

SUGARLOAF NEWS

PRESIDENT'S CORNER

As we move into summer, our annual firebreak project has begun with the clearing of brush from our hillsides and common areas. These are your annual dues at work! Many thanks to our Landscape Committee Chair, Miles Dooher, for coordinating the work and the subsequent inspection by the Fire Marshal's office.

As you'll see under Architecture, the annual exterior audit was completed recently. Thanks to our architecture committee and board members who participated in this valuable effort that helps to keep our property values as high as possible.

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**: Call PML at (650) 349-9113 and dial the Receptionist at ext. 100,

Debbie (our manager) at ext. 121, or send an email to:

debbie@pmlmanagement.com.

If there is something that 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 Architectural Control Committee conducted its annual audit of our property exteriors during the last week of May. The committee performs this service every year to identify homes that are not in compliance with CC&R Article 4.02B, which requires owners to maintain property exteriors in a state of repair conducive to maintaining property values. The audit findings are primarily regarding painting, landscaping, and storage of trash/recycling bins in sight. Houses in need of attention will be notified by mail soon. If you have any questions or concerns about the audit, please contact the committee. Thanks for your cooperation.

As a reminder, your garage door color is an element of your home's color scheme. If you replace your garage door, you need to submit a project application form, and ensure the door is the right color. Sometimes, the factory color is an acceptable match; other times, you'll need to paint the door. Painters can easily

paint the door for you. A number of homes were found during the annual audit to have garage doors that did not match the home's color scheme. These owners will be informed and instructed to correct the coloration within a reasonable time frame. The project form and garage door color guidelines can be found on our website, or ask a committee member for help.

LANDSCAPE

In addition to standard activities, the following work was done in late May and June:

- Relocated two Monterey Cypress to hill at Parkwood Circle
- Raised the low Oak branches on sidewalk along Parkwood
- Removed dead 5' tree near 1533 De Anza
- Trimmed large bush and hedge at corner of Westwood and De Anza
- Removed dead junipers at corner of Broadview and Parkwood
- Trimmed trees in common area next to 1932 Parkwood.

Defensible Fire Space / Weed Abatement

The annual brush clearing in the common spaces was conducted in June. This important fire protection activity addresses the safety in our common areas and hillsides. Please note that owners are responsible for complying with state fire code on their property, as per the recent message sent via US Mail from the Fire Department.

As a reminder, please do not trim or cut any trees in the common areas. If you have a concern, call PML or talk to a Board member. We have a process to follow in these situations. Thanks for your cooperation. Finally, if you see anyone dumping trash in a common area, please report it to PML.

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 paper copy newsletter).

TRASH / RECYCLING – PLEASE FOLLOW CC&Rs

Please remember that, per CC&Rs Section 5.08, your trash and recycling bins need to be kept out of sight except on pickup day or the day prior. They may not be stored anywhere in sight from a street, neighboring lot, or common area. Let's all help keep the neighborhood looking nice.

Also, there are smaller containers available that may be easier to store out of sight, and you don't have to keep the green container (compost) if you have no use for it. Contact Recology San Mateo 650-595-3900 or carts@recology.com to inquire.

The Association and Recology thank you for your cooperation.

PUBLIC SAFETY

There were a few auto break-ins during the past month in our area and neighboring areas. Please remember to keep valuables out of sight, and lock your car. Recently, an alert resident on Parkwood contacted SMPD with information that results in the rapid capture of 4 suspects involved in an auto burglary on Parkwood. If you see anything unusual, don't hesitate to call SMPD Dispatch at 522-7700!

SEWER LATERALS UPDATE

On June 8, the Public Works Commission endorsed the Department of Public Works (DPW) proposal for a new program to manage sewer lateral repairs. The program proposal will be brought to the City Council for approval on July 18. The City plans to change the municipal code to place primary responsibility for repairing failed laterals under city streets onto the homeowner served by the lateral. We have been working with the Department of Public Works to push for city funding for needed repairs, and for city coordination and relief of the red tape & fees associated with repairs on city streets. The city's current proposal offers partial funding, and does address many of the red tape issues by pre-qualifying contractors and pricing, and requiring contractors to obtain all necessary permits and pay associated fees and insurance. The new program will not likely go into effect prior to January 2012. The Board will be issuing information and guidance to our homeowners prior to the implementation of this new program.

TENNIS COURT ACCESS

If you'd like to access the tennis courts at Denali, you'll need to obtain a key. Keys are available for purchase at \$35 per key, payable by check only. Please contact PML to obtain a key.

EVENTS AROUND TOWN / DID YOU KNOW?

- **Farmer's Market Every Wed and Sat 9 am – 1 pm.** College of San Mateo (W. Hillsdale & CSM Drive – Beethoven Parking Lot)
- **Central Park Music Series** - The FREE San Mateo Central Park Music Series takes place every Thursday from June 23rd through August 11th, 6-8pm. Line-up is: June 23 - Club 90; June 30 - Native Elements; July 7 - California Cowboys; July 14 - Julio Bravo; July 21 - Flambeau; July 28 - Mustache Harbor; August 4 - Bud E. Luv Orchestra; and August 11 - Pop Fiction. Not only will there be music but also a variety of food vendors as well. For more information, visit the city's website, www.cityofsanmateo.org.
- **Lecture – Aging in Place with Style** - Mon., June 27th, 10:00 – 11:00 a.m, San Mateo Senior Center 2645 Alameda de las Pulgas. Meet Jean Cary, of Cary Interiors, who will share savvy ideas for downsizing. Learn how adapting to your changing physical needs will enhance the value of your home now and later when you sell it. Also, discover modifications to kitchens, baths, lighting and window coverings making your home more safe and comfortable. Free Call 522-7490 to register.
- **For Safe Disposal of Old CFLs and/or Fluorescent lights**, drop

at Wisnom's at 545 First Avenue, and Home Depot at Bridgepoint Shopping Center.

- **San Mateo Patch** - San Mateo residents have another resource for local news, event information and more. Visit www.sanmateopatch.com.
- **Seniors** - Volunteers from the community shop once a week for homebound seniors through the city's Shopping Assistance Program for Seniors (SASH). The service is free, only the cost of the groceries is incurred. The program is also looking for volunteers. Contact the City of San Mateo's Senior Services Links Office at (650) 522-7494 for more information.

COMMITTEES

Architecture

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

Landscape

(Chair) Miles Dooher & Jack Albrecht -
landscapechair@sugarloafhoa.org

If any member has any landscaping or sprinkler concerns, contact Debbie at PML.

Public Safety

(Chair) Bob Kiss – publicsafety@sugarloafhoa.org

YOUR BOARD of DIRECTORS

#Bob Kiss	President
#Miles Dooher	Vice-President
#Jack Albrecht	Treasurer
*Emile Nurisso	Secretary
* Bob Bernicchi	At-Large

*Term ends at 2013 election #Term ends at 2012 election

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

NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be held on **Tuesday, June 28**, 5:30 pm at 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 Mgmt is located at the **FIRST** driveway on the right hand side after you cross Trader Lane.

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:

Sugarloaf Monument Repair/Replacement

Sewer Laterals Topic Update

Sidewalk Repair – Continue Strategy Development

Annual Firebreak Brush Clearing Project Update

7. New Business:

Neighborhood Watch Signs – Proposal to Replace

8. Correspondence Review

9. Executive Session