

PRESIDENT'S CORNER

Rain, Rain, Rain – Well, we sure got a dose of needed rain this week, at least if you are a skier!

Annual Members Meeting – We held our Annual Members Meeting on Tuesday, Jan 27. We heard from guest speaker Lt. Stephan Casazza of the San Mateo Police Department, who told us about crime trends in San Mateo and also provided useful tips on how to prevent burglaries at your home. In addition, we kicked off the annual election process for our Board of Directors and heard yearly reviews provided by our officers on Treasury, Landscaping, Architecture, and Public Safety.

Annual Election Process – The election for the three Director positions is now underway. HOA members should have received your ballot by now, and they are due back to PML by no later than March 24. If you have not received your ballot (by USPS), please contact PML.

Leaf Blowers – FYI, San Mateo plans to ban the use of gas-powered leaf blowers. There will be a reading of the draft ordinance at the Mar 2 City Council Meeting. Public comment on the draft will be accepted. The ban will go into effect about 9 months after the ordinance is finalized.

What's on the Board's Mind?

Important HOA Business This Month:

Electronic Documentation – We have about 60% our members receiving routine communications via email, such as this newsletter. If you'd like to transition to using email rather than paper, please contact PML (sabrina@pmlmanagement.com). The Board has been reaching out to convince you - Electronic distribution saves HOA money and protects you from rising dues! The Board is making a final push this month, so please support these efforts to manage our costs.

Rental Property Documentation – As you may have noticed in recent mailings, the Board is also making a push to get owners renting their property to better comply with HOA requirements for rental properties. Please review Article 9 of our CC&Rs if you are renting your property and make sure you are compliant. Fines apply to non-compliance, and the Board will be making a push to close gaps in our records.

Thanks for supporting our HOA!

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

COMMITTEE REPORTS

Architecture:

Exterior Changes Reminder - Per our CC&Rs Section 7, exterior changes require HOA approval (includes, but not limited to, painting, roofing, fences, windows, balconies, solar panels, driveways & walkways, decks, other structural changes). Landscaping (plants) and modifications exclusively on the home

interior do not typically require approval. There is often a neighbor notification requirement that triggers a need for HOA approval. If in doubt, please ask – you can email or call the committee chair. =

Landscape:

The following landscape service items were completed recently:

- Litter and leaf removal from sidewalk areas weekly
- Removed a large fallen branch on slope near 1858 Parkwood
- Cleared v-ditch of debris behind homes on Broadview slope
- Raked pine needles from sloped areas along Toyon Ct.
- Raked and weeded in common space at 1529-1533 De Anza
- Common area corridors and drains behind fences along De Anza were inspected
- Stump from tree on lower Parkwood downed by storm in January was removed and the irrigation repaired

Large Tree Maintenance – Please note that the HOA maintains an ongoing tree maintenance program based on an arborist's survey of our catalogued large trees near homes. A portion are serviced each year on a rotating basis. The 2026 work will go out for bids in the spring.

Property Maps – San Mateo County property line maps can be found on the web site under Residents/Landscape. Password is the same as for our Governing Documents.

Irrigation System Status – Irrigation system is now OFF. Contact PML if you observe any issues. Please don't touch the equipment unless it is an emergency.

Trim-for-View – Please do not trim/cut trees in common areas without prior approval. 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 Joe at PML.
4. The Landscape Committee will review / approve if appropriate
5. The Homeowner pays for trim-for-view work.

Public Safety:

Home Burglaries – SMPD Lt. Stephan Casazza provided the following recommendations to reduce the risk of a home burglary: Don't leave your home fully dark, leave a car in the driveway, don't leave bins out front after pickup if you are away. Neighbors help neighbors when one is out of town.

"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.

Emergency Info – Sign up for **San Mateo County's alert system** at www.smcalert.info for email, text, or phone alerts.

PLEASE FOLLOW CC&Rs AND CITY CODES

Trash/Recycling (subject to fines) -- Per CC&Rs Section 8.7 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.

Dog Controls (subject to fines) – Please pick up after your dogs, per law and CC&Rs (S8.6(d)). Leaving a pile or bag of dog poop for someone else to clean up is not helpful. And please note that San Mateo law and HOA CC&Rs require dogs be on a leash at all times in our neighborhoods, in addition to keeping barking under control and not a nuisance.

Visitor Parking (subject to fines) – Since there is no 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, etc.). These spaces must be kept available for visitors, per CC&Rs Sec 8.12(c), **subject to fine.**

Tennis Courts Access – The tennis courts are under the control of Denali HOA. Please contact PML if you need a key (\$50) to enter. **Access is for Sugarloaf or Denali residents only. Guests must be accompanied by residents at all times. No exceptions.**

OUR GOVERNING DOCUMENTS

As a reminder, the Association Bylaws, CC&Rs, and other HOA docs 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 & OTHER INFO

Farmer's Market: Every Sat 9 am – 1 pm; College of San Mateo (W. Hillsdale & CSM Drive – Galileo Parking Lot 6).

San Mateo Parks & Rec Department – Web site has info about many available activities, including for those over 60. See info at www.sanmateorec.org.

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: www.sanmateocountynews.com

Animal Control & Licensing – www.smchealth.org/animalcontrol
Emergency Info – Sign up for **San Mateo County's alert system** at www.smcalert.info for email, text, or phone alerts.

Delivery of Library Materials! - The library offers twice-monthly delivery of library materials for those unable to visit the library. 650-522-7863 or www.cityofsanmateo.org/4458/Home-Delivery.

Senior Living in San Mateo – The city's website contains useful information and references, see here: www.cityofsanmateo.org/640/Senior-Services

Hillsdale Mall Future Planning – Learn about future development plans (big changes coming) - www.hillsdalereimagined.com.

HOW TO CONTACT PML/BOARD

To contact your association manager or place a request:

PML: (650) 349-9113 (ext 100 – reception, ext 104 - Joe, our PM), joe@pmlmanagement.com, sabrina@pmlmanagement.com (backup to Joe)

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

HOA: Submit concern in writing (email board@sugarloafhoa.org) at least one week before the next Board meeting (4th Tue of each month). Attend the meeting to present your topic at the Open Forum.

IMPORTANT NUMBERS

PML Management Corporation

1710 S. Amphlett Blvd, Ste 207, San Mateo CA 94402

Telephone/Fax: (650) 349-9113/ (650) 349-9190

E-mail: joe@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 ¹	President
Alan Robinson ²	Vice President
Zaven Khachadourian ¹	Secretary
Mitra Sadeghi ²	Treasurer
Aidin Sarabi ¹	At Large

¹Term ends at 2026 election, ²Term ends at 2027 election

COMMITTEES

Architecture

Bob Kiss (chair) – architecturechair@sugarloafhoa.org

Landscape

Zaven Khachadourian (chair) - landscapechair@sugarloafhoa.org

Landscape or sprinkler concerns, contact Joe at PML.

Public Safety

Bob Kiss (chair) – publicsafety@sugarloafhoa.org

NEXT BOARD OF DIRECTORS MEETING

The next Meeting will be on Tue, Feb 24, 2026, at 5:30pm 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, Public Safety)
6. Property Manager Report
7. Unfinished Business:
Email Communication Initiative Status Update
Significant Architectural Changes – Review Best Practices Draft
8. New Business:
Rental Properties CC&Rs Compliance Gaps Review
9. Correspondence & Action Items Review
10. Executive Session (as needed)