

Sugarloaf News

Sugarloaf Homeowners Association Newsletter

www.sugarloafhoa.org

July 2018

July 18, 2018

PRESIDENT'S CORNER

Fire Safety! – Summer means increased fire danger. The Board continues to take fire safety measures based on applicable state fire laws, as detailed under the *Landscape* Report. Please note that homeowners are responsible for fire safety on their property, and that your property line often extends beyond your fence line.

Exterior Audit – The HOA completed its annual exterior audit of homes and yards in late June. The audit committee was happy to report that homeowners have been doing a better job in many instances of keeping properties looking good. Thanks to homeowners for their efforts!! See *Architecture* for more info.

What's on the Board's Mind?

Important HOA Business This Month:

Rental Restrictions - The Board will bring an updated amendment to restrict the total number of rental units within Sugarloaf to the membership for a vote, and this vote will take place in the near future (targeted for July or August voting start). The draft amendment and FAQ document will be posted on our web site soon, once the Board approves the final language. **Please Note: The proposed rental restrictions will NOT affect any current owners (that means YOU),** who will be grandfathered as long as they maintain ownership. In the coming months, we'll need people to help ensure votes are cast from every neighborhood. Please contact me if you can help.

Tennis Courts Gate/Keys – As indicated in the recent letter from PML, the lock will be changed on July 18. A new key can be purchased from PML (a fee, not a deposit) for \$50 (check only). Keys need to be purchased at the PML office, and you need to have proof of residence (driver's license plus utility bill at address). The changeover to new keys happens every so often to better ensure court users are authorized.

Thanks again for your support of our association.

Bob Kiss, HOA President (president@sugarloafhoa.org)

COMMITTEE REPORTS

Architecture: The annual exterior took place in late June, focused on aspects such as paint, roof, fencing, and inadequate landscaping, including weeds, dead bushes and trees, etc. About 25 findings will trigger formal HOA notification of a CC&R violation that must be addressed in a timely manner. Please don't ignore an audit letter; **finances can be assessed.** Contact PML if your notification is unclear or you disagree.

Home Maintenance Award! – Congratulations once again to the Wrattens at 1641 Toyon Ct for being named Sugarloaf's winner of the 2018 San Mateo United Homeowners Association (SMUHA) Outstanding Home Maintenance Award. They were recognized by the City Council at the June 4 meeting. Video footage at: cosm.granicus.com/MediaPlayer.php?view_id=1&clip_id=607.

Landscape:

Fire Safety – Weed Abatement (brush clearing) in common space was completed and approved by SMFD. The Fire Inspector also identified a number of trees in the common/easement areas that need to be trimmed or removed. We are asking for bids now. In addition, the inspector, where we could see, noticed a few trees on private property that they felt were a fire safety issue and need attention. The specific homeowners will be receiving a notice from PML that their tree(s) present a fire safety problem and need to be trimmed, at the homeowner's expense.

Trees - The Cork Oak trees on upper Parkwood (Bay View line) are in need of attention. We'll have an arborist provide guidance. Request for Bids on the **CalFire mandated 6-foot tree trim** have gone out. Work will be done in the Fall (approx. every 5 years).

Property Lines - There seems to be some confusion regarding property boundary lines. In most cases, your property line extends beyond your fence/deck, in some cases up to 25 feet or more. Please check your property documentation if you have questions.

Wood Chips – The crew started spreading wood chips on the common and easement areas, beginning at upper Parkwood.

Irrigation – Controller number 8 (upper Parkwood) will be replaced this week. The irrigation cycle on common spaces is twice per week. Please notify PML of particularly dry areas.

Traffic Visibility Trim - Tree was trimmed at corner of Leafwood and De Anza to improve visibility for drivers coming out of Leafwood. Looking at other streets for similar issues.

Debris – Seems some homeowners are discarding dead plants and garden materials over their fences into the common or easement spaces. This is illegal. Use the compost bins for such yard waste, or have your gardener haul it away.

Trim for View – Homeowners have mentioned that the Oak trees have really grown this year and reduced their views. If you want to trim these Oaks in the common areas for views, at your expense, here is the procedure:

1. Take a picture of the trees to be trimmed.
2. Get an estimate from a qualified tree company (must have a certified arborist on staff)
3. Submit all the above to Debbie at PML.
4. The Landscape Committee will review and determine approvability
5. The Homeowner pays for trim for view work.

Please do not trim/cut trees in common areas without approval. Common area trees that overhang a homeowner's yard are trimmed by the HOA only if a fire hazard.

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.

PLEASE FOLLOW CC&RS AND CITY CODES

Trash/Recycling (subject to fines) -- 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. Let's all help keep the neighborhood looking nice.

Visitor Parking (subject to fines) -- We are still receiving complaints of homeowners and renters using the visitor parking spaces as their own private parking. Since there is no room for street parking on the private streets, there are specific areas for visitor parking, whether it is a visitor from out of town or visitors providing service (landscape, handy work, cleaning). These spaces must be kept available for visitors, per CC&RS Sec 5.04(a), **subject to fine**.

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 your newsletter copy).

Electronic Documentation -- If you'd prefer to receive your HOA documentation in electronic form, please contact PML to provide your approval to do so. It saves the HOA \$ and gives you better archiving capability for HOA docs. Win-win. Please consider.

EVENTS AROUND TOWN

Local Hike - Enjoy a shaded and peaceful hike under the Redwoods at Wunderlich County Park in the hills above Woodside. There are several trail options to the meadows and back (total 4-5 miles). Listen to the creek at Alambique Flat. Take in the panoramic view of the Santa Cruz Mountains. 280S. exit Woodside Rd (Hwy 84). Turn west (towards Woodside). Go about 4 miles through town of Woodside. Entrance on west (right) side of roadway. - By Joy Fry

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 Aug 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 basis) www.collegeofsanmateo.edu/astronomy/planetarium.asp.

CSM Fall Registration -- Now through Aug 28 (class starts Aug 15). For info: www.collegeofsanmateo.edu/apply.

3D Printing at the CSM Library: Every Wed 2:30-4:30pm, CSM Library Bldg 9, 2nd Floor. Free! Collegeofsanmateo.edu/library.

Notify Me! The City of San Mateo makes it easy to stay up-to-date on city governance and the community. To sign up, visit www.cityofsanmateo.org/notifyme

San Mateo County News -- information about county issues and events can be found at: <http://sanmateocountynews.com>

San Mateo County/Silicon Valley Convention & Visitors Bureau:

Lots of great Info! Check it out at www.smccvb.com

HOW TO CONTACT PML/BOARD

To contact your association manager or place a request:

PML: (650) 349-9113 (ext. 100 for reception or ext. 121 for Debbie, our property mgr), debbie@pmlmanagement.com. Have a topic to bring to the Board's attention? Submit your concern in writing (email okay) at least one week before the next Board meeting (4th Tuesday of each month). Attend to present.

Visit the PML web site at: www.pmlmanagement.com

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

YOUR BOARD of DIRECTORS

Bob Kiss¹ President

Mitra Sadeghi² Vice President

Jack Albrecht¹ Treasurer

Emile Nurisso² Secretary

Miles Dooher¹ At Large

¹Term ends at 2020 election, ²Term end at 2019 election

COMMITTEES

Architecture

Bob Kiss (chair) – (650) 212-5477

architecturechair@sugarloafhoa.org

Landscape

Miles Dooher (chair) & Jack Albrecht -

landscapechair@sugarloafhoa.org

Landscape or sprinkler concerns, contact Debbie at PML.

Public Safety

Bob Kiss (chair) – publicsafety@sugarloafhoa.org

NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be held on **Tuesday, July 24**, at 5:30 pm at the office of PML Management (655 Mariners Island Blvd).

Directions - From 92 East-Bound

1. Exit Mariners Island Blvd.
2. Take a right at the exit light, at Mariners Island Blvd.
3. Keep straight until you reach Trader Lane
(Approx. three (3) stop lights)
4. PML Mgmt is located at the **FIRST** driveway (655) 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:

Tennis Courts Lock/Gate Update Status
Rental Restriction Amendment Planning

7. New Business:

Reserve Account Analysis Review

8. Correspondence Review

9. Executive Session (as needed)