

*Please participate and support your board by attending the regular board meeting.*

# SKYVIEW NEWS

May 2007 Issue  
Regular meeting  
Thursday, May 24  
Clubhouse 6:30 pm



Skyview as seen from Skyline Drive (rear deck of home)

Newsletter in color on the website: [www.skyviewhoa.com](http://www.skyviewhoa.com) user name: skyview password: hills4u

## *IN THIS ISSUE*

A major event a few weeks ago was the visit by some 500 goats who cleared a wide fire-break around Skyview. As the goats left Riggs Court we spotted these twin kids, born just a few hours earlier!



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## *SKYVIEW BOARD OF DIRECTORS*

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

### *Clubhouse Rentals*

Charline Johnson (510) 581-5152

## *CLUB HOUSE FACELIFT*



Within the space of three weeks from April 6 to 27, our new property manager, Charline Johnson, initiated and directed most of the cleanup and improvement activities at the club house. Improvements are substantial in several ways: Power washing and repair of concrete surfaces. Refurbishment of barbecue grills. Repair of missing pool tiles. Cleanup of the pump room. Repainting interior spaces. Landscaping around the pool area and out front. Fixing drip irrigations system that waters the hanging flower baskets. Board members stayed close to the process and arranged for replacement of the old fences. Charline donated the beautiful tree in the central location as her gift to our association. To fully appreciate Charline's hands-on effort, you should look at some of the "before" pictures.



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Gamble Court NorthWest corner as seen from X in picture below.

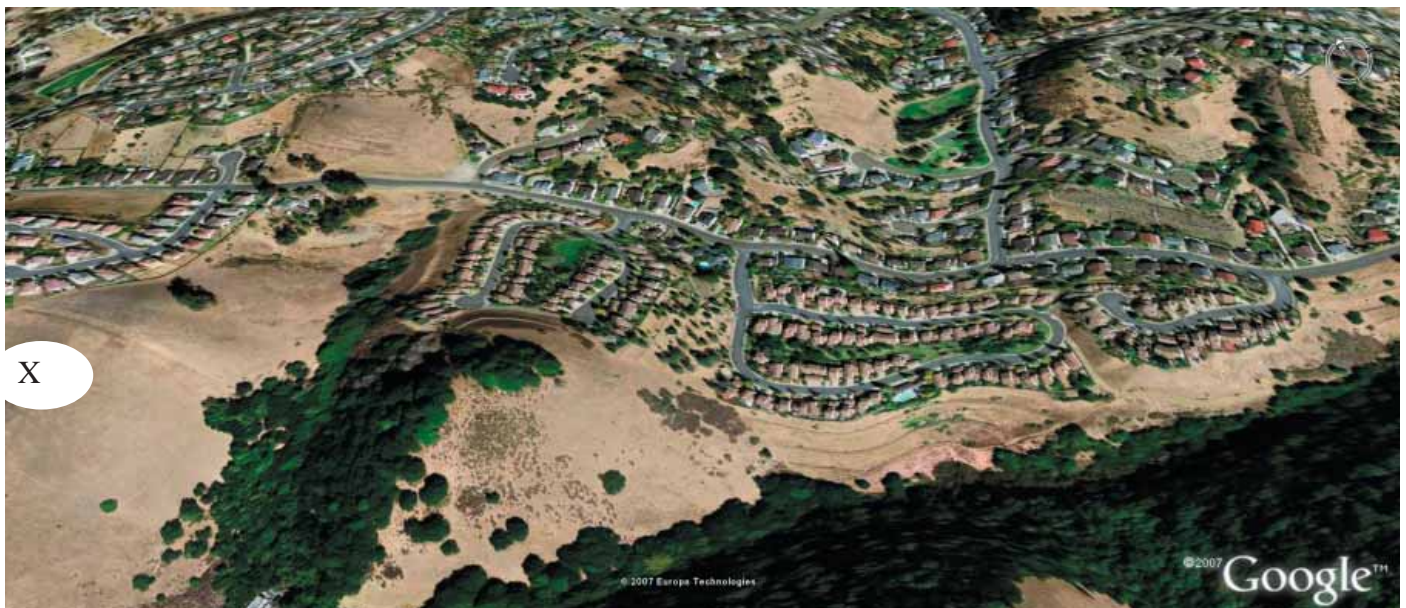
### *WHAT ARE THE FIRE HAZARDS AROUND SKYVIEW?*

The whole point of the annual weed-whacking and now goat grazing is the creation of fire breaks in the event of a forest fire in the areas surrounding Skyview. When nature is allowed to take its normal course in California, fires burn off accumulated brush about every 20 years. When man prevents fires, fuel accumulates until calamities occur, such as the Oakland hills firestorm in 1991, 16 years ago.

It would appear that a substantial amount of fuel has remained and accumulated to the NorthWest of Gamble Court, as shown in the pictures on this page. (Newsletter in color at the website). The steep uphill slope leading to Skyview makes for rapid spread of any fire. When you examine these pictures

closely, you see other spots where substantial fuel is located behind homes and within the fire break we weed-whack.

Dag Forssell has raised this as a concern. He has an appointment with the supervisor of Garin Park in early June to discuss the annual weed-whacking and fire concerns as seen by Garin Park. He will also seek the opinion of the Hayward Fire Department so that we can learn of the expectations and concerns regarding fire at these two agencies. Dag expects to report during the regular June 28 board meeting. In the meantime, check out guidelines published by the Hayward Fire Dept, posted at our website under the heading "Fire prevention information".



## ***CLUBHOUSE RENTAL AGREEMENT***

The board is poised to approve the suggested rules for clubhouse rentals. The board will consider adding a requirement that the renter acknowledges awareness of each rule.

### ***CLUB HOUSE RENTAL ABUSE***

The new rules are intended to prevent precisely the kind of abuse that occurred on opening day, April 28, this year, with the club house rented under the old rules.

Here is a report with suggestions from a neighbor:

- A party with 40+ guests used the pool, spa, clubhouse, barbeque area and parking.
- At the party there was a DJ playing loud music.
- The first time I asked for a noise reduction, I couldn't find the homeowner and just spoke with the DJ myself. The second time I went over there I spoke with her niece and the niece couldn't find the homeowner either. The niece went with me that time to speak with the DJ. The third time my husband and I both asked the homeowner but she didn't turn it down. The fourth time I had a board member with me and we waited while she asked the DJ to turn down the music.
- There was no room for other neighbors and their guests.
- Also, in a 5 day time span there were four nights where people in the spa stayed after closing at 10:30 pm. This included one night where the individuals brought a radio and one night where they were there until after midnight.

Based on these issues it appears there is a lack of respect on the part of certain neighbors towards the rest of the neighborhood and the rules. Below are some of recommendations that may help improve the pool/clubhouse experience for all of us:

- Limit the number of guests for clubhouse usage (I think this may already be on the table).
- Whoever is renting the clubhouse should be present and easily found at the party if there are any issues arising.
- No DJs, PA systems, bands, etc. (See pool rules - ed.)
- Set all electricity to the lights, doors, spa, etc. to turn off also at 10:30 pm
- Find someone to monitor closing time of the pool

All neighbors need to be courteous and follow the rules.

What this report says is that one homeowner created unbearable noise all day for the immediate neighbors, crowded out any and all homeowners who might want to enjoy the pool on opening day, yet was not there in person. Only outsiders enjoyed our newly refurbished pool and club house, and our streets were jammed with parked cars. Is this fair? Is this what we want?

### ***POOL AND FENCE ABUSE***

Besides staying very late, one homeowner has climbed the new fence. (How can we make it harder to climb)?

Following the rules for discipline of members laid out by the Davis-Sterling Act, which governs homeowner associations in California, the board will invite homeowners who violate rules to meet with the board to discuss loss of privileges and fines.

## ***FESCUE GRASS—TO BE OR NOT TO BE.***

While interviewing prospective property managers, the board learned that a very quick and easy way for developers to landscape is to roll out nets with fescue grass seed and irrigate it. Attractive grass appears quickly and homes sell.

The developer also planted fescue grass all over the large slope between Markham and Ziele. Many years ago, the board quit irrigating this area because the expense was horrendous.

For the past several years, Skyview has spent up to \$3,000 per two-month billing cycle, eight months or more a year, irrigating the rather small plot with fescue grass that remains. Daily consumption has been about 14,000 gallons. Compare that to the size of our pool, which is 20,000 gallons. This appears both expensive and environmentally irresponsible, especially with the drought situation we now face.

With Watkins landscaping we are now watching this irrigation more closely, but we can also consider alternatives. Here is some info Dag developed for the board last fall:

### ***Ground covers***

The Sunset Western Garden book says we are in climate zone 16 (page 46) as does the "Plants and Landscapes for Summer-dry Climates" published by EBMUD—the East Bay Municipal Utility District (page 38). The latter book also gives some credit to "The California Native Plant Society" which turns out to have a nice website <http://www.cnps.org/> with a book store, searchable archives of a mailing list and more.

Looking at ground covers (pp. 672, 100-103, 726) in the Sunset book leads to (among other things) Thymus. The index in the EBMUD book leads to nice pictures of Thymus on page 226. Page 279 in EBMUD deals with ground covers.

The Sunset Garden book clearly states that the reason we use grass for lawns is so people can walk and run around. If you drop the requirement for running around, Sunset lists about 80 different plants. Some must be suitable.

[name] told me that for the developer to plant fescue was extremely simple and did make the slopes inviting in a hurry. The developer would not have been concerned about the annual upkeep using gobs of water from Hetch Hetchy.

On August 9, the SF Chronicle had a nice article about native plants that seems highly relevant. I downloaded the article and created a pdf file. (See *Southwestern\_look.pdf* under Landscaping at our website).

Unless things have changed, we are currently irrigating up a storm, spending over \$1,500 per month on the fescue alone. To me, this should be related to cost for landscaping. If we can make a participative project (involving homeowners in the immediate area) out of planning and planting flowering ground cover and shrubs—none of which will require irrigation—we will free up a lot of budget resources and be environmentally friendly at the same time. We can absorb extra expenses for a year or two to make a transition.

Please join us at the board meeting for a discussion about how we can be environmentally friendly, drought resistant, save money and make Skyview look even better, all at the same time.

### *MANAGER'S NOTES*

I appreciate all the homeowners who came to our open house on May 6. The weather cooperated and the food was enjoyed by all. I was very happy to meet all of you. I look forward to meeting more members as we repeat this kind of event.

I am in the process of organizing all the information that has been transferred from Massingham. There is much work to be done cleaning up the records, correcting names and addresses, account numbers and coupon books.

Our bookkeeper, Cathie Enjaian of Data Bookkeeping Service is working closely with Treasurer Philip Pinsukanjana and myself to bring order to Skyview's accounts—both the financial statements and individual member statements (who has paid what, who owes what). That process will take at least another month before Cathie and Philip are on top of it all. They will provide an interim report on Thursday.

I am thrilled with the cooperation of the Board of Directors and Board Supporters and want to thank everyone for their generous assistance.

Please do not hesitate to contact me about any errors in your address, coupon book, status or any suggestions. Note that all meetings are open. We invite participation by all members.

Sincerely,  
*Charline Johnson*

*SKYVIEW HOA*  
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Hayward, CA 94542

### *ON THE AGENDA MAY 24*

- New Club house rental agreement and rules.
- Report on fence climbing and staying late in the pool.
- Report on the new and improved Reserve Account study by Roger Pollard.
- Report on Goat activities, completion of removal of fescue grass, and discussion of alternatives for the future of or alternatives to the fescue grass.
- Report on the continuing transition from Massingham.
- Report on financial accounts and the development of a revised budget for 2007.
- Discussion about enforcing CCRs—home improvements, maintenance, parking, front yards, weeds etc.
- Introducing Fran Watkins, Watkins Landscape.
- Introducing Cathie Enjaian, Data Bookkeeping Service.
- Introducing Karen Wilson, Assistant to Charline.

### *NEXT MEETING*

Fourth Thursday at 6:30 pm: June 28.

### *FINISHING THE JOB*

Our contract with GoatsRus included removal of fescue grass from the area between Thorup and Ziele. They did not plan for it, an oversight we think, and rushed through that area. At the request of GoatsRus, we are now considering alternatives to bringing the goats back to finish the job. Stand by.

## First Class Mail