

# SUGARLOAF NEWS

## PRESIDENT'S CORNER

The generous rains we had during the winter and spring have certainly led to an abundance of grasses and other vegetation on our properties and common spaces! Of course, that means that there will be plenty of fuel come fire season. As per our annual practices, the Association will be conducting our usual weed abatement (brush clearing) work in the coming month or two (probably June/July). Many of the grasses/weeds are still very green and will re-chute if cut too early. As always, we work very closely with the San Mateo Fire Department on our fire protection programs.

**Annual Dues** – We still have several owners who have not paid their 2011 annual dues (late after Feb 15). This is a reminder to owners that the Association may charge both late fees and interest fees on delinquent dues. Additionally, owners will be charged the cost of delinquency notice letters that PML sends on our behalf (at the going rate for a property management firm). The Board would certainly like to avoid going down the path filled with fees. If you are having a financial challenge, please contact PML or a Board member to discuss setting up a payment plan. The Board reserves the right to waive certain fees if an owner is making an effort to meet their obligations.

Thanks once again for your support of our Association.

Bob Kiss ([President@sugarloafhoa.org](mailto: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](mailto: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](http://www.pmlmanagement.com).

## ARCHITECTURAL COMMITTEE

The Architectural Control Committee will be conducting 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 and landscaping. If you have any questions or concerns about the audit, please contact the committee. Audit findings will be communicated to affected owners within a few weeks of the audit, with specific timelines requested for repairs. Thanks for your cooperation.

## LANDSCAPE

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

- Removed bags of concrete in landscape area on Parkwood Drive.
- Trimmed lower branches of Cedar Trees near 1826 Parkwood to encourage growth.
- DeAnza areas- lower height in tree saplings and unwanted growth. Clear sidewalks of leaves weekly.
- Turned on irrigation system. Repaired breaks in irrigation lines (2) on Parkwood Drive. If you see a leak, please notify PML immediately or contact the Landscape committee. Every minute costs water and \$\$!

## Weed Abatement

As mentioned in the President's column, due to the wet winter, the weeds and brush are growing early and fast. We have been asked, when are we going to cut the weeds in the common areas?

We don't cut until the weeds and brush turn brown, usually the middle of June. We do encourage you to keep the weeds down in your yard now. You're likely to hear from the Fire Department soon about your fire safety responsibilities on your property.

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 newsletter copy).

## TRASH / RECYCLING – GROWING PAINS

Please remember that attention be given to spacing the containers at least 2 feet apart to allow room for the mechanical claw to grasp each container, and avoid placing the containers in front of a mail box. This will result in a possible interruption of mail delivery since the containers will be returned to the same position, obstructing the mailbox.

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](mailto:carts@recology.com) to inquire.

The Association and Recology thank you for your cooperation.

## PUBLIC SAFETY

### Rattlesnakes

May marks the start of rattlesnake season, and they do exist in our area. Anyone who encounters a rattlesnake should not disturb or corner it, just move away from the snake and it will typically slither off. Baby rattlers are potentially more dangerous than adults because they don't have control over how much venom they inject when biting. Be aware and be careful.

## SEWER LATERALS UPDATE

The city of San Mateo continues to work on changes to sewer lateral maintenance policy. We don't expect any changes to be approved by the City Council before June, but we do expect the changes will impact our residents who live on public streets (De Anza, Parkwood, Toyon). The City will likely change the municipal code to place more/all of the 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. We expect that the DPW's updated proposal will be presented to the Public Works Commission in early June, and your Board will represent Sugarloaf interests. Although residents cannot insure the sewer lateral running under the city or private street, they may insure the section of lateral running on their property between the street and their house. This insurance is offered through Cal Water, who recently sent information by mail. You can also call Home Emergency Insurance Solutions direct at 877-444-2465 for information. Each homeowner should make his/her own decision about insurance.

## 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)

- **San Mateo County Fair**, June 11th – June 19th; and San Mateo Central Park Music Series Every Thursday from June 23rd through August 11th.
- **Lecture: Depression & Chronic Illness** – Monday, May 23, 10-11 am, FREE! City of San Mateo Senior Center, 2645 Alameda de las Pulgas. Dr. Dolores Gallagher-Thompson, Ph.D., Dept. of Psychiatry & Behavioral Sciences, of Stanford University School of Medicine, will discuss ways to modify your thinking to help you cope with the limitations that chronic illness create. You'll also learn about positive activities that you can engage in despite your limitations. Free. Call (650) 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.
- **Senior Tax Exemption** - Those 65 years and older can apply for a San Mateo-Foster City School District Parcel Tax Exemption Claim for the 2011-2012 tax year. Application is available online at [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org) or by calling (650) 312-7690. Special Note - First time applicants only and due date is June 11, 2011.

## COMMITTEES

### Architecture

(Chair) Bob Kiss – (650) 212-5477

[architecturechair@sugarloafhoa.org](mailto:architecturechair@sugarloafhoa.org)

### Landscape

(Chair) Miles Dooher & Jack Albrecht -

[landscapechair@sugarloafhoa.org](mailto:landscapechair@sugarloafhoa.org)

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

### Public Safety

(Chair) Bob Kiss – [publicsafety@sugarloafhoa.org](mailto: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](mailto: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, May 24, 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:**

Call to Order

Open Forum (5 min limit per topic)

Agenda Approval / Calendar Review

Approval of Previous Minutes

Reports (Treasurer, Landscape, Architecture, Safety)

#### **Unfinished Business:**

Sugarloaf Monument Repair/Replacement

Sewer Laterals Topic Update

Sidewalk Repair – Continue Strategy Development

#### **New Business:**

Annual Firebreak Brush Clearing Project Update

Correspondence Review

Executive Session