

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

EXTRA SKYVIEW NEWS



Friday evening, May 25, 2007

Skyview as seen from Markham pathway

Newsletter in color on the website: www.skyviewhoa.com user name: skyview password: hills4u

NOTICE OF ADDITIONAL WEED-WHACKING SCHEDULED MAY 29 AND 30

Removal of fescue grass is now being completed by Watkins Landscaping. The irrigation system is in very sad shape and will be repaired. Fescue will grow back in this area. Alternative plants will not be considered at this time. Watkins will irrigate with care. As you receive this mail, residents around the fescue will already have been notified so they can close windows.

ABOUT THE BOARD MEETING THURSDAY

Several homeowners attended, which made for a lively meeting with much discussion about the Club House Rental Rules and the Fescue Grass Area. Home-owners expressed a desire to keep the rental fee low but suggested that the security deposit could be raised so we can get a handle on the occasional abuse. The board decided to modify the proposed rules accordingly and submit them to the membership for another 30-day notification period. See pages 2 and 3 of this extra newsletter. The board has posted newsletters and meeting minutes at the website for two years, and now that space is available, I am inserting the minutes approved yesterday for your information. The board very much appreciates the attendance of several members and invites the participation of all.

Dag Forssell <editor@skyviewhoa.com>

NEXT MEETING

Fourth Thursday at 6:30 pm: June 28.

SKYVIEW BOARD OF DIRECTORS

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

Clubhouse Rentals

Charline Johnson (510) 581-5152

MINUTES, SKYVIEW MEETING APRIL 25, 2007

The meeting was called to order at 6:37 pm by the president, Dag Forssell. In attendance were all board members, Phillip Pinsukanjana, John Kwan, Christal Curry and Dave Casini. Homeowners attending were introduced to Charline Johnson the new property manager, and her assistant, Karen Wilson.

Minutes for the March meeting were approved as written and will be posted to the web site.

The Property Manager Report will be delayed until next month to allow for records review. A large volume of files were recently transferred from Massingham and Associates.

In appreciation of her many years hard work, the board gave Jean, the pool house coordinator a gift card from VISA. A motion was approved unanimously to allow Jean and her family free access to the pool room for 6 years. Charline will manage club house rentals beginning May 1st, 2007. The association will be providing a monitor for all club house events beginning at that time.

Homeowners attending the meeting included Joan, Charles, Christine, Patricia, Kathy and her son.

Landscaping: Annual Grass Cutting: After discussing pros, cons and multiple vendors, the board determined to use Goats R US to cut back grass in the firebreak and central fescue grass areas. The Goats R Us price was \$6,700.00 about \$1,300.00 less than weed whacking for the same areas. The goats will eat the grass in a larger area than the weed whackers usually cover, so for less money they will provide a better service. In addition they are expected to be much quieter than machine cutting. The goats are supervised by goat herders who will stay on the property in a small trailer 24/7 during the 7 or 8 days it takes for the work. The goat herders move small fences around to different areas for the goats to eat. These fences carry a minor electric charge. A motion was approved to send out a flyer for all homeowners to be advised of the project. A motion to proceed with the goats for grass cutting was approved and the work is to begin soon.

Charles said he liked the new fence on his property. He mentioned a pool fence had been vandalized to allow easy access from the canyon. The property manager will work to seal that back up.

..... Continued on page 4



Charline Johnson
Skyview Homeowners Association
26775 Hayward Blvd, Suite D 160
Hayward, CA 94542

Phone (510) 581-5152
Fax (510) 582-4014
charline@skyviewhoa.com

SKYVIEW HOMEOWNERS ASSOCIATION

RULES FOR THE RECREATION ROOM

Reservation of the Recreation Room does not include reservation of the spa or swimming pool. **Only** one of the barbecue facilities may be reserved.

RULES FOR PRIVATE MEETINGS OR PARTIES

Recreation Room reservations for private use by residents **MUST** be reserved through the designated Recreation Room Coordinator at least **ONE WEEK IN ADVANCE** of the desired date, accompanied by a security deposit of **\$200.00**, and a **\$75.00** non-refundable fee. **\$200.00** of the security deposit will be refunded pending inspection of the facility. Contact the Management Company for the Recreation Coordinator's telephone number or refer to the Skyview monthly newsletter.

After the use and cleanup, persons who reserved the facility are encouraged to accompany the committee member performing the inspection in order to resolve any differences which may arise; the opinion of the inspector shall prevail.

1. Reservations for the Recreation Room are to be made with the Recreation Coordinator or designated representative approved by the Board of Directors.
2. Reservations for the Recreation Room will be made by an adult resident and the resident **MUST BE PRESENT AT ALL TIMES**.
3. The key to the Recreation Room will be maintained by the Recreation Committee Coordinator or designated representative approved by the Board of Directors.
4. Recreation Room hours are 9:00 a.m. to 10:30 p.m.

4.1 You may rent the room during any four hour period between 10:00 a.m. and 9:30 p.m.

4.2 You have one hour before the four hour period to setup.

4.3 You have one hour after the four hour period to clean-up.

5. No wet bathing suits will be permitted in the Recreation Room.
6. Undue or excessively loud noise or music is not permitted.

6.1 P.A. systems are not allowed.

7. No pets are allowed in the Recreation Room (or in the spa or pool area).
8. **ALL DECORATIONS MUST BE REMOVED** as well as tape, tacks, balloons, string, etc., inside and out; as well as decorations located in Recreation Room parking lot area and any other signs posted on trees or street light poles.
9. All appliances, lights (indoor and outdoor) and heater must be cleaned and turned off, after use.
10. Residents using the facility are responsible for its cleaning. Additionally, any and all trash in the Clubhouse, pool, and parking area is to be picked up and disposed of properly in the garbage cans provided. The room must be cleaned before 10:00 a.m. the next day, if reserved for use the next day cleanup should be completed by 9:00 a.m. Residents must adhere to the checklist attached to this agreement.
11. The Recreation Room facility must be locked up upon leaving the premises.
12. The recreation Room may not be reserved by residents on the following holidays (unless otherwise approved by the Board of Directors).
 - New Years * Christmas * Easter * Memorial Day
 - Independence Day * Board Sponsored Meeting or Activity
 - Labor Day

*12.1 The number of guests including yourself shall not exceed **40** when the pool or barbeque is used in conjunction with the club house rental.*

13. The Recreation Room capacity is 92 and shall not be exceeded at any time.
14. Pool Rules are in effect at all times, however, Recreation Room guests will be allowed to share the pool with residents.
15. Recreation Room furniture must remain in the Recreation Room.
- ~~16. Recreation Room furniture rental is subject to a security deposit of \$100.00 with a \$10.00 non-refundable fee.~~

I understand that my signature on this application indicates my understanding of all rules and conditions of the rental of the Skyview Clubhouse, and my agreement to abide by them. **Violation of these rules will result in loss of deposit.** The clubhouse is not to be used past 10:30 PM.

Name (Please Print) _____
Signature _____
Account # _____ Today's Date _____
Date Keys Issued _____ Date Keys Returned _____

Proposed changes. Changes arrived at during regular Skyview board meeting May 24, 2007.
To be voted on by the board during the regular meeting June 28, 2007.
Revisions May 24 are highlighted with bold italics. In color at website: New = red. Previous change: blue.

SKYVIEW HOMEOWNERS ASSOCIATION

RECREATION ROOM DEPOSIT AGREEMENT

The undersigned being an owner or leaseholder of the residence located at _____, Hayward, California, hereby deposits the sum of ***\$200.00 and an additional \$75.00 non-refundable fee*** for the use of the Recreation Room of the Skyview Homeowners' Association for _____, 20_____, from _____ (A.M., P.M.) to _____ (A.M., P.M.). ~~It Said~~ ***The \$200.00 deposit will be refunded to the undersigned provided that the rules of use are not violated and the room is left in as good condition as it was prior to the undersigned's use.*** All necessary cleaning shall be completed ~~prior to 9:00 A.M. of the day following~~ ***within one hour.*** ~~use.~~ In the event the Board of Directors, through its duly-designated agent, feels that additional cleaning is required, any or all portion of the deposit fee may used for this purpose. The undersigned further agrees that if the deposit fee is not sufficient to cover such cleaning and/or repair that is necessitated by their use of the room, the undersigned will pay whatever additional amounts are required to restore the room to its prior condition.

The undersigned acknowledges that the attached inventory accurately reflects the contents of the Recreation Room. The undersigned further agrees to abide by the "Recreation Room Rules" and "Pool Rules" (copies attached.) ***and understands violation of the rules will result in loss of the deposit.***

Agreed to: _____

Date: _____

The receipt of ***\$275.00*** is hereby acknowledged as a deposit ***and fee for*** ~~of~~ the use of the Recreation Room pursuant to the above conditions.

(SIGNATURE)

(TITLE)

Date keys issued: _____

Date keys returned: _____

The Club House and area surrounding the pool were cleaned up to prepare for opening day 4/28/2007. The cement around the pool was power washed; and the drip irrigation system was repaired for the beautiful new hanging pots. Landscaping around the pool was trimmed back, new umbrellas were purchased for poolside, new pots were filled near the front gates and a new tree was installed. The bar-b-cue pits were also repaired and repainted. In celebration, a neighborhood welcome party will be held on May 6, 2007 from 11-2 with hot dogs and sodas to be served. Charline will verify the Jacuzzi heater has been turned on in time for opening day. In answer to a homeowner's question, the board explained that the pool key security system which identifies time of entry, combined with the video camera surveillance tapes will allow the pool committee to determine who was at the pool and when they were there. This is designed to keep it safe for homeowners. The new fences were selected to be more attractive as well as more difficult to climb. Any homeowner who sees a problem with intruders should call the police. In addition homeowners who notice the gate left open should close it.

Lighting The board approved Charline's recommendation changing out the poolside pagoda light fixtures to fluorescent bulbs. Cost is estimated to be about \$5.00 per bulb for 30 to 40 bulbs. Energy savings will be immediate. In addition, her maintenance electrician noticed several light poles lights on, 24/7. He repaired the photo cells that were incorrectly allowing this to happen. Savings for this correction are estimated to be roughly \$300.00 per year per fixture. In addition he found several flickering and fading lights on the poles. This kind of problem damages the expensive ballast portion of the light and is best repaired right away. This work has all been completed.

2007 Board Elections John Kwan and Dag are up for reelection in September. The new rules for Association voting

were adapted by the association and signed by Secretary Kwan as required by law. Richard Fong will be attending the election meeting to ensure correct procedures are followed. The double envelope system that ensures private voting was explained.

Reserve Study Has been completed by Roger Pollard, and the spreadsheets are being reviewed by Phillip and Dag. It appears association reserves are well funded, board plans to continue to enhance maintenance, rather than reduce dues at this time.

General Landscaping Due to dissatisfaction with current landscape vendor, the Board requested a bid from Watkins Landscaping. In order to provide a higher level of service, a detailed review of the specs has been conducted. It was moved and approved to hire Watkins landscaping for \$2050.00 per month.

Recent upgrades around pool and club house indicate the service level will be very good.

Pool Area Maintenance Charline has recommended her handyman Joe for this work and Joe bids \$300.00 per month. As the board has been previously satisfied with the current provider, Yiakklo, it was determined that a definition of duties and a review with both handymen be conducted at special meeting before a decision is made.

Email Addresses for committee issues will be organized by Dag and Dave. Charline will be able to monitor these issues as well.

Coupon Books for homeowners' monthly dues payments have been ordered based on the last homeowner roster provided by Massingham. Homeowners who would like to use auto pay must submit new forms to re-enroll.

The Board applauded Charline's hard work and expressed appreciation and optimism regarding the direction for the association. The meeting was adjourned at 8:10 PM.

SKYVIEW HOA
26775 Hayward Blvd, Suite D 160
Hayward, CA 94542

First Class Mail