

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

SKYVIEW NEWS

June 2007 Issue
Regular meeting
Thursday, June 28
Clubhouse 6:30 pm



Skyview Club House, Pool, Jacuzzi and View

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

INTRODUCING FRAN WATKINS WATKINS LANDSCAPE

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Fran caught while working on sprinklers in the fescue grass area. More on page 2. Meet Fran at the board meeting.

SKYVIEW BOARD OF DIRECTORS

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WATKINS LANDSCAPE

The board is very pleased to have been able to retain the services of Watkins Landscape for Skyview. Fran Watkins has worked with Charline Johnson at properties she manages for over 15 years. They enjoy a close working relationship and now we benefit from that.

Before “taking office” June 1, Watkins Landscape helped spruce up the Club House, including troubleshooting the lines and valves for the drip irrigation system. Now it works and as a consequence the flower baskets are healthy. The flowers out front are also getting the care they need.

Watkins finished off the manual weed-whacking of the fescue area and also took the initiative to clean up along sidewalks where the goats had left ugly strips of grass.

Several homeowners have met and talked with Fran as he and his crews have been working. Fran will also be attending our June 28 meeting. Fran knows landscaping and is easy to talk to. Come on down, meet Fran and ask any questions about landscaping all over Skyview.

Watkins home page: <http://www.watkinslandscape.com/>

Routine maintenance will normally be performed on Tuesdays by crews headed by Martin Bonilla.

FESCUE GRASS—MAJOR MAINTENANCE IN MOTION

Watkins is working to bring the entire fescue grass area back to health. Fran and his crew have found a large number of leaks, sprinkler heads of the wrong size, and sprinkler valves that did not work.

Finding the valves has been a challenge. Fran has used high frequency voltage applied at the timer to make valve spindles make noise, which his crew could listen for. They have now traced the valves and are checking out the system. Valves and sprinkler heads are being replaced and grass is already growing back.

For details see pictures on this page and next.



Closeup of the dig. Main 2 ½ inch feed line barely visible in dirt below saw. Clogged line feeding sprinklers being cut and repaired.



Crew working on sprinkler valve repair.

Left to right: Baltasar Contreras, Manuel Magaña, Rogelio Magaña, Fran Watkins.



Rogelio Magaña working on the water line repair. Parts readily available in all sizes and shapes.



Five major sprinkler heads in the tot-lot area were found to have plastic stuffed inside. To control flow? Now replaced.

FIRE HAZARD EVALUATION

Meeting with Garin Park supervisor has been postponed to early July. They are too busy dealing with fire crews until then.

Hayward Fire Marshal John Berg telephoned in response to a letter asking for an evaluation. He complimented us on doing a super job with the goats clearing the fire break this year. He explained that the fire department is most concerned about grass, which when dry and standing makes for very fast moving fire. (The document we have at our web site is a planning document, a Fire Department wish list. Their one-page ordinance requires not only cutting, but removal of the grass.) Fire in trees spreads much slower. Hayward has no jurisdiction over Garin Park, so it is up to us to work with Garin as good neighbors.

Mr. Berg informed me that while mature growth may be a fire hazard, they cannot request its removal. Following the Endicott tunnel fire and the Oakland Hills Fire, a state commission was formed which worked with environmentalists to clear some growth and improve fire-fighting readiness.

HOME IMPROVEMENTS

Exterior modifications to your home or yard require prior approval from the Board. The *Architectural Change Request Form* is posted at our web site. You can also ask for one from our manager.

Fences were set directly into the ground by the developer. Many are rotting and falling over. When you replace your fence, do not paint it. Fences should be kept wooden. Applying a preservative such as Thompson water seal is OK.

Trim and eaves, especially those facing the sun, warp and rot. To keep your house in good repair, these need to be replaced, caulked and painted as appropriate. Left alone, the house gets ugly and both pests and water can enter and damage the building. (For some termite info, see newsletter Nov. 2006).

Clogged gutters cause spills of dirty water onto walls, which makes for stains. Gutter cleaning was discussed in the Nov. 2006 issue. See web site. Subsequent to that article, I discovered that it would be wise to confirm with the cleaning crew that they will report any roof damage, not just leave old damage without comment

Cleaning your home It is easy to conclude that a stained home needs painting, but an easier solution may be power washing. This is not a recommendation from the board, but something you may want to try on your own. Dag has tried it. Our homes are covered with stucco, which amounts to a thick layer of pigmented cement. If there are no cracks, you may be able to power wash and wire brush away most stains. If your stucco has been painted you will want to be more careful so you don't flake off the paint, but paint that adheres well can be washed.

Painting your home

The Skyview paint scheme was required from the very beginning to be in harmony with the hills around us. While the paint colors have been spelled out in our newsletter from time to time, they are also available at any time at our web site.

Original Kelly Moore paint colors used at Skyview are:

Exterior walls / Garage doors, side doors, gutters:
Sand Pebble # 171 / Graystone # 230 – or vice versa!

Sand Pebble is darker, more brown, Graystone is lighter. The difference provides some contrast. A walk-around reveals that colors of original stucco, side doors and gutters have been reversed, depending on when a house was built. Homes have been repainted either way, and both look good.

Trim: Camel # 209.

The closest Kelly-Moore store is located at 28722 Mission Blvd. right here in Hayward. Phone 510-538-8590.

MANAGER'S NOTES

I want to thank everyone for working with me during this transition. I know it has been a little confusing but I promise things will be in order shortly.

I want to encourage everyone who was on auto pay (ACH) to contact me for the First Bank document and information to start up again. Those who would want more information please feel free to contact me either by phone or email and let me get this to you.

I'm looking forward to working with Fran Watkins and his crew at Skyview. If you have landscaping issues please let me know. I'll get the word to Fran and to your board of directors.

I want to encourage everyone to feel free to attend board meetings. This is a wonderful way to help your community improve and communicate your concerns.

Let us all be mindful of the up coming fire season and I want to wish everyone a very happy and safe Forth of July.

Sincerely,
Charline Johnson

ON THE AGENDA JUNE 28

- Open forum—Homeowner contributions, concerns.
- New Club house rental agreement and rules.
- Report on the continuing transition from previous management.
- Report on financial accounts and the development of a revised budget for 2007.
- Introducing Fran Watkins, Watkins Landscape.

NEXT MEETING

Fourth Thursday at 6:30 pm: July 27.

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First Class Mail