

SUGARLOAF NEWS

PRESIDENT'S CORNER

Greetings to all Sugarloaf Association Members!

Firebreak Project Update

As mentioned previously, the Association is embarking on a significant fire break project in the areas surrounding our homes. This "Defensible Space" project, managed by our Landscape Chair, Miles Dooher, is in the final stages of contract negotiation as of the writing of this newsletter. We expect the large tree pruning work to begin at the end of June. You may have already noticed that Lee's Gardening has been working to complete a brush-clearing project that is a precursor to the defensible space efforts related to trees around our homes and in the canyons. We all recently received a mailer from the city of San Mateo informing homeowners of their obligations. Please note that homeowners are responsible for defensible space requirements on their property. SHOA is addressing defensible space in the common areas of our development, which includes many canyon areas. While the contractor is working on common areas, please do not ask this contractor to perform work on your property. The contract specifically requires that any privately contracted work with individual homeowners must be handled after completion of the common area work. 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

Governing Documents / Owner Privacy & Communication

The Board has completed activities associated with the approval of our revised Association CC&Rs and Bylaws, including having the documents appropriately notarized and registered. You will be receiving a final copy of both documents soon via US Mail. You can also view these documents on our web site (password was provided in your hardcopy newsletter).

With that same mailing, you should also be receiving a form regarding privacy and communications. Our property manager, PML, maintains an Association membership list which includes owner's names, property address, and mailing address as part of our Association Records. Per Bylaws Article 10, Section 10.1 (ix), members may request access to that list, as long as the request's purpose is reasonably related to the requestor's interests as a

member. Per Section 10.1 (ix) (3), a member may opt out of sharing his or her name, property address, and mailing address by notifying the Association in writing. The included form will allow you to select this opt-out preference. Along with that form will be a section asking you if you wish to allow the Association to send your communications (newsletters, meeting announcements, etc.) electronically. We don't yet have the capability to manage electronic versus paper communications member by member, but this form will help us in preparing for that future state where we could save significant money by using electronic communications.

Also, please note that the city of San Mateo has regulations governing the days and times at which construction and leaf-blowing activities may occur. The Board is working on clarifying how these apply within Sugarloaf and will publish that information in a subsequent newsletter.

Finally, the Board is seeking an interested party to serve as a Director. If you are interested in helping out, please contact the Board, or PML, or come to the next Board meeting.

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

(OVER)

The Architectural Committee conducted its annual audit of property exteriors (primarily painting and landscape condition, per CC&R Article 4.02B) in late May. There were about 40 top priority issues identified. Owners of properties in need of repair will be notified in writing, typically with a request to remediate within 60 days of notification. 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 the committee if you have questions or concerns about any audit findings.

Finally, the committee is seeking one more volunteer to serve. Please contact Bob if you'd like more information.

LANDSCAPE

Spring vegetation cleanup continued through June. This precedes the larger tree firebreak work. Please note that the low-lying vegetation can still grow very rapidly this time of year. But, if you think an area was missed, please contact PML.

Beginning July 1, Jim Cozzolinio & Company will take over the landscaping and irrigation maintenance of Sugarloaf, replacing Lee's Gardening. We thank Lee's Gardening for their services over the past several years. The Board solicited multiple bids and selected Cozzolino's firm on the basis of factors including experience, cost, positive references, and significant expertise in irrigation control systems (something Lee's Gardening did not offer).

Jim is a licensed contractor who has been in the horticultural and irrigation business for over twenty (20) years. He was an account manager for Valley Crest Landscaping in San Jose before starting his own company a few years ago. Jim brings us expertise in gardening, landscaping, and irrigation.

Finally, please be aware that 6.01 (c) (ii) of the CC&Rs requires that hedges not exceed 6 feet in height. Keep in mind that sometimes items like hedges can impair line of sight and potentially result in hazardous driving conditions.

Please feel free to submit (through PML) any questions or concerns and we will try to answer.

COMMITTEES

Architectural

(Chair) Bob Kiss – (650) 212-5477

architecturechair@sugarloafhoa.org

Landscape

(Chair) Miles Dooher – 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.

Public Safety

(Chair) Larry Connell – lconnell@cbnorcal.com

YOUR BOARD of DIRECTORS

#Bob Kiss	President
#Miles Dooher	Vice-President
*Larry Connell	Treasurer
*Mark Brosche	Secretary
Open	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, June 24, 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, Public Safety)

Unfinished Business:

Large Tree Pruning / Fire Break Project – Status of Contract &
Work Start Date

Public Safety – Painting of Address Numbers on Curbs

Member Privacy & Electronic Communications – Review of
Proposed Owner Response Forms

Property Manager Contract Renewal – Review of Meeting
Outcome / PML Proposal for New Contract

New Business:

Appointment of Director to Fill Vacancy

Correspondence Review

Adjournment