

# Sugarloaf News

## Sugarloaf Homeowners Association Newsletter

www.sugarloafhoa.org

June 2018

June 20, 2018

### PRESIDENT'S CORNER

**Welcome to Summer!** – The Board wishes everyone a relaxing and safe summer. Remember that summer means increased fire danger. The Board continues to take fire safety measures, as detailed under the Landscape Report.

**Outstanding Home Maintenance** – I'd like to mention the outstanding exterior home care at 1641 Toyon Ct. The homeowners were formally recognized by the city of San Mateo for their efforts! See the Architecture Report for details.

### 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. 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 mentioned previously, new keys will be issued very soon, at a \$50 cost to interested members, so stay tuned for further information on how to get a new key. 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 audit is coming in late June. Please make sure to address prior audit findings; **finances can be assessed.** The audit is focused on aspects such as paint, roof, and fencing conditions, but also addresses inadequate landscaping, including weeds, dead bushes and trees, etc.

**Home Maintenance Award!** – Congratulations 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 at the City Council at the June 4 meeting. Video footage at: [cosm.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=607](http://cosm.granicus.com/MediaPlayer.php?view_id=1&clip_id=607).

### Landscape:

**Fire Safety** – The annual dry grasses/weeds abatement mowing project is underway and will be completed by June 21. As homeowners, please remember that you have responsibilities to clear dead plants, grass, weeds on your property to create your

own fire safety space, and this is mandated by Cal Fire rules (flyer sent to you in the past month or so).

On a related note, the SMFD will be inspecting our defensible fire space in the common/easement areas on Thursday June 28. They will also be checking homeowner's property for any fire safety violations.

**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 will soon be spreading wood chips on the common and easement areas where there is a need, and depending on supply of chips.

**Irrigation** – There was a broken sprinkler head on upper Parkwood. Fortunately, a homeowner reported it quickly and the water loss was minor. The irrigation cycle on common spaces is twice per week. Please notify PML if you see any particularly dry areas.

**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. If your trash does not fit in your trash can, please don't leave

it next to the can as they will not be collected. Contact *Recology* to get a bigger trash can.

**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

**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 2<sup>nd</sup> Friday of the month (next one July 13) 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](http://www.collegeofsanmateo.edu/astronomy/planetarium.asp).

**CSM Fall Registration** – Now through Aug 28 (class starts Aug 15). For info: [www.collegeofsanmateo.edu/apply](http://www.collegeofsanmateo.edu/apply).

**3D Printing at the CSM Library:** Every Wed 2:30-4:30pm, CSM Library Bldg 9, 2<sup>nd</sup> Floor. Free! [Collegeofsanmateo.edu/library](http://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](http://www.cityofsanmateo.org/notifyme)

**City Newsletter:** Information about city programs and events: [www.cityofsanmateo.org/DocumentView.aspx?DID=10758](http://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](http://www.smccvb.com)

#### HOW TO CONTACT PML/BOARD

Do you want to get in touch with your association manager or need a service request taken care of?

**Call PML:** (650) 349-9113 (ext. 100 for receptionist or ext. 121 for Debbie, our property manager)

**Email PML:** [debbie@pmlmanagement.com](mailto:debbie@pmlmanagement.com)

Do you 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 (we meet on the 4th Tuesday of each month) and then attend to present your issue.

You want to know more about PML?

Visit the PML web site at: [www.pmlmanagement.com](http://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](mailto: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 Kiss <sup>1</sup>	President
Mitra Sadeghi <sup>2</sup>	Vice President
Jack Albrecht <sup>1</sup>	Treasurer
Emile Nurisso <sup>2</sup>	Secretary
Miles Dooher <sup>1</sup>	At Large

<sup>1</sup>Term ends at 2020 election

<sup>2</sup>Term end at 2019 election

#### COMMITTEES

##### Architecture

Bob Kiss (chair) – (650) 212-5477

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

##### Landscape

Miles Dooher (chair) & Jack Albrecht -

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

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

##### Public Safety

Bob Kiss (chair) – [publicsafety@sugarloafhoa.org](mailto:publicsafety@sugarloafhoa.org)

#### NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be held on **Tuesday, June 26**, 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  
Finalize Rental Restriction Amendment Proposal/Plan
7. New Business:  
Election of Board Officers

8. Correspondence Review
9. Executive Session (as needed)