

PRESIDENT'S CORNER

Quiet Summer so Far - The Board hopes that you are enjoying our (cool) summer. Note that San Mateo's *Thursday Music Series* continues into August at Central Park – see the link under *Events Around Town*.

Fire Safety – As previously mentioned, the HOA has conducted our annual brush trimming project on all the hillsides bordering our homes and common spaces, per Cal Fire code. The work was recently inspected and approved by the San Mateo Fire Department. Please note that each homeowner is responsible for fire safety measures on their private property. For more information, please visit Cal Fire's website Defensible Space information: www.fire.ca.gov/dspace.

What's on the Board's Mind?

Important HOA Business This Month:

Planning for the Future - The Board will begin the update process this month for the HOA's Reserve Study which ensures we have enough money stored away for large capital projects such as private lane concrete and street maintenance and long-term irrigation and large tree fire safety. Note San Mateo's Thursday music series from Jun – Aug – see the link under *Events Around Town*.

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.

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.

The annual exterior audit took place recently, with focus including paint, roofing, windows, fences, landscaping & weeds, and debris. Homeowners with identified property issues will be notified shortly with specified timelines for remediation.

Landscape:

The following landscape service items were completed recently:

- Litter removal from sidewalk areas weekly
- Leaf blowing along Parkwood, weeding and pruning plants at easement near 1900 Parkwood
- Cleaned up pine needles, leaves and debris and pruned plants along Chris Ln and Douglass Ct common spaces
- Weeded and weed eating De Anza alley ways
- Cleaned ivy and weeded at Sugarloaf sign area
- Adjusted sprinkler behind 1850 Parkwood that was spraying onto resident's deck.

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 has been completed.

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 ON. 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:

Wildlife Reminder – We live alongside canyons and wildlife, which includes deer, coyotes, skunks, and rattlesnakes. Please be observant when out walking. If you encounter one at your property and need help, try gotsnakes.org / 925-997-3730 (they are local to us).

"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

Central Park Music Series – Returns to Central Park, Jun – Aug. For info: www.cityofsanmateo.org/1367/Central-Park-Music-Series
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 2028 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, July 28, 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
Rental Properties CC&Rs Compliance Gaps Review
2026 Large Tree Maintenance Project Status
Annual Brush Trimming Project Completion Review
Reserve Funds Investment Discussion / Decision
8. New Business:
Begin Planning for Reserve Study Update
9. Correspondence & Action Items Review
10. Executive Session (as needed)