

# Sugarloaf News

## Sugarloaf Homeowners Association Newsletter

www.sugarloafhoa.org

March 2019

Mar 20, 2019

### PRESIDENT'S CORNER

**Rental Restrictions Amendment Passed** – The voting process was concluded at the Board meeting in late January, at which this amendment to the CC&Rs was approved by a quorum of “approve” votes, with an overall approval of 73% of the total votes. The Board continues to feel it is in the best interests of the HOA to have some limit (10%, or 23 units, in this case) on the maximum number of rental units rather than the prior situation with no limit. As a reminder, the limit does not apply to current owners of record as long as they maintain property ownership. Thanks to the more than 160 HOA members who cast their votes, the Board members, and our election official PML Management.

**Please Return Annual Election Ballots** – Our annual election process, which includes election of two Directors to the Board and the required Tax Resolution, is in progress now and cannot be completed until a quorum of HOA members cast their votes. **Ballots must be received at PML by Tuesday 3/26.** We cannot bring in the new Directors until the election process concludes! Please contact PML ASAP if you’ve misplaced your ballot.

### What’s on the Board’s Mind?

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

**Annual Dues** – Your annual assessment (\$750 – no change!) was delinquent after Feb 15. Late fees apply. If you have a financial hardship, please contact PML or the Board in writing to request a payment plan. Please do NOT ignore your dues obligation. Talk to the Board/PML to work through it.

**Annual Meeting / Traffic Concerns** – The HOA Annual Meeting was held on Thur. Jan 24. We heard from guest speaker Bethany Lopez, Senior Engineer with the Public Works department. She spoke about traffic improvement approaches and requested volunteers from Sugarloaf to work with the city to address Sugarloaf residents’ specific traffic concerns. Several HOA members have volunteered already; please contact PML if you’d like to be involved.

### Joining the Board

Two of our current Board members, Miles Dooher and Jack Albrecht, have stepped down from their positions due to personal reasons with one year remaining on their terms. **Many THANKS to Miles & Jack for many years of service!** The Board will be appointing two HOA members to complete those one-year terms. If you are interested in joining the Board for this shortened term to see what it is like, please contact PML or a Board member.

Thanks again for your support of our association.

Bob Kiss, HOA President ([president@sugarloafhoa.org](mailto:president@sugarloafhoa.org))

### COMMITTEE REPORTS

**Architecture:** 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.

### Landscape:

As mentioned previously, the committee is in the process of contracting for phase 2 of the large tree maintenance program, with 92 trees on the list to be trimmed, and a few to be removed. This work will occur early this year along with our 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.

In addition to normal landscape maintenance, the following service items have been completed during Feb/Mar:

- Repaired broken sprinkler and juniper damage from car incident at the corner of Parkwood and Broadview on the canyon side
- Completed sprinkler/nozzle upgrades on De Anza Blvd common areas. Now, all of De Anza should have consistent watering at reduced overall water usage.
- Removal of fallen branches in landscapes from storms damage
- Leaf blow sidewalks on De Anza/Parkwood Dr and debris removal in parking areas
- Raked area behind 1858 Parkwood slope

**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 off for the winter. If you feel there is watering going on in the common or easement areas, or other irrigation problems, 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.

**Home Fire Safety – Close Before You Doze:** See the dramatic difference a door can make. This short video shows the

difference a closed bedroom door can make in a house fire.  
[www.youtube.com/watch?v=bSP03BE74WA&feature=youtu.be](http://www.youtube.com/watch?v=bSP03BE74WA&feature=youtu.be)

#### 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 now 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 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**.

**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 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 – 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 one April 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](http://www.collegeofsanmateo.edu/astronomy/planetarium.asp).

**Jazz Under the Stars** -- Rooftop Observatory. Sat Apr 13 CSM Sci Bldg 36, Planetarium. Come see craters on the first quarter moon, Mars, star clusters, and more while listening to KCSM Jazz 91 FM! Dress warmly and come by anytime between 8:30 pm & 10:30 pm.

**20<sup>th</sup> Annual Spring Health Fair** - Wed Mar 27, 10 am - 2 pm, CSM College Center Bldg 10, Bayview Dining Room. Healthcare professionals and agencies will offer health assessment services educational information. Free food, prizes, and over 40 exhibitors!

**Breast Cancer Health Disparities Research: for Latinas by Latinas** Part of CSM's Science-in-Action Speaker Series, Wed Mar 27, 5:30-6:30 pm, CSM Science Building 36, Planetarium. Dr. Cathy

Samayoa from SF State, whose research interest is how stress contributes to breast cancer health disparities in Latinas.

**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)

**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), [debbie@pmlmanagement.com](mailto: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](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
Open	Treasurer
Emile Nurisso <sup>2</sup>	Secretary
Open <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) - [landscapechair@sugarloafhoa.org](mailto:landscapechair@sugarloafhoa.org)

Landscape or 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, Mar 26, 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:

Rental Restriction Amendment Recording Status

7. New Business:

2019 Annual Election Status – Ballot Count (pending quorum)

Board Member Resignation / Appointment

8. Correspondence Review

9. Executive Session (as needed)