

Sharon Park Views

The Newsletter of
Sharon Park Homeowners
Association
July 2007



Problems?

If you observe a problem of any kind in the complex, please report it immediately to PML or to one of the members of the Board, either with a phone call or in writing. PML's number is 650-349-9113

(Sabrina at x122 or receptionist at x100), or e-mail: safox@pmlmanagement.com.

COMMUNITY NEWS

Power Outages & Emergency Lighting & Elevators

We all know there have been several extended, aggravating power outages recently. We have passed along to Building Reps the information we received as to their cause, which is overloaded main cables on Sand Hill Road that are to be replaced over the next few months (see Almanac June 20 article). There will most likely be a few more outages through July as temporary poles, and then permanent cables are installed. Please recognize that the emergency lighting in stairwells is designed for immediate egress and therefore has limited duration - 2 hours at most. Since outages often are longer than this, you would be wise to have handy a flashlight with extra batteries stored in your car and home. Also, when power is lost, the elevators will coast down to the next floor, and open briefly.

July 4th Party

The Association's annual 4th of July party will be from 5:30-7pm in the Clubhouse on the 4th. We hope to see everyone there - please put it on your calendar, bring an hors d'oeuvre and your choice of beverage and enjoy visiting with your neighbors.

1204 Trellis Repair

The long-awaited repair and rehabilitation of the 1204 parking trellis is scheduled to begin July 5th and be completed in less than 2 weeks. We anticipate that guest and resident parking will not be available under the outboard portion during the construction.

Asphalt Renovation

The renovations of our asphalt roadways and paths are complete for this year. We are pleased with how smoothly everything went and thank you very much for your cooperation and understanding during this most disruptive process. Fortunately, it is not often needed. This year we addressed all of the pathways, townhouse driveways, condo driveways, and all of the roadway except for the area from the main road to building 1230 which will be done next Spring. By doing the work in two pieces we have been able to spend no more than the funds available and come in slightly under budget for this year. Please enjoy our beautifully renovated roadway.

Need Plantation Shutters?

Anyone who is interested in two sets of white plantation shutters (91"H x 116"W and 78"H x 92"W), excellent condition, please contact Dick Desautel (854-4458).

COMMUNITY REMINDER

Reminder - Project Legal Notice of Completion

Official release from any possibility of liens comes when the legal document "Notice of Completion" is filed by the General Contractor, witnessing that all payments have been made for all services and that the Association and owners are legally absolved from any further obligations. We have received the "Notice of Completion" for our project; any condo owner desiring to have a copy of it for Unit records is welcomed to contact Board Member Gordon Soltau, 561-9639.



Driving in Our Community

Periodically we have to remind residents of the need for safe driving habits on our streets.

The streets are intentionally left unlined for a "country road" look, but must be driven in lanes, i.e., when driving stay to the right. Several blind curves and rises, sun glint certain times of day, and the necessity to "trip" the exit gate actuation loop all require drivers to stay to the right. There have been near-accidents recently because drivers were driving down the middle of the road. Speeding is also a safety concern - please observe the speed limit and drive defensively.

Condo Residents

Fire regulations require us to keep the mail room entrance doors closed when no one is using them. They are not to be propped open and left open after use. This is a civic responsibility all condo residents have for the safety of building occupants.

Availability of Forms

As a reminder, clubhouse reservation forms can be obtained from Kaarli Bowers (854-9890) and Architectural Control Committee forms for proposed renovations are available from Marvin Jones (854-3228). The former are to be filled out and sent to PML and the latter filled out and given to Marvin.

PRESIDENT'S CORNER

We welcome two new members to the Architectural Control Committee - Mary Doten (1204 Unit 77) and Bob Luft (1260). Our thanks to Mary and Bob for stepping forward to serve our community on this important committee!

At its June 18th meeting, the Board received with sadness a surprise announcement from Treasurer Lester Cutting. Les submitted his resignation as Treasurer and from the Board due to recent developments in his medical situation. He will need to focus all his time and energy on addressing his forthcoming medical treatments. The Board acknowledged his service as Treasurer and contributions to the Board and membership. We are grateful for his efforts and sensitivity in building community and will miss his kind and gracious manner as a Director. Our thoughts and prayers are with him as he enters his treatment program.

Next Board Meeting: The next meeting of the Board of Directors will be held Tuesday, July 17, 2007 at 7:00 p.m. in the Clubhouse.

Your Building Representatives		Your Board of Directors	
1202, Marvin Jones	854-3228	President, Dick Desautel	854-4458
1204, Claudia Brown	926-9302	Vice President, Gordy Soltau	561-9639
1230, George Halaer	233-3799	Interim Treasurer, Jerry Stocker	854-9699
1280, Gili Bowers	854-9890	Secretary, Louise Gulda	854-4689
1290, Doug Cromack	854-4279	Member,	
Townhomes, Dan Kocher	854-7876		

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Association
June 2007



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COMMUNITY NEWS

Project Legal Notice of Completion

During the course of a project like our condo roofing project, it is standard industry practice that subcontractors mail to the General Contractor or Unit owners a standard form of potential lien action in the event of nonpayment for services. Only one subcontractor elected to mail such forms to owners (the others mailed them to the General Contractor). Official release from any possibility of liens comes when the legal document "Notice of Completion" is filed by the General Contractor, witnessing that all payments have been made for all services and that the Association and owners are legally absolved from any further obligations. We have received the "Notice of Completion" for our project; any condo owner desiring to have a copy of it for owner records is welcomed to contact Board Member Gordon Soltau, 561-9639.

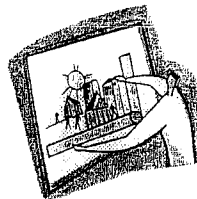
Road Work - Tuesday, June 12,
Thursday June 14,
and Friday, June 15



Repair and sealing work will be done on our road, paths, and townhouse driveways over three days, Tuesday, June 12, Thursday June 14, and Friday, June 15. There will be a flag man to direct traffic. This work will seriously disrupt traffic flow throughout the property. It is essential that all cars be moved off of the guest parking areas and off of townhouse driveways as necessary for the work to be done. Owners must be available to move cars as necessary. No work will be done inside the condo garages at this time

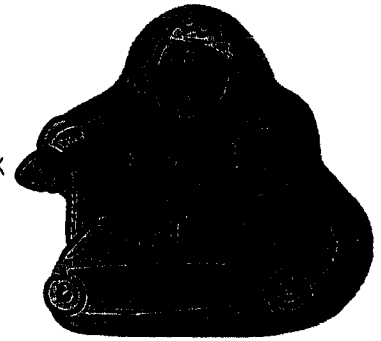
Architectural Control Committee Openings

The Board is soliciting applications for two positions on the Architectural Control Committee, one to be filled by a townhouse owner, one by a condo owner. Please contact Dick Desautel (854-4458) if interested.



Foldable Treadmill Unit Up for Grabs

A small foldable treadmill unit has been donated to the Association. Any one who wants it can take it; please contact Dick Desautel, 854-4458, if you are interested.



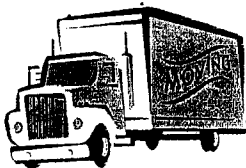
COMMUNITY REMINDER

Condo Unit Dryers

Laundry lint will accumulate in condominium laundry dryer vents, slowing the drying action and creating a fire hazard. An increase in drying time for a normal load may indicate serious blockage. A yearly check by a service shop is recommended; in a recent dryer check for other problems the vent tube was found completely blocked. Dryer vents are the owner's responsibility.

Moving Vans

Occasionally we experience moving vans operating on our property late weekday evenings or on Sunday. Residents are reminded that our community rules restrict moving operations to 8am - 6pm weekdays, 8am-noon Saturdays. Please refer to your copy of the *Guide to Living* for day/hour restrictions and other conditions of notice and preparation, pg 19.



Next Board Meeting: The next meeting of the Board of Directors will be held Monday, June 18, 2007 in the Clubhouse. Please be reminded that the official Board Meeting Minutes are posted on the Clubhouse Bulletin Board 2 months (to allow for corrections) after each meeting.

Your Building Representatives		Your Board of Directors	
1202 Marvin Jones	854-3228	President, Dick Desautel	854-4458
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1290 Doug Cromack	854-4279	Member, Jerry Stocker	854-9699
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May 2007



Problems?

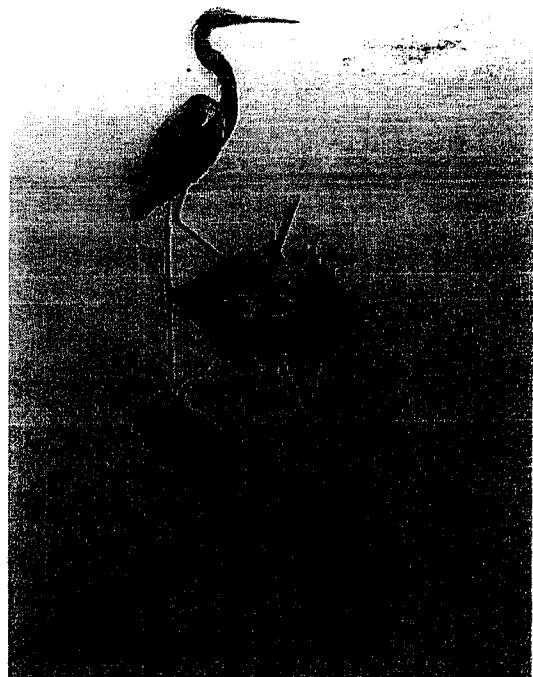
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COMMUNITY NEWS

Membership Meeting and Election of Officers

The Annual Membership Meeting, held this year on April 10th, included annual reports by the President and various committees as well as Board elections. Incumbents Louise Gulda and Gordon Soltau were elected to an additional 2-year term on the Board, and incumbents Gil Bowers and Dan Kocher were elected for another year as our representatives to the Unit 9 Board.

Spring is here, ENJOY!



PRESIDENT'S CORNER

With the condo project completed and all bills paid, the Annual Members Meeting concluded and a new officer cycle begun, this would be a good for me to briefly list some of the topics and issues the Board may take under consideration in the next 12 months. Please consider this a listing of *possible* topics; we will know for sure the progress we make only as the year plays out. Due to recent issues with unit flooding and plumbing valve failures, the Board will discuss the need for emergency contact info and emergency access to garage closets/units, and design a system that can provide it and solicit cooperation of all owners to establish it. We may also develop a plan to begin preventative replacement of garage plumbing valves to avoid future failures. An incremental policy has been adopted for condo building trellis and entry bridge repair wherein individual structural members on an annual allowance basis will be removed and replaced as they degrade. This practice will begin this year. And we will move to perform needed townhouse fence repairs, and painting of the new townhouse downspouts and gutters. Regarding maintenance of all our facilities, please be aware that your Building Rep has a copy of an impressive table listing status of all the maintenance work requested and performed over the last 2 or 3 years that you are welcomed to look at. The recent Disaster Preparedness presentation by Menlo Park Police Officer Burt has led to a few suggestions that the Board will consider to improve our preparedness. The Board also intends to continue to monitor the DIC insurance market to be prepared for any further changes affecting coverage or cost. Finally, we will continue our annual cycle of monitoring and planning regarding the financial condition of the Association, and the accuracy and use of the Reserve Analysis. And we are always open to suggestions for improving and enhancing our community. We look forward to a great year working together for and with you to promote the best possible quality of life and community at 1200 Sharon Park Drive!

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, May 21, 2007** in the Clubhouse immediately following the Annual Membership Meeting. Please be reminded that the official Board Meeting Minutes are posted in the clubhouse bulletin board for 2 months (to allow for corrections) after each meeting.

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1202, Marvin Jones	854-3228	President, Dick Desautel	854-4458
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1290, Doug Cromack	854-4279	Member, Jerry Stocker	854-9699
Townhomes, Dar Kocher	854-7876		



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**Emergency Preparedness Meeting -
Wed., March 28, 7pm Clubhouse**

COMMUNITY REMINDER

Curbside Parking

Please remember that in general, visitors, contractors and delivery people are not allowed to park curbside in our community. In particular, curbside parking by anyone, even for a short time, in front of the 1204 path at the bend in the main road is especially dangerous. So for 1204 residents, if you have delivery people or visitors or contractors coming, please tell them ahead of time that they must park in visitors parking above 1204 or near the visitors parking in the trellis, but not curbside on the main road

COMMUNITY NEWS

Membership Meeting and Election of Officers

As you know by now, the Association's Annual Membership Meeting this has been rescheduled for Tuesday, April 10th in the

Clubhouse starting at 7pm. You have received the Meeting information packet ballot with balloting instructions for election of officers and also a separate mailer that included minutes from the 2006 meeting. Two Board Members and two Unit 9 Board Members will be elected. The Board nominees are Louise Gulda and Gordon Soltau, the Unit 9 nominees are Dan Kocher and Gil Bowers; all are incumbents. We encourage you to vote and to come to the Membership meeting.

Clubhouse Lending Library

You may not know that we have a modest collection of books in the Clubhouse closet for honor system loan and return. Recently, we have been adding more through Friends of the Menlo Park Library, with some on display on the cabinet just inside the door. Check it out!



Emergency Preparedness Talk

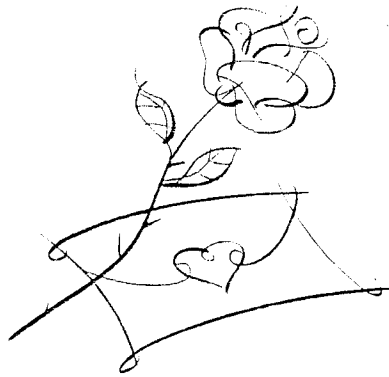
Commander Lacy Burt of the Menlo Park Police Department will give a talk and answer questions concerning Emergency Preparedness for our residents on Wednesday, March 28, 7pm in the Clubhouse. Please put it on your calendar and come to be informed about how to prepare for and respond in the case of an emergency.



PRESIDENT'S CORNER

Condo Project Special Assessment Ballot Results and Condo Project Completion

The Board is pleased to announce that the proposed special assessment to complete the condo project obligations has been approved by membership by a vote of 51 yes and 17 no. The entire project and its impact on our community has for me personally been a long, intense, humbling process as I and the Board strove to do our best for our membership. Throughout, we tried to make the very best decisions and exercise the best possible stewardship of member's interests. While this second assessment may not have been good news, membership approval of it marks project completion and restoration of our financial status and physical plant. I want to thank Gordon Soltau for his extensive and faithful work throughout the project, as well as the Board for their willingness and effort in staying informed and addressing the myriads of details. And most of all, thanks to you our members for enduring, for questioning and cooperating, for communicating and for trusting. The Contractor's comment was that our residents are good people and responded to this project much better than the contractor's common experience in such projects. Thanks again for recognizing hard decisions and good work.



Next Board Meeting: The next meeting of the Board of Directors will be held **Tuesday, April 10, 2007** in the Clubhouse following the Annual Meeting.

Your Building Representatives		Your Board of Directors	
1202 Marvin Jones	854-3228	President, Dick Desautel	854-4458
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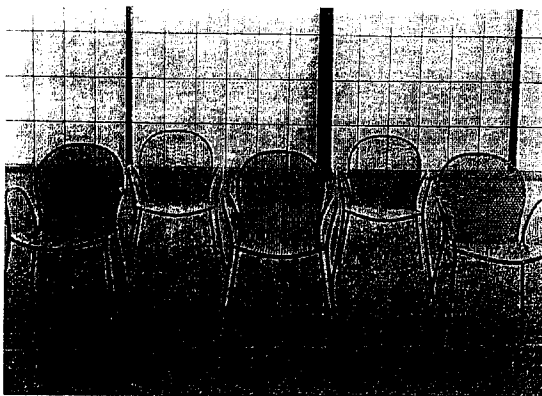
safox@pmlmanagement.com.

Or

Sabrina@pmlmanagement.com

NEXT BOARD MEETING

Membership Information Meeting on
Condo Project Second Special Assessment - Clubhouse, Tuesday
February 27, 7pm.



COMMUNITY NEWS

Membership Meeting and Election of Officers

The Association's Annual Membership Meeting will be on Monday, March 19, in the Clubhouse starting at 7pm. By now you should have received the Meeting information packet that includes Minutes from the 2006 Annual Meeting, ballot, and balloting instructions for election of officers. Two Board Members and two Unit 9 Board Members will be elected. The Board nominees are Louise Gulda and Gordon Soltau, the Unit 9 nominees are Dan Kocher and Gil Bowers; all are incumbents. We encourage you to vote and to come to the Membership meeting.

Disaster Preparedness

Commander Burt of the Menlo Park Police Department will give a talk and answer questions on **Community Disaster Preparedness** on March 28th, 7pm in the Clubhouse. Mark your calendar!

PRESIDENT'S CORNER

Condo Project Special Assessment Meeting and Voting

You have recently received a special mailing that included a letter from the Board, ballot, and instructions concerning a second special assessment on condo units needed for paying final obligations incurred by the just completed condo roofing rehabilitation project. The letter provides detailed description of project results, project finances, and the need for the second special assessment. Additional detailed responses to common questions have been provided to your Building Rep to help inform and clarify. And an information meeting is scheduled for Tuesday, February 27, to clarify and answer any questions owners may have about the project and the assessment. In summary, while the construction project itself incurred a modest 5% overrun, the project funding plan did not account for the need to restore reserve funds and address project consequences on landscaping and roadways. When these are included, the overrun is about 15%. The second special condo-unit assessment put to membership vote would cover all these needs. The Board strongly recommends a vote to approve this conclusive special assessment. Nearly all long-lifetime, large-cost components scheduled in the professional reserve analysis have been performed during this one project. There are no additional large-cost items scheduled for several years. Maintenance and repair/refurbishment of trellises, entry bridges, valves and plumbing, for example, will be done incrementally on an annual allowance basis within the restored regular reserve fund. We think this really was a 30-year project, that the buildings look great and are going to remain so for a long time! And we thank all owners (project activity did affect all of us) for their patience and forbearance for the last 11 months.

Next Board Meeting: The next Meeting of the Board of Directors will be held **Monday, March 19, 2007**, in the Clubhouse following the **Annual Meeting of Members**.

Your Building Representatives		Your Board of Directors	
1202, Marvin Jones	854-3228	President, Dick Desautel	854-4458
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February 2007



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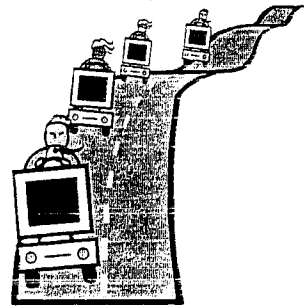
THE NEW GATE CODE -
EFFECTIVE FEBRUARY 1 IS
1432

COMMUNITY REMINDER

Gate and Roads

We have had occasional reports that the exit gate has not opened as people approach it. The gate is not malfunctioning. If the exit gate does not open, it is because the driver has driven down the center of the road or is going too fast. The signal source for opening the exit gate is located under the road bed in the right lane side of the road near the lamppost closest to the gate. If you drive on the right side of the road at our speed limit of 20mph, the gate will open. Most of our residents have never had a problem triggering the gate to open as they drive on the right side of the road and observe our speed limit. Please remember

that our Guide for Living requires that we drive on the right side of our road (not in the middle) at our speed limit of 20mph. Please alert visitors to our driving rules.



PRESIDENT'S CORNER

Condo Roofing Rehabilitation project

This extensive and extended project is finally completed. We all are happy to see the buildings and residents "liberated" from the scaffolding and construction traffic. The buildings look fabulous, are now code-compliant, have been upgraded in many particulars, and the work done will maintain the buildings for a long time. In a forthcoming report to our members, we will summarize the expanded scope and some of the important details and decisions on the project. On behalf of the Board I want to thank all residents, especially those in the condos, for their patience and understanding through this process. The Board is currently involved in project closure with the contractor including final cost figures and payments.

CONDO ROOFING PROJECT

All buildings have been completed except for some outstanding issues in 1204. There are still some unit front doors that Saarman has been unable to paint because owners had not wanted to leave doors open in the cold weather and others where owners were not home. These doors will be painted closed and touch up will be done at a later date.

COMMUNITY NEWS

Emergency Preparedness

We are currently pursuing arrangements with the Menlo Park Police Department for a speaker presentation on Emergency Preparedness, as a service to our members. Watch for announcement of this event to be held on an evening in March. In the meantime, the Association has distributed to each unit a copy of the City's booklet (with an SPHOA front-page insert) on this important subject, to be kept in which unit for reference.

Membership Meeting and Election of Officers

The Association's Annual Membership Meeting will be on Monday, March 19 in the Clubhouse starting at 7pm. You will soon receive the Meeting information packet that will include minutes from the 2006 meeting, ballot and balloting instructions for election of officers. Two Board Members and two Unit 9 Board Members will be elected. The Board nominees are Louise Gulda and Gordon Soltau, the Unit 9 nominees are Dan Kocher and Gil Bowers; all are incumbents. Some of the nominees have provided brief biographies for your information. We encourage you to vote, to come, to meet your neighbors and to take an interest in the Association business.

SPHOA Board Nominee Biography: Louise Gulda

After more than 20 years in Menlo Park, I moved in 1994 to a condo in the 1280 building. I joined the HOA Board 2 years ago, as I wanted to contribute to my home community. I have enjoyed working with the Board and have chaired the Welcoming Committee and have been developing a disaster plan for the residents. I very much hope to be able to continue my ongoing work with our Board in the future.

Unit 9 Board Nominee Biography: Dan Kocher

Dan Kocher and his wife Susan have lived at Sharon Park since 1990. Dan has served as President of the Unit 9 Board and Chairman of the SPHOA Landscape Committee for a number of years, established excellent relationships with our neighbors at 1100 and the Country Club, and has brought our property's landscaping to award winning status. Dan is a member of the Menlo Park Environmental Quality Commission.

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January 2007



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COMMUNITY REMINDER

A Second Reminder - Food and Other Items Down the Sink

To repeat from the last newsletter, we ask that you do not put food scraps or coffee grounds down the kitchen sink or garbage disposal. And please do not put Kleenex or paper towels in toilets. Plumbers will tell you that these practices have been great for their business! And we know from experience with backups and overflows that our buildings' plumbing is susceptible to problems because of these materials. Please place these materials in the trash.

Gutter Cleaning

As a reminder twice each winter, townhouse and condo roof gutters are cleaned of leaves and debris and downspouts flushed as needed. It is always a challenge to decide the optimal timing to catch the fall leaves! The first cleaning will be in January, so expect a notice about that time, and townhouse and top-floor condo units can expect some modest noise.

Christmas Tree Disposal

Allied Waste will pick up Christmas trees on our regular garbage pickup days. Townhouse owners should leave their discarded trees beside their garbage cans at the curb. Condominium owners need to take their trees to the entrance of the

garage and pile them conveniently off the roadway and not on the landscaping. The best way to carry your shedding tree is to wrap the tree in a bed sheet to avoid trailing needles everywhere. Please do remember to take your sheet back home. Do NOT throw Christmas trees from your balconies.

Condo Dryer Vents

As a reminder, condo residents are responsible for keeping their dryer vents to the outside of the building clear of debris and obstructions. This is a safety issue (fire) affecting all building residents, as well as important to the efficient and safe operation of your dryer. The vent can be most easily cleaned by blowing the exhaust of a vacuum cleaner through it. Stubborn blockages may need professional clearing.

PRESIDENT'S CORNER

Any Witness to the Gate Accident?

As you know, the exit gate was broken for several days. We are calling for any witnesses to the incident which happened Saturday morning, December 16th between 8:30-9:30am. The damage is costing the Association (that's all of us) several thousands of dollars. If the culprit who did it could be identified (I don't know how someone would do that hit-and-run and not own up to it), his/her insurance should pay for it. The driver most likely was a resident or visitor because delivery and contractor vehicles typically don't begin that early on a Saturday morning. Please help us recoup the expense in this.

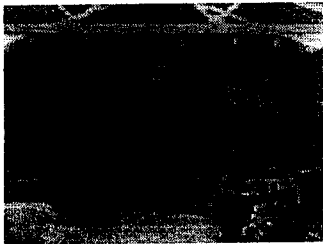
CONDO ROOFING PROJECT

Project Manager Joe D'Agostino reported that work on buildings 1202, 1230, 1280, and 1290 were substantially complete and work on completing 1204 had been delayed due to bad weather. Joe stated that although Saarman Construction was in the process of de-mobilizing, the painters would still be onsite for the next few weeks completing outstanding painting work except for the garages as that work had already been completed.

COMMUNITY NEWS

Holiday Party

We had a great time at the Association's Holiday Party December 9th, visiting with old friends and meeting new ones. The Clubhouse decorations and warm fellowship helped engender the holiday spirit. And the food and beverages were great, including champagne toasting to the approaching end of the Condo Project. Our thanks to the Hospitality Committee for their good work.



(Photos courtesy of Yoichi Oshima—1280 Building, #34)

Posting of Board Minutes

Following a suggestion made at the November Board Meeting, we are now posting the minutes (after corrections) of each Board Meeting on the Clubhouse bulletin Board.

Nominations for the Board of Directors

Two positions on the Board are up for election at next March's Annual membership meeting. The Nomination Committee (Jerry Stocker, Chair) is now accepting nominations. We encourage any resident owner who is interested in serving our membership in this capacity to contact Jerry at 854-9699.

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, January 15, 2006 at 7pm** in the Clubhouse.

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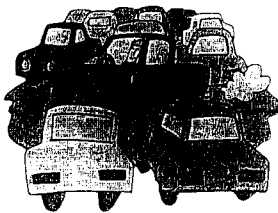
Problems?

If you observe a problem of any kind in the complex, please report it immediately to PML or to one of the members of the Board, either with a phone call or in writing. PML's number is 650-349-9113 (Ellen at x114 or receptionist at x100), or e-mail: safox@pmlmanagement.com.

COMMUNITY REMINDER

Reinstatement of Parking Restrictions

Parking restrictions were suspended for condo residents during the project in order to aid those whose parking locations were affected by the project. The normal parking regulations are now reinstated as each building's construction is completed. Please observe the regulations by parking only in your assigned locations.



Food, Garbage Disposals, and Plumbing
Contrary to the name "garbage disposal," it is a good idea to avoid putting any significant food scraps down kitchen drains. We have had a few incidents of plumbing problems, backed-up sinks and flooding in condo units that make for a mess and significant costs and materials put down

kitchen drains are a contributing factor. Please place food scraps in the trash.

Telephone and Other Service Access

Residents should be aware that their Building Rep has a key for access to the telephone and electrical equipment rooms and contact them whenever AT&T or other service calls require access to the equipment.



PRESIDENT'S CORNER

Condo Roofing Project

Buildings 1230 and 1290 are done, and within days of receiving this newsletter, 1280 will also be completed. This is good news for all of us. The remaining two buildings will be completed by the second week in December. The Project manager's report in this newsletter gives more detail regarding the completion of the project.

CONDO ROOFING PROJECT - Saarman is hoping to reach substantial completion on the project by December 14th on all buildings.

1230 and 1290 Buildings: These buildings are substantially complete and the scaffold has been removed. There are still a few main entry doors that remain to be painted along with some painting in the parking area.

1280 Building: The scaffold is in the process of being removed and there are only a few minor painting items remaining to be completed.

1202 Building: The carpentry work has been completed, the roof work is almost complete and the painting is in progress and the scaffold should start coming down next week.

1204 Building: The carpentry work has been completed. The roof work is almost complete and the painting is in progress. The scaffold should start coming down within the next two weeks

COMMUNITY NEWS

Holiday Party

This year's Association party celebrating the holidays will also be a celebration of the conclusion of the condo construction project. We are looking forward so much to a return to the normal beauty and quiet of our community! The party is scheduled for **Saturday, December 9, 5-7pm** in the clubhouse. Bring a beverage of your choice and a hors d'oeuvre. We hope to have a good turnout, especially from condo residents who have been patiently enduring the project. The Board has authorized purchase of some special treats in honor of the occasion.

Postings of Board Meeting Minutes

In response to an owner's suggestion, the Board will establish the practice of posting the official minutes of Board meetings in the clubhouse on the bulletin board. Minutes will be posted about two months (due to correction cycles) after the meeting. The Board welcomes any and all suggestions members have on how to improve communications, of which this is a good example.

Fall Color is Here

It is that time of year when our property may be even more beautiful than in the spring and summer, the leaves are turning and falling, the olives are falling, the pines and redwoods are dropping needles, and the strawberry trees are blooming and dropping their flowers and fruit. Our landscapers clean-up everything once a week. Lorenzo sweeps away strawberry fruit at 1280 daily, and removes olives near the Clubhouse when needed. Please enjoy the beautiful fall color and if, between visits from our landscapers, your walkway or driveway has too many leaves to suit you, please feel free to sweep them away.

Board Nominations

Two Board members' positions are up for election in the March ballot. If you or someone you know is interested in serving our Association in this important position, please contact Jerry Stocker (854-9699) who chairs the Nomination Committee.

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, December 18, 2006** at 7pm in the Clubhouse.

Your Building Representatives		Your Board of Directors	
1202, Marvin Jones	854-3228	President, Dick Desautel	854-4458
1204, Claudia Brown	926-9302	Vice President, Gordy Soltau	561-9639
1230, George Holder	233-3799	Treasurer, Lester Cutting	854-2624
1280, Gil Bowers	854-9890	Secretary, Louise Gulda	854-4689
1290, Doug Cromack	854-4279	Member, Jerry Stocker	854-9699
Townhomes, Dan Kocher	854-7876		



Sharon Park Views

The Newsletter of
Sharon Park Homeowners
Association
November 2006



Problems?

If you observe a problem of any kind in the complex, please report it immediately to PML or to one of the members of the Board, either with a phone call or in writing. PML's number is 650-349-9113 (Ellen at x114 or receptionist at x100), or e-mail: safcx@pmlmanagement.com.

COMMUNITY REMINDER

Pedestrian Gate

Residents walking out of and into the property are asked to use the pedestrian sidewalk and gate with their key rather than activating the car gate, for safety and to save some wear and tear on the car gate.

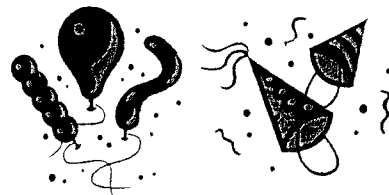
PRESIDENT'S CORNER

Earthquake Insurance

The membership has approved the special assessment required to fund the current earthquake insurance policy coverage through its current full 1-year period (expiration in May 2007). The Board views this approval also as a decision by membership that we want earthquake insurance coverage to be continued at current premium prices, and the Board will do so (see forthcoming 2007 budget) even as we pursue exploring the insurance market looking for better rates.

Condo Roofing Project

Within days of receiving this newsletter, you should notice the scaffolding being removed from Building 1230, the first building completed in the current project. The next two buildings to have their scaffolding removed (1290 then 1280) should then follow within just a few weeks. In fact, the whole project will be completed rather quickly now. The Project manager's report in this newsletter gives more detail regarding the completion of the project. I would like to say here that most of our residents have been extremely patient, courteous and understanding regarding the project and its delay in completion. I have been calling this project a "30-year project" meaning the buildings haven't had this kind of work for that long and won't have to again for at least another 30 years. All condo residents have had to endure noise, disruption and lack of privacy, and some have had their parking relocated. It hasn't been an enjoyable time, but the Board's continuous detailed oversight and your patience and adaptability have not only made the project possible, but also enabled it to be successful. The Board thanks you. We think we should have some kind of celebration when the project is finally completed!



CONDO ROOFING PROJECT

Work is progressing on all buildings at this time. Painting has been completed on the 1230 Building and the 1290 Building, with only the installation of the new metal fascia plate to be installed. 1280 Building will have the painting completed this week. The 1204 and 1202 Buildings are progressing with the roof work being done and the painting on the 1202 building starting and soon to start on the 1204 Building.

1230 Building: This building is substantially complete. The Association Board has agreed to have Saarman install a metal face plate on the fascia boards to expedite the completion of the project. The metal is on site and installation should start by Monday 10/30. Estimated time for the removal of the scaffold is two weeks.

1290 Building: Painting of this building is also completed with the exception of the fascia board. Saarman will be installing the metal face plate next week and hope to have the scaffold off this building within two weeks.

1280 Building: Painting is almost complete on this building with substantial completion scheduled for Friday 10/27. The fascia metal face plate will then be installed. Estimated completion is mid November.

1202 Building: Pressure washing has started on this building and the painting will follow. Most of the roof work has been completed. Estimated completion is late November

1204 Building: Installation of the fascia boards completed and most of the shingles have been replaced. Pressure washing is scheduled to begin sometime next week, notices will be posted 72hrs ahead of time. Estimated completion is late November.

Scarman is hoping to reach substantial completion on the project by the end of November on all buildings.

If you have any questions during the project, you can direct them to Project Manager Joseph D'Agostino at PML Management Corporation (650) 349-9113 Ext. 104.

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, November 20, 2006** at 7pm in the Clubhouse.

Your Building Representatives		Your Board of Directors	
1202, Marvin Jones	854-3228	President, Dick Desautel	854-4458
1204, Claudia Brown	926-9302	Vice President, Gordy Soltau	561-9639
1230, George Holder	233-3799	Treasurer, Lester Cutting	854-2624
1280, Gil Bowers	854-9890	Secretary, Louise Gulda	854-4689
1290, Doug Cromack	854-4279	Member, Jerry Stocker	854-9699
Townhomes, Dan Kocher	854-7876		



Sharon Park Views

The Newsletter of
Sharon Park Homeowners
Association
October 2006



Problems?

If you observe a problem of any kind in the complex, please report it immediately to PML or to one of the members of the Board, either with a phone call or in writing. PML's number is 650-349-9113 (Ellen at x114, Monica at 122, or Sabrina at x100), or e-mail: safox@pmlmanagement.com.

COMMUNITY NEWS

Pool cover update for swimmers

In the summer the pool cover was left open during the day in order to save wear and tear on it. As daytime temperatures begin to drop, we may need to conserve heat. Let's leave the cover open during the day if it is warm and sunny, and close the cover if the day is overcast. And, of course, close it every night. Thank you

COMMUNITY REMINDER

Pool/Clubhouse Key

Members are not allowed to make copies of the pool/clubhouse/pedestrian gate key for themselves or anyone else, nor to loan out their key. If you have lost your key, you may request a

new copy from PML (Ellen) for a fee. The Board has installed a fee for a replacement copy to motivate careful use but we know that sometimes we just lose things! Please work with us on this and observe the usage rules.

PRESIDENT'S CORNER

Earthquake Insurance - Proposed Special Assessment

Owners have received a mailing that includes letter of explanation and ballot for a proposed special assessment to fund current year increased cost of earthquake insurance. Previous Newsletters have explained the context and the issue being voted on. As of the September 18th Board meeting, 64 ballots (out of 87) have been returned. If you haven't already done so, please return your ballot as soon as possible.

CONDO ROOFING PROJECT

Work is progressing on all buildings at this time. Painting has been completed on the 1230 Building and has started on the 1290 and 1280 Buildings. The 1204 and 1202 Buildings are progressing with the carpentry needed and replacement of the fascia boards.

1230 Building: This building is substantially complete. We have had an issue with the paint on the fascia boards and this has delayed the removal of the scaffold. Saarman along with Architect, Pat Keller is working on a solution to this problem. We are hoping that a solution is reached by next week so the areas can be repaired and the scaffold removed. We greatly appreciate your patience in this matter.

1290 Building: Painting is in process along with the remaining roof work needed.

1280 Building: Pressure washing has started in preparation for painting. The roof work is also being completed and Saarman is hoping to give this building solely to the painters by the end of this week.

1202 Building: The new fascia boards have been installed and most of the shingle work has been completed along with the carpentry work.

1204 Building: Installation of the fascia boards is in process along with the replacement of the shingles and the carpentry work.

Saarman is hoping to reach substantial completion on the project by the end of October on all buildings.

If you have any questions during the project, you can direct them to Joseph D'Agostino at PML Management Corporation (650) 349-9113 Ext. 104. He will be acting as Project Manager on behalf of all Association Homeowners.

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, October 16, 2006** at 7pm in the Clubhouse.

Your Building Representatives		Your Board of Directors		
1202	Marvin Jones	854-3228	President, Dick Desautel	854-4458
1204	Claudia Brown	926-9302	Vice President, Gordy Soltau	561-9639
1230	George Holder	233-3799	Treasurer, Lester Cutting	854-2624
1280	Gil Bowers	854-9890	Secretary, Louise Gulda	854-4689
1290	Doug Cromack	854-4279	Member, Jerry Stocker	854-9699
Townhomes	Dan Kocher	854-7876		

Sharon Park Views

The Newsletter of
Sharon Park Homeowners
Association
September 2006



Problems?

If you observe a problem of any kind in the complex, please report it immediately to PML or to one of the members of the Board, either with a phone call or in writing. PML's number is 650-349-9113 (Ellen at x114 or receptionist at x100), or e-mail: safox@pmlmanagement.com.

COMMUNITY REMINDER

Balcony Cooking

The *Guide to Living* contains a selective summary of use restrictions under the CC&Rs as well as rules adopted over the years by previous Boards to promote quality of life in community living. We want to remind condo residents of one rule that has required, and received, clarification by previous Boards, the regulation on balcony cooking: "Open flame cooking is not permitted on condo balconies." The rationale for this includes fire concerns as well as smoke and fume intrusion on nearby neighbors. The interpretation adopted as Board policy is that "open flame cooking" includes both charcoal briquettes and gas-fired cooking, thus effectively prohibiting cooking of any kind on condo balconies. We ask that you abide by this regulation in consideration of your neighbors.

PRESIDENT'S CORNER

Earthquake Insurance - Proposed Special Assessment

Owners will soon receive a mailing that includes letter of explanation and ballot for a proposed special assessment to fund current year increased cost of earthquake insurance. I described the context of this issue in the August Newsletter. The letter you will receive gives full details of the premium increase, existing budget, per unit special assessment required to maintain the coverage for the current year, and the consequences of membership approval or non-approval. In particular, the Board will view approval or non-approval as an indication of whether membership wants to continue earthquake insurance coverage in future years under current market conditions.

Emergency Access - Living Units and Condo Garage Closets

In the near future, the Board will approve a plan regarding emergency access to condo garage storage closets and living units. We expect to communicate fully the Association's needs to residents by letter, and solicit residents' cooperation with Building Reps to make the plan be effective.

CONDO ROOFING PROJECT

Work is progressing on the backside of the complex on the 1230, 1280, and 1290 Buildings. Painting has started on the 1230 Building and will start soon on the 1290 Building. 72-hour notices will be posted prior to pressure washing and painting, but now is the time for homeowners to start planning for the clearing of their balconies. With all of the change orders completed and with all buildings in some stage of production, this project will be moving forward at a much faster pace.

1230 Building: The majority of the construction work has been completed on this building and painting has now started. Saarman is on schedule to complete this building, including the removal of the scaffolding by the end of August.

1290 Building: Saarman is in the process of completing all of the construction on this building, and the pressure washing of this building soon will begin soon. Miscellaneous trim repair is also almost complete. 72-hour notices will be posted to allow time for homeowners to clear their decks in preparation of the washing and painting. This building should be completed by the end of the second week in September.

1280 Building: The construction on this building is almost complete, with the vents installed and the repair work on the roof beginning in the next week. Miscellaneous trim repair has also started. Saarman is planning to begin the pressure washing and painting in early September for completion by mid September.

1202 Building: Installation of the scaffold is completed and the demolition is complete. The wall shingles are complete and the fascia boards are in process.

1204 Building: Installation of the scaffold has been completed and demolition work completed. The carpentry work has started and installation of the new fascia boards will begin soon

If you have any questions during the project, you can direct them to Joseph D'Agostino at PML Management Corporation (650) 349-9113 Ext. 104. He will be acting as Project Manager on behalf of all Association Homeowners.

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, September 18, 2006 at 7pm** in the Clubhouse.

Your Building Representatives		Your Board of Directors	
1202, Marvin Jones	854-3228	President, Dick Desautel	854-4458
1204, Claudia Brown	926-9302	Vice President, Gordy Soltau	561-9639
1230, George Holcer	233-3799	Treasurer, Lester Cutting	854-2624
1280, Gil Bowers	854-9890	Secretary, Louise Gulda	854-4689
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Townhomes, Dan Kocher	854-7876		



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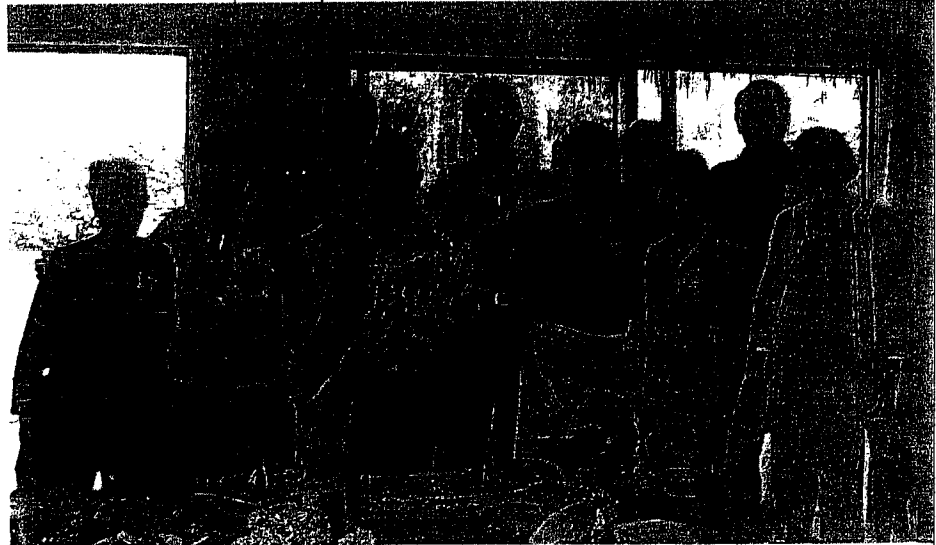
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COMMUNITY NEWS

July 4th Party

We had a great time at the Association's annual 4th of July party! Many thanks to Jackie Blake, Nancy Soltau, and Marcia Desautel for putting it together. The good-sized crowd included long-time residents as well as new-arrived residents. The fellowship was lively and the food was delicious. Take a look at the picture taken by Yoichi and Reiko Oshimo in this newsletter. See whom you recognize. If you don't recognize anyone, then shame on you! Your assignment is to attend the holiday party coming up in December to find out who these people are!



COMMUNITY REMINDER

Plumbing Work

If you need plumbers to work on plumbing in your unit (remodeling, repair or emergency service), they **MUST** know which valves in the garage area control the water to your unit. We have maps of the valves for each building. Because of continuing problems with uninformed or unauthorized work, we request owners to make sure their

plumber see the map for their building before operating garage valves. See your Building Representative for the map book. Ask Lorenzo or call Gil Bowers at 854-9890 if you cannot reach your Representative.

Plumbing & Emergency Access

Water and other plumbing lines pass through some of the garage-level storage units in the condo buildings. Many of these lines have joints and valves in the closet. Access to these "hidden" valves and lines is needed for plumbing emergencies, repair and Unit remodeling. We have asked the Building Representatives to help locate the hidden valves and correct our records. Please cooperate by allowing your

Representative to check in your storage unit.

PRESIDENT'S REPORT

Condo Project—We have had to make many important decisions for unanticipated work that was discovered as this project proceeded. The original project was funded for \$1,506,000 plus \$226,000 contingency for unanticipated work. To date, there have been 24 "Change Proposals" (CP) submitted to us totaling \$444,000 added costs for unanticipated work.

PRESIDENT'S CORNER (Continued)

Through careful analysis of every CP, consideration of alternative, more cost-effective solutions, and definition of priorities, the Architect, Project Manager, and Board have defined an optimal use of contingency funds, authorizing to date about \$152,000 additional work, and rejecting some \$292,000 in proposed additional work. This process has been crucial to making the right decisions for wise stewardship and overall success of the project. The project will be completed within budget, and will take care of all the building needs within the project scope. We know the project's intrusion and disruption of our lifestyle and environment along with the current heat spell can make patience wear thin. We all want the project to be completed as rapidly as possible. Please know that we have been working through the details, that the best decisions are being made for the benefit of our community, and that progress should be visibly accelerating with some buildings completed in the next few weeks.

Earthquake Insurance - Special Election Coming—As I reported in the July Newsletter, the Board was told with one week's notice of renewal in May that the premium was increased on our earthquake insurance policy 100% (doubled) for this year. At the May meeting, the Board decided to renew the policy but also to launch an exploration of alternative conditions, alternative suppliers, and/or alternative agents. On July 1, changes hit the earthquake insurance industry that continue to make the market noncommittal and unstable. Our exploration has produced no prospects for a more cost-effective solution, and in fact, our current policy would cost us more if we were just now entering into it. At its July meeting, the Board approved a motion to place a ballot before our membership as a referendum on earthquake insurance. The ballot will be mailed to you shortly asking for your vote approving or disapproving a special assessment to cover this year's increased cost (about \$340 per unit). Approval will mean a full year's coverage (until May 2007). If not approved, the current insurance will stop when the existing funds budgeted for it run out (roughly end of December). The Board will also view the results as a referendum on whether or not our membership wants the Association to continue having earthquake insurance in next year's budget at current costs.

Garage Closet and Unit Emergency Access—A growing recognition that there are times of emergency when access is needed to a garage closet (and less so, an owner's Unit) has led to the Board asking Building Keys to meet and discuss policies and systems they might recommend for Board adoption to gain owner cooperation and provide such access. We will keep you informed on this.

Next Board Meeting: The next meeting of the Board of Directors will be held Monday, August 21, 2006, at 7pm in the Clubhouse.

Your Building Representatives		Your Board of Directors	
1202, Marvin Jones	854-3228	President, Dick Desautel	654-4458
1204, Claudia Brown	926-9302	Vice President, Gordy Soltau	561-7639
1230, George Holder	233-3799	Treasurer, Lester Gitting	854-7524
1280, Gil Bowers	854-9890	Secretary, Louise Isolda	854-4634
1290, Doug Cronack	854-4279	Member, Jerry Stocker	854-5699
Townhomes, Dan Kocher	854-7876		

FASCIA PROJECT UP-DATE

The Board of Directors along with Architect Pat Keller and myself have made decisions on most of the change proposals sent to us during this project, with that we are hoping and pushing Saarnman to accelerate it's timeline on this project. Most notable is getting them to complete the 1230 Building. We have tentative dates below for the painting to start, but we have let Saarnman know that we will need to post 72hr. notices prior to the painting starting. It is now time for homeowners to start planning for the clearing of their balconies.

1230 building: Saarnman is back on this building and has scheduled the painting to start the first week of August, with the completion and removal of the scaffold by the last week of August.

1290 Building: Saarnman is also working on completion of this building with the painting scheduled to start the second week of August and completion and removal of the scaffold by the end of August.

1280 Building: Replacement of the wall shingles is in process of being completed. The installation of the new fascia boards has been completed. Painting is scheduled to start in mid August, with completion of this building in early September.

1202 Building: Installation of the scaffold is completed and the demolition is complete. The wall shingles are in process and scheduled to be completed by July 28th. Hip Framing will be completed this week and roof carpentry next week.

1204 Building: Installation of the scaffold has been completed and demolition work will start this week.

If you have any questions during the project, you can direct them to Joseph D'Agostino at P.M. Management Corporation (650) 349-9113 Ext. 104. He will be acting as Project Manager on behalf of all Association residents.

Thank you

Joseph D'Agostino
Project Manager



Sharon Park Views

The Newsletter of
Sharon Park Homeowners
Association
July 2006



Problems?

If you observe a problem of any kind in the complex, please report it immediately to PML or to one of the members of the Board, either with a phone call or in writing. PML's number is 650-349-9113 (Ellen at x114 or receptionist at x100), or e-mail: safox@pmlmanagement.com.

New Gate Code 3142 (effective July 1)

COMMUNITY REMINDER

July 4th Party

The Association's annual 4th of July party will be from 5:30-7pm in the Clubhouse on the 4th. We hope to see everyone there - please put it on your calendar, bring an hors d'oeuvre and your choice of beverage, and enjoy visiting with your neighbors. And don't forget to enjoy the Country Club's fireworks display that begins at 9pm!



Golf Course Project

Speaking of the Golf Course, the new concrete paths they are installing look great. The concrete delivery trucks are now concentrating on the access road

drop-off near the main gate, having finished at the access across from the 1260 townhouses. Their project is a little behind schedule, and they anticipate the project will continue at least through August.

Remodeling Work Rules Violations

There have been several cases recently of remodeling work being done outside the allowable hours. The Board wants to remind Residents and Owners of the Association requirements as stated in the Guide to Living: *"All work done on any residence by a contractor or the homeowner may only be undertaken during the following hours: Monday through Friday 8am - 5pm, Saturday 9am - noon. No work is permitted on Sundays."* Please do not expedite work schedules or save costs through extra-hours work at the expense of your neighbors. Residents particularly need relief from noise and disruption outside the listed hours, and we ask everyone to comply with these requirements. Also, there recently have been incidents of trash, improper disposal of hazardous materials, and messiness in common areas due to work being done on individual units. We remind owners that it is their responsibility to have workers remove their trash and hazardous materials (e.g., paints) and to leave the common areas clean.

PRESIDENT'S CORNER

Condo Project

The condo project is moving along well, with 1230, 1280, and 1290 being worked on, and scaffolding beginning on 1202. 1230 is nearing completion. To date, the contractor has submitted some 21 change proposals (one of which was dropped) for consideration by Architect, Project Manager and your Board. The first one was for a significant savings (credit), all the rest would need funding from the contingency fund. To date, all have been accepted as prudent and necessary except three that are large costs. These three were deemed lower priority and/or amenable to more cost-effective solutions. We anticipate at least two more significant-cost change proposals; the Board is committed to making good trade-off decisions for wise and prudent use of the contingency funds. There will also be some repair costs to landscaping and roads damaged in the course of the condo project.

Earthquake Insurance

The Board renews the Association's earthquake insurance policy each May. The Board was given only one week's notice at its May meeting that there would be a large increase (double) in the premium. Not being given adequate warning of this unanticipated increase, the Board decided to: i) renew our policy under the current conditions for the time being; and ii) immediately initiate a fact-finding exploration of more cost-effective alternatives (agents, carriers, coverage, and deductible). If a more cost-effective solution cannot be found, the Board will put the question of whether to continue coverage under the current terms as a referendum before the membership in the form of a special assessment that would be needed to cover this year's increased cost.

Next Board Meeting: The next meeting of the Board of Directors will be held **Monday, July 17, 2006** at 7pm in the Clubhouse.

Your Building Representatives		Your Board of Directors		
1202	Marvin Jones	854-3228	President, Dick Desautel	854-4458
1204	Claudia Brown	926-9302	Vice President, Gordy Soltau	561-9639
1230	George Holder	233-3799	Treasurer, Lester Cutting	854-2624
1280	Gil Bowers	854-9890	Secretary, Louise Gulda	854-4689
1290	Doug Cromack	854-4279	Member, Jerry Stocker	854-9699
Townhomes	Dan Kocher	854-7876		

Newsletter Article

Project Management of the Fascia Repair Project

June 21, 2006

As you are all aware, the Fascia Repair Project is well under way. We have been meeting weekly with Saarman Construction and architect Pat Keller to discuss concerns or other issues that have come up during the project.

1230 building: The installation of the new shingle siding is 99% complete, there is one additional chimney remaining to be shingled. All six of the fascia corners have been repaired. Installation of the new glu-lam fascia board has been completed. Painting is scheduled to start on or around June 27th; we will be posting 72hr notices prior to the start date. The roof work is scheduled to begin around July 5th.

1290 Building: Demolition on this building has been completed. Installation of the shingle siding is completed. The work on the hips has been completed and all the carpentry work on the hips and fascia's have been completed. The installation of the new fascia boards will be completed in 7-10 days. Painting is scheduled to start on or around June 27th; we will be posting 72hr notices prior to the start date.

1280 Building: Scaffold installation is completed. Demolition is complete. Replacement of the wall shingles is in process and the carpentry work has started on the hip areas.

1202 Building: Installation of the scaffold has begun.

Schedule: We have received a tentative schedule from Saarman Construction.

It is as follows:

	<u>Start</u>	<u>Completion</u>
1230 Building:	April	Mid July
1290 Building:	Mid April	Mid July
1280 Building:	Mid May	Late July
1202 Building:	Mid June	Late August
1204 Building:	Late June	Early September

PLEASE REMEMBER, there will be some noise and vibrations during this project so it is a good idea to remove any valuable items from your walls or off shelves for the duration of work on your building. Further, when your building is scheduled to be painted, all items will need to be removed from your balconies. Saarman has been covering the balcony openings with plastic when working in those areas to help stop construction debris from entering the balcony. It is also being recommended that owners remember to keep their windows closed, especially when not at home, during the demolition phase to avoid construction dust from getting into the unit.

If you have any questions during the project, you can direct them to Joseph D'Agostino at PML Management Corporation (650) 349-9113 Ext. 104. He will be acting as Project Manager on behalf of all Association Homeowners.

Thank you,

Joseph D. Agostino,
Project Manager