

SUGARLOAF NEWS

PRESIDENT'S CORNER

Happy New Year to all HOA Members! I hope you had a great holiday season and happy New Year. If you noticed the holiday lighting on the trees at Central Park, know that Sugarloaf made a small (\$100) contribution to help make that happen for the community, as coordinated by the San Mateo United HOA group.

Annual HOA Members Meeting and Election – Our annual HOA Members meeting occurs later this month at the Beresford Rec Center at 2720 Alameda de las Pulgas (details in your meeting package). You won't want to miss hearing **Mayor David Lim as our guest speaker!** We'll also receive annual reports from our HOA committees and be introduced to the candidates for our two open Board director positions. Finally, we'll have an Open Forum for discussing the proposed leasing/rental restrictions and requirements amendment to our CC&Rs and any other topics you want to bring to the attention of your Board. Hope to see you there! After the meeting concludes, your election ballot will be mailed to you. We must have a quorum of HOA members vote to conclude the election process, so please don't delay in voting!

Annual HOA Assessment Reminder – Your annual HOA assessment (\$750) is now due, and will be delinquent after February 15, 2017. If your payment is received after February 15th, you will be liable for any late fees, interest charges, and collection fees. If you have not received your invoice, please contact PML immediately. If you have a financial hardship, please contact PML to discuss. Ignoring your assessment obligation is not a good move. The HOA will engage collections agencies as needed, and you definitely don't want that to happen, as it will increase the amount you owe significantly. Please don't let that happen.

I look forward to working with any of our members that would like to join the Board or otherwise pitch in a hand on HOA topics.

Thanks once again for your support of our association.

Bob Kiss, HOA President (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 the PML web site at: www.pmlmanagement.com.

ARCHITECTURAL COMMITTEE

All exterior changes to architecture / structure must be approved by the Architectural Control Committee or the Board (Article 6). This includes fences, driveways, roofs, painting, decks, and other architectural modifications. For repairs, the approval process may be waived, but you need to check first! Please contact the architecture committee to confirm needs. During 2016, there were >20 projects which sought approval before starting the work, and we appreciate these owners who followed HOA requirements.

Thanks for the beautiful holiday lighting! Please remove all holiday lighting by no later than Feb 15. Thanks for cooperation.

LANDSCAPE

2017 Landscape Plans –

Besides routine of work, the following is planned in 2017:

Trees - Every 5 years we do a Tree Survey of the significant trees in common areas. These are trees that could present a danger to structures or property. The trees are rated as to form, vitality, and if/when work is needed. They are all tagged. Phase 5 of the last tree survey will be completed this year. The Committee has asked for bids for a new study in 2017. The last study identified over 300 trees on our common spaces. **Reminder, Homeowners need to take care of the trees on their property.**

The SMFD will also be inspecting the trees in our common areas to see if a major trimming project is needed to address limbs below 5' to the ground. This is done every 5-7 years, and is a 2-year job, costing \$30-40K. If not needed this year, then probably next year.

Irrigation - Our irrigation system is over 30 years old and requires ongoing repairs. Last year, we upgraded part of the system with new controllers and sprinkler heads designed to conserve water. We will continue the upgrading process in 2017.

Drainage - Crew will continue to inspect our drains and do repairs and improvements as needed.

A couple of the more-talented members of the landscape committee have invented a water diffuser box that can reduce water erosion from water from our roofs that is discharged on sloped areas. They are being tested now and, if successful, will be installed where needed.

Debris - During 2016, there were a number of incidents, where debris and garbage was left on our common areas, streets, and sidewalks mainly on upper Parkwood. We are working on ways to prevent this. Could use homeowners' help to report seeing anyone leaving debris and garbage.

The Landscape committee would like to thank the majority of Sugarloaf homeowners for the excellent job they have been doing to keep their landscape looking good!

Finally, please do not trim/cut trees in common areas without approval to do so. Branches from common area trees that overhang a homeowner's yard are trimmed by the HOA only if they present a fire hazard. Thanks for your cooperation.

TRASH / RECYCLING – PLEASE FOLLOW CC&Rs & CITY LAWS

Please remember, per CC&Rs Section 5.08 (and per SM City Code!), trash and recycling bins need to be kept out of sight, except on pickup day or the day prior. Bins may not be stored anywhere in sight from a street, neighboring lot, or common area. **This is an example of non-compliance subject to fines under the new policy.** Let's all help keep the neighborhood looking nice.

Christmas Tree Disposal - Trees can be picked up on your regularly scheduled service day through January 31st. All decorations and stands must be removed before they can be collected (flocked trees are okay). Please place trees next to your compost cart. Trees over eight feet must be cut down to shorter lengths. After January, trees must be cut down to fit in the compost bin with the lid closed for collection.

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 (provided in personal newsletter copies).

PUBLIC SAFETY

"See Something / Say Something" – Please keep an eye out for behaviors that don't make sense; call the police as necessary. Better safe than sorry. Use 650-522-7700 for non-emergencies.

Winter Weather/Tree Damage – If you observe any significant tree damage or debris that could be dangerous to people or property, please contact PML immediately for follow-up.

EVENTS AROUND TOWN / DID YOU KNOW?

- **Farmer's Market Every Sat 9 am – 1 pm.** College of San Mateo (W. Hillsdale & CSM Drive – Beethoven Parking Lot).
- **The Sky Tonight Planetarium Show** - This popular show takes place on the 2nd Friday of the month (next one Jan 13 and Feb 10) in the CSM Planetarium (Bldg 36). There are two shows, 7:30 and 8:30 pm, and admission is free! (first come, first serve) – www.collegeofsanmateo.edu/astronomy/planetarium.asp.
- **Notify Me!** – The City of San Mateo makes it easy to stay up-to-date on city governance and the community. Visit www.cityofsanmateo.org/notifyme to sign up for email info.
- **City Newsletter** – Information about city programs and events: www.cityofsanmateo.org/DocumentView.aspx?DID=10758.
- **San Mateo County Newsletter** – tons of information about county programs and events can be found at: <http://sanmateocountynews.wordpress.com>.
- **San Mateo County/Silicon Valley Convention & Visitors Bureau.** Lots of great info! – check it out at www.smccvb.com.
- **Crystal Springs Reservoir** - Interested in exploring the trail above Crystal Springs Reservoir? The Fifield-Cahill ridge trail

overlooks Crystal Springs Reservoir. Enjoy a sweeping view of the bay and the reservoir from the top of the ridge. The guided hikes and bike rides are by reservation only and offered on Saturday and Sunday mornings. The hikes range from 4 to 13 miles in length. To pre-register go to www.sfwater.org, then choose the heading titled: Community, then, choose: Fifield-Cahill Ridge Trail on the drop-down menu. - Joy Fry

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 common area sprinkler concerns, contact Debbie at PML.

Public Safety

(Chair) Bob Kiss – publicsafety@sugarloafhoa.org

YOUR BOARD of DIRECTORS

#Bob Kiss	President
*Bob Kozak	Vice President
#Jack Albrecht	Treasurer
*Emile Nurisso	Secretary
#Miles Dooher	At Large
*Term ends at 2017 election #Term ends at 2018 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, Jan 31**, immediately after the Annual Members meeting, at the Beresford Recreation Center, 2720 Alameda de las Pulgas.

Directions - From 92 Eastbound

1. Exit Alameda de las Pulgas
2. Take a right at the exit light
3. Go straight, up and over the hill
4. The Rec Center is on the right side at the park complex, use the parking lot at the softball fields.

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:
Annual Election Process Implementation
7. New Business:
None
8. Correspondence Review
9. Executive Session (as needed)