

SKYVIEW NEWS

April 2007 Issue
Regular meeting
Thursday, April 26
Clubhouse 6:30 pm



Skyview as seen from Dobbel

www.skyviewhoa.com user name: skyview password: hills4u

FROM THE EDITOR

It has been my pleasure to write most newsletters here at Skyview starting with November 2004. With the change of management I have volunteered to continue and will print the newsletters as well. This means we have room for more information, periodic highlighting of various rules and will welcome contributions from members for publication in this newsletter. I am hopeful that we can enhance our sense of community with more participation by members and residents.

I look forward to finding your contributions, suggestions and comments in my dedicated e-mail box:

Dag Forssell <editor@skyviewhoa.com>

I will print letters to the editor as appropriate.

NEW REGULAR MEETING DATE

As Skyview makes a change to new management, we also change the regular monthly meeting to the fourth Thursday every month at 6:30 pm.

NEWLETTER TIMING AND MAILING LIST

I have created a mailing list that should be pretty good from last year's list and known changes derived from bank statements. Please let us know if your name or anything else needs correction or clarification.

And please forgive the late mailing.

NEW WEBSITE PASSWORD

Our webmaster, Bruce Anthony, has suggested that we change the password for the Skyview website to hills4u. So it is. The website is now a rich source of Skyview newsletters and documents.

SKYVIEW BOARD OF DIRECTORS

President Dag Forssell
Vice President Christal Curry
Secretary John Kwan
Treasurer Philip Pinsukanjana
Director Dave Casini

Clubhouse Rentals

Charline Johnson (510) 581-5152

INTRODUCING CHARLINE JOHNSON JOHNSON PROPERTY MANAGEMENT



Charline has 25 years experience managing homeowner associations. Her style is very much hands-on, taking a personal interest in the condition of our facilities and the community here. She currently lives in and manages University Hill, this side of CSUEB, which is very close indeed. She made a big difference at University Hill, and is already making a big difference here at Skyview.

The board is working hard to keep up with Charline. She has taken the lead sprucing up the Pool. Have a look!

See also *MANAGER'S NOTES* on page 4

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LIVING CLOSE TOGETHER AT SKYVIEW

A normal, red-blooded American attitude around the home might be expressed as follows "This is my property and I will do with it whatever I damn well please."

This does not apply at Skyview. We live close together and have obligations to each other in many ways.

Everyone who purchased a home here signed on to the Skyview bylaws and the Skyview CCRs (Covenants, Conditions and Restrictions) as one of the document packages that were signed in escrow.

The bylaws are the articles of incorporation for the Skyview homeowners association. These spell out how we are organized and make clear that the board is obligated to enforce the rules and CCRs that pertain to Skyview.

These are our founding documents. It stands to reason that as time goes by, longtime residents may forget what they bought into and new residents may be overwhelmed by the stack of papers acquired in escrow, not reading them and thus never discover that any exterior changes to their home require neighbor notification and board approval, for example.

Our website features these documents in original as well as retyped form. Clean and readable. You can also request a printed copy from the editor. Here are some excerpts:

Architectural Control

7.01 No building, fence, wall or other structure on any lot shall be erected, constructed, demolished, repainted or altered until an application including plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Board of Directors of the Association or an architectural control committee which has been empowered by the Board of Directors to approve such applications and whose members have been appointed by the Board of Directors of the Association; provided, however, that no such approval shall be required for: (1) alterations to or repainting of the interior of any residential structure; or, (2) repainting of improvements in substantially the original colors used. ...

Common area and lot maintenance

8.02 Each owner shall at all times be responsible to maintain and keep in repair his lot and all improvements thereon including, without limitation, any driveways, walkways landscaping and fencing.

Use Restrictions

The property shall be occupied and used subject to the following limitations and restrictions:

10.05 No owner shall park, store or keep any vehicle, except wholly within the driveway or garage located upon his lot and no owner shall park, store or keep any truck, camper, boat, recreational vehicle, trailer or aircraft or any vehicle, other than a private passenger vehicle, upon said driveway for a period longer than thirty-six (36) hours. The owner of each lot shall not be permitted to have or maintain more than two (2) motor vehicles on unenclosed portions of the property.

10.10 No weeds, vegetation, rubbish, debris, garbage, waste materials or materials of any kind whatsoever shall be placed or permitted to accumulate on any lot or any portion of the property which would render it unsanitary, unsightly, offensive, or detrimental to any property in the vicinity thereof or to the occupants of any property in such vicinity. Grass, hedges, shrubs, vines and mass planting of any type on any lot or any portion of the property shall be kept trimmed and shall at regular intervals be mowed, trimmed and cut so as to appear neat and attractive. Trees, shrubs, vines and plants which die shall be promptly removed.

10.14 The Board of Directors of the Association shall adopt reasonable rules for the use of the common area and shall furnish a written copy of such rules to each owner. All owners shall comply with the rules so adopted and shall require their guests to do the same. The Board of Directors may amend the rules at its discretion and shall furnish written notice of each such amendment to the owners.

10.16 Any rental agreement or lease between an owner and a lessee shall be in writing and shall provide that it is in all respects subject to the provisions of this Declaration, and rules and regulations that may be adopted by the Board of Directors of the Association, the Bylaws of the Association and that any failure by the lessee to comply with the terms of such documents shall be a default under the rental agreement or lease. In the event an owner shall rent or lease his lot, he shall immediately give written notice to the Association of the following information:

- (A) name of lessee and lot number;
- (B) current address of lessor (lot owner); and
- (C) a statement that the lessee has been given a copy of this Declaration, the Bylaws of the Association and any rules and regulations of the Association, and that he has been advised of any obligations he may have thereunder as a tenant.

UPDATING OUR CCRs

This year, working with Skyview's attorney, the board will undertake to bring our CCR's up to date, in line with current law. For instance, here is a paragraph that is not fully enforceable based on rulings by the FCC:

10.11 No radio or television aerial, antenna, tower or transmitting or receiving aerial, antenna, tower or support thereof shall be erected, installed, placed or maintained upon any lot or improvement thereon.

This will require participation by all members and be subject to a vote as follows:

12.04 This Declaration may be amended by the vote or written consent of both sixty percent (60%) of each class of members of the Association

We will be able to make other changes our members agree on. Your ideas and suggestions will be welcome!

POOL OPENING

Our new property manager, Charline, has directed a thorough clean-up of the entire pool area, inside and out, to get the pool ready for the season. Some before-and-after pictures of the power washing of the area will be circulated at the board meeting Thursday.

The pool is now set to open on Saturday, April 28. Card keys issued to residents last year will be activated so that they open the gate lock.

NEW RESIDENTS

When you purchase a home here at Skyview, you sign on to the rules here, our Covenants, Conditions and Restrictions. (See excerpts on facing page). Members who rent out their homes are obligated to inform their renters. (see 10.16) It would appear that some new residents never read these CCRs or understand what they mean, so Alternate Board member Pat Cahoon is organizing a welcome committee to make new residents feel welcome and inform them about Skyview.

LANDSCAPING

My name is Christal Curry and I oversee the landscape committee. The Board and I have many new and exciting ideas to spruce up our community.

The first item at hand is the pool and spa area. We're getting ready to open the pool for the season on April 28th. It's been my task along with our new Property Manager to cut and trim a few bushes, have the old fence replaced and just spruce up the area so it can be more enjoyable for everyone.

We're also preparing for pre-fire season readiness. We're looking into a more eco friendly process to control vegetation. Can you imagine a work force that never calls in sick, doesn't complain, and knows from birth how to get the job done? It's a Goat!! That's right a goat. We're working on the details, but we'll keep you posted. If you would like to join us at our monthly HOA meetings, you'll be able to learn more, give feedback and maybe bahhhhh a little.

If you should have any concerns or ideas for the common areas of the community, please let us know.

Thank you.



RULES FOR POOL AND CLUBHOUSE

The Skyview pool committee, headed by Dave Casini, has proposed changes to the club house rental agreement and rules. The enclosed documents show the changes being proposed. Please take a moment to review these documents. Your input regarding the changes can be voiced at our next boarding meeting. Your input can also be sent to us via email.

If there are no additional changes, the Skyview board will be asked to adopt the new agreement and rules at the May 24, 2007 meeting.

TREASURER'S NOTE

Our Skyview is not a young development any more. In fact it has passed the milestone of more than twenty years old.

With a limited financial resource, on top of the day to day expenses, the association is required by law to build up Reserve Funds for the purposes of accommodating the short/long term and periodical repairing, maintaining and replacing for many of its infrastructures including the pool and spa, the clubhouse, the fences, the trees and plants, the irrigation systems, the walkways, etc. As the association treasurer, my responsibility is to ensure that the association maintains its financial stability by working closely and harmoniously with the other board members, the Property Management Company, etc. To help achieve these, the association members' inputs are welcome.

Lastly, please note, my financial philosophy is "be frugal but not stingy."

Philip Pinsukanjana

OUR INTERESTING NEIGHBORS

We have a great variety of people living here at Skyview and many have personalized their homes in creative ways, and/or have interesting professions or avocations.

If you know someone who might be featured in this newsletter, please contact the editor.

ANNUAL MEETING / ELECTIONS

As allowed by our bylaws, the board has decided to move the annual meeting and election from July (which was one month after the sale of the last home some 20 years ago) to September. The idea is that this time will be more convenient and facilitate greater participation by members of Skyview.

As mandated by state law (effective July 2006) the next election will be held by secret ballot administered by Skyview's attorney, Ric Fong. More specifics about nominations and the election procedure to follow.

MANAGER'S NOTES

I am very pleased to become part of the Skyview family and hope you all like the changes we have made at the pool already. Please come to the board meeting this Thursday so we can meet. If you can't come to the board meeting, please come to our open house, below.

Charline Johnson

OPEN HOUSE PARTY

Parties are a great way to get together, so I am organizing an Open House with soft drinks, hot dogs, corn on the cob, veggies and other surprises on Sunday, May 6 from 11 a.m. to 2 p.m. at the Club House. Come on down, enjoy the refreshments and the pool, meet your neighbors, and allow me to meet you.

Charline

ON THE AGENDA APRIL 26

Using goats to clean up common areas??? Please join us for more info and to let us know what you think.

New Club house rental agreement and rules??? See the enclosed suggested forms and rules. Join us at the board meeting for input.

Presentation of the new and improved Reserve Account study by Roger Pollard.

TULIP TREE INJECTIONS

The tulip trees in front of most residents were injected last year, and the results were superior compared to prior spray treatments. This year, Skyview budgeted this expense instead of charging members. Injection is now scheduled for the week of April 23 (this week).

PAYMENT OF DUES / COUPONS

Payment of dues will be by means of a coupon system. Those who have used Massingham's direct pay system will need to sign up with First Bank's autopay system. This way your payments will be credited to the Skyview bank account immediately. Please stand by for more information as we work out the details. Obviously, there will be no late charges for any direct payments that did not happen during our transition.

SKYVIEW HOA

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First Class Mail

OPEN HOUSE AT THE CLUB HOUSE

Sunday, May 6.
See note above.