

SUGARLOAF NEWS

The Newsletter of
Sugarloaf
Homeowners
Association
August 19, 2008

PRESIDENT’S CORNER

Summer's greetings to all Sugarloaf Association Members!

The Board is pleased to confirm that the fire break project in the canyons around our homes which began early July is nearing completion. A huge THANK YOU to our Landscape Chair Miles Dooher for driving this project! We have continued to work closely with the San Mateo Fire Marshal's office to ensure the defensible space is adequate, and we have received their endorsement for most of the completed work already. Please note that homeowners are responsible for defensible space requirements on their property (excepting landscape easements). SHOA is addressing defensible space in the common areas and landscape easements of our development, which includes many canyon areas. If you have any questions, please don't hesitate to contact PML or the Board. For further information on the state's fire programs, see: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php#Local.

The Board recently met with the city of San Mateo (City Manager and Fire Chief) in beginning a dialog to ensure long-term management of effective fire breaks in Sugarloaf, specifically to ensure clarity in areas of overlapping SHOA / City boundaries in terms of work responsibility (activity-wise and financially). There will be more to come on this as we continue to work with the city.

The Board is happy to announce that Jack Albrecht has been appointed to the vacant Director's position. Jack has been living in Sugarloaf since early 2007 and volunteered to take on this role. The Board unanimously endorsed Jack to join the Board and looks forward to his involvement.

This month, the Board begins the process of preparing the budget for 2009. We've worked hard the last few years to avoid special assessments and we hope to be able to continue to do so. But, we need to recognize that the changes in state law regarding fire protection have required increases in work scope to comply. The Board will be acting diligently to properly budget to ensure adequate funds are always available for the appropriate level of fire break work. Your support and understanding as we work through this planning and decision-making process is appreciated. Please come to a Board meeting or otherwise communicate with the Board if you would like to participate.

As a reminder, you recently received a form asking you to indicate your preference in regards to two items - 1) opting out of communications from other association members and 2) allowing SHOA to exclusively use electronic communications rather than paper communications (at a future date). If you haven't already completed the form, please do so as soon as possible. Many thanks to those who have already returned their form. As a reminder, the Bylaws and CC&Rs are posted on our website for your convenience. (password in your hardcopy newsletter).

Enjoy the rest of the summer and 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 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 its web site at: www.pmlmanagement.com.

ARCHITECTURAL COMMITTEE

The 2008 exterior audit finding letters were mailed to affected owners in late July. This effort has been very successful in the past few years in helping to maintain the appearance of our development as an element of sustaining property values. Thank you in advance for your cooperation in addressing any identified issues. As always, please contact PML or the committee if you have questions or concerns about any audit findings.

As a reminder, per CC&R Article 6.01, changes to exterior structures (including windows and painting) require approval by the Architectural Committee or the Board. While most owners comply with this requirement, we still encounter situations in which projects are performed without approval. Please help avoid potential conflict by checking first before embarking on an exterior project. Please also note that there are multiple documents posted on our website covering the rules for painting exterior structures and garage doors. Please contact a committee member with any questions. We thank you for your cooperation.

LANDSCAPE

On the first Tuesday of the month, the Landscape Committee, Debbie (PML) and Jim Cozzolino (Cozzolino Co.) take an inspection tour of the common areas of Sugarloaf.

We check on the maintenance work and note any areas that need additional attention or improvement.

If you have concerns regarding certain areas near you, please let Debbie at PML know and we will look at them on our next inspection.

PUBLIC SAFETY

Alert: Rattlesnakes in Canyon (Contributed by Janet Doughty, SHOA Member)

As one of the few remaining open spaces within San Mateo, the Sugarloaf area has the full complement of native wildlife, including the indigenous coastal rattlesnakes. While many people know this -- and may indeed have encountered adult rattlesnakes on hikes -- most are not aware of the special dangers of *baby* rattlesnakes.

Baby rattlesnakes are tricky for many reasons:

- They are born without rattles. They don't acquire one until their first molt at around 10 days old.
- Meanwhile, they are born venomous, and, unlike the adults, whose venom is pure *hemotoxin* (that attacks blood and muscle tissue), they have a small proportion of *neurotoxin* (attacks the nervous system) in their venom.
- They are also born angry and will bite anything, plus they unload their entire supply of venom, unlike adults, who can control their venom delivery and even give dry bites.
- Babies are born 10 to 20 per "litter." If you see one, there are probably others nearby.

My purpose in writing this is two-fold: 1) to alert people to the possibility that they may have encountered a baby rattlesnake so that appropriate medical care can be provided quickly and 2) to advise Association members of steps that can be taken to minimize the risk of baby rattlesnakes on our properties.

Rattlesnakes are actually *protected*, so you cannot exterminate them directly. But they do eat small mammals and reptiles. The obvious target for control efforts are mice and rats. Baby rattlesnakes are born between late August and the end of October, so the time to suppress mom's food supply is late summer. Rattlesnakes are also famous for holing up in wood piles or rock piles where they can find crevices out of the heat. Heightened awareness of where you are reaching and stepping outdoors during this time of year is also indicated, as well as protective gear (*leather*, not knit) on hands and feet.

COMMITTEES

Architectural
(Chair) Bob Kiss – (650) 212-5477
architecturechair@sugarloafhoa.org

Landscape
(Chair) Miles Doohar – jmdoohar@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.

Public Safety
(Chair) Larry Connell – lconnell@cbnorcal.com

YOUR BOARD of DIRECTORS

#Bob Kiss	President
#Miles Doohar	Vice-President
*Larry Connell	Treasurer
*Mark Brosche	Secretary
*Jack Albrecht	Director
*Term ends at 2009 election #Term ends at 2010 election	

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, August 26, 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:

- Call to Order
Open Forum (5 min limit)
Agenda Approval / Calendar Review
Approval of Previous Minutes
Reports (Treasurer, Landscape, Architecture)
- Unfinished Business:
Large Tree Pruning / Fire Break Project – Status
Member Privacy & Electronic Communications –
Property Manager Contract Renewal - Board Feedback on
Proposed PML Contract
Painting of Address Numbers on Curbs
- New Business:
Review of Draft 2009 Budget
Governing Docs - Inclusion of Easement Descriptions
- Correspondence Review
Adjournment