# Sugarloaf News

# Sugarloaf Homeowners Association Newsletter

www.sugarloafhoa.org June 2019 June 19, 2019

# **PRESIDENT'S CORNER**

Welcome to summer! — I hope everyone has a great summer, whatever you choose to do during the time of year. We've had our first hot spell earlier this month! Please note that PG&E has informed state residents that they may need to reduce or cut power at times when the weather conditions increase the risk of wildfires. Please be prepared! And see more below about fire safety this summer.

Rental Restrictions CC&Rs Amendment — As communicated previously, the membership approved the amendment that puts in place restrictions on rentals within Sugarloaf. The amended CC&Rs have now been recorded with the county, so are effective as of April 12, 2019. The final recorded amendment documentation will be provided to all HOA members, either by email or US Mail, depending on how your normally received HOA communications. The content will also be made available on the HOA web site.

#### What's on the Board's Mind?

#### **Important HOA Business This Month:**

Joining the Board - There is still one Board seat open for a one-year term. If you'd be interested to join the Board in this capacity, please contact me, any member of the Board, or Debbie at PML. The Board is looking to fill this position ASAP, so please act now if you have interest.

<u>Fire Safety</u> – The annual brush clearing on the HOA common spaces in and around the canyons is taking place in late June after the grasses have dried out. Keep in mind that homeowners are responsible for fire safety on their own properties. We all received the typical annual fire safety notification from the Fire Marshal / Cal Fire emphasizing this aspect. If you have questions about the law, please visit the Cal Fire website for further information:

https://calfire.ca.gov/communications/communications\_firesafety\_100feet

Thanks again for your support of our association.

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

# **COMMITTEE REPORTS**

<u>Architecture:</u> Please note that, per CC&Rs S6.0 Architectural Control, changes to or replacement of fences must be approved by the HOA. In addition, the committee calls your attention to CA Civil Code Section 841, which says adjoining landowners share equally the responsibility for maintaining fences dividing their properties.

Annual Exterior Audit – The HOA conducted its annual exterior audit in mid-May with a focus on exterior home structure appearance (paint, roofing, fencing) and landscaping. Owners of properties identified as needing attention will soon be notified in writing of the issue and the needed timing for addressing the issue to maintain property values and keep the neighborhood looking nice. Please don't ignore these notices – fines may apply if ignored.

#### Landscape:

Phase 2 of the large tree maintenance program, with 92 trees on the list to be trimmed, and a few to be removed, is underway. Periodic (~ every 5 years) fire protection 6-ft laddering trim on all trees within our 100 ft defensible fire space in the easements and common areas will likely take place in the July/August timeframe.

**Trim for View** – If you want to trim 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.

The irrigation is back on in the common areas and easements. If you feel there is an irrigation problem, please contact PML.

# **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.

**Wildlife Alert** – General reminder that we live in areas bordering on natural habitat for lots of wild animals. With deer come coyotes and mountain lions. And be advised that rattlesnakes do live in the canyons and hillsides. If you encounter a rattlesnake in or around your home area that is concerning, you may find useful information at <a href="https://www.gotsnakes.org">www.gotsnakes.org</a>, a Bay Area snake removal company.

### PLEASE FOLLOW CC&RS AND CITY CODES

Trash/Recycling (subject to fines) -- Per CC&Rs Section 5.08 and SM City Code, bins need to be kept out of sight, except on pickup day or the day prior. SMMC 7.16.040 states that bins may not be placed out before 12pm the day prior to collection and must be removed by midnight on collection day. Bins may not be stored 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**.

Other Parking Notes (subject to city fines/towing) — Oversized vehicles are not permitted to be parked on public residential

streets per San Mateo Ordinance 2013-8. It's also not allowed to park a vehicle on a driveway such that it is blocking the sidewalk.

# **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 personal copy).

<u>Electronic Documentation</u> – 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 – Galileo Parking Lot 6).

**The Sky Tonight Planetarium Show:** This popular show takes place on the 2<sup>nd</sup> Friday of the month (next July 12) 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.

**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.

# **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), <a href="mailto:debbie@pmlmanagement.com">debbie@pmlmanagement.com</a>. Visit the PML web site at: <a href="mailto:www.pmlmanagement.com">www.pmlmanagement.com</a>.

**HOA:** Submit your concern in writing (email okay) at least one week before the next Board meeting (4th Tuesday of each month). Attend to present.

# **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

## YOUR BOARD of DIRECTORS

Bob Kiss<sup>1</sup> President
Mitra Sadeghi<sup>2</sup> Vice President
Zaven Khachadourian<sup>1</sup> Treasurer
William Riley<sup>2</sup> Secretary
Open<sup>1</sup> At Large

<sup>1</sup>Term ends at 2020 election, <sup>2</sup>Term end at 2021 election

#### **COMMITTEES**

#### **Architecture**

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

#### Landscape

Zaven Khachadourian (chair) - 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, June 25, 2019** at 5:30 pm at the San Mateo Senior Center, 2645 Alameda de las Pulgas.

# **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:

Open Board Position Appointment

Committee Memberships

**PML Contract Renewal** 

**Election Voting Process Discussion** 

7. New Business:

None

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