website (www.sugarloafhoa.org) has been active since January. Please take a moment to visit and see what information is readily accessible to each of us. Nearly 200 visitors have connected already! Our governing documents (Bylaws and CC&Rs) are posted for your convenience, but you will need a password to open them (password provided in hardcopy letter). Also please note that, from the home page, you can sign up to receive electronic communications from our association (e.g. board meeting announcements, monthly newsletters, etc.). For the time being, any electronic communication would be in addition to the paper copies you receive via US Mail. In the future, we hope to develop a system whereby you can agree to receive all your communications electronically, which would save the association a significant amount of money.

Thanks once again for your support of our Association!
Bob Kiss 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:**

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.

ELECTION RESULTS

A total of 139 ballots were received by PML.

Board of Directors (3 positions open):

Bob Kiss - 126 votes

Miles Dooher - 111 votes

Frank O'Neill - 70 votes

Chris Callegari - 32 votes

Saeed Namdar - 31 votes

Tax Resolution - Passes, with 124 in favor and 0 opposed

Governing Document Revisions - Passes with 118 in favor and 4 opposed

Please note that, subsequent to the election process for Directors, Frank O'Neill informed the Board of a personal decision to resign from the Board. The Board then voted for officer positions. Bob Kiss was elected President, Miles Dooher was elected Vice President, Larry Connell was elected Treasurer, and Mark Brosche was elected Secretary. As a result of the vacancy filled by Frank's resignation, the Board will be appointing a replacement Director. If you are interested in serving the Association, you are encouraged to attend the next Board meeting to communicate your interest in helping out. The Board thanks Frank O'Neill for his time and efforts on behalf of the Association over several terms in office.

ARCHITECTURAL COMMITTEE

The Committee is seeking one more volunteer to serve. Please contact Bob if you'd like more information.

(OVER)

If you are asked to sign an architectural project form for your neighbor, please note that the notification of neighbors is required by the Board. This ensures that neighbors are aware of pending construction, roofing, painting, etc., which could require access from their property. Also note that, if your neighbor is changing exterior paint scheme or roofing material or color, such changes could impact your choices when you embark on a similar project. If you have any questions, please contact any committee member.

Finally, the annual exterior audit will likely take place in the next month or two. This is the process by which the Board helps to ensure that we all work to maintain property values. We've made a lot of progress in the last two years and we look forward to your support in addressing any significant issues identified this year.

PUBLIC SAFETY

Homeowners have recently observed coyotes in the wooded areas behind and near homes during daylight hours. This is somewhat unusual. Please exercise caution in regards to your small children and pets.

LANDSCAPE

Thanks to Frank O'Neill for his past efforts on the Landscape Committee. The new Landscape Committee is:

Miles Dooher	Chairman - jmdooher@comcast.net
Andy Ames	Committee Member
Bob Bernicchi	Committee Member
Carol Wilhelmy	Advisor

The repairs and programming of the irrigation system have been completed and the sprinklers are now turned on. There still might be a need for some minor adjustments. If you notice any problems with the sprinkler systems, please advise Debbie at PML by phone at (650) 349-9113x121 or by email at debbie@pmlmanagement.com.

The Spring firebreak work on the common areas is being completed. The Large Tree Project is now in the planning stage and we will keep you updated.

YOUR BOARD of DIRECTORS

#Bob Kiss	President
#Miles Dooher	Vice President
*Mark Brosche	Secretary
*Larry Connell	Treasurer
Open	Member At Large
#Term ends at 2010 election	*Term ends at 2009 election

COMMITTEES

Architectural

Bob Kiss – (650) 212-5477 - accmember2@sugarloafhoa.org

Landscape

Miles Dooher - Chairman - jmdooher@comcast.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.

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 **Tuesday, April 22nd, 2008 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

Board Meeting Agenda:

- I. Call to Order
- II. Open Forum (5 Min Max Per Homeowner)
- III. Agenda Approval / Calendar Review
- IV. Approval of Previous Board Meeting Minutes
- V. Reports
 - a. Treasurer
 - b. Landscape Committee
 - c. Architectural Committee
- VI. Unfinished Business
 - a. Large Tree Pruning Project – Bid Package Final Review
 - b. Firebreak
 - c. Landscape Work Contract – Bid Package Final Review
 - d. Painting Compliance Hearing
- VII. New Business
 - a. Appointment of Board Director
 - b. Public Safety Committee Status –
Appointment of Chair
 - c. Property Manager Contract Renewal
- VIII. Correspondence Review
- IX. Adjournment