

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

SKYVIEW NEWS

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



View of San Francisco Bay from the Club House

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

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SKYVIEW BOARD OF DIRECTORS

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

Clubhouse Rentals

Charline Johnson (510) 581-5152

ANNUAL MEETING AND ELECTIONS

The annual meeting and election is scheduled for Thursday, September 27.

Skyview's attorney Ric Fong (who represents all Skyview members) will handle the election. One letter inviting people to run for election to the board will be sent in early August. A second letter with secret ballot envelopes will be sent in late August, 30 days prior to the election. You may vote either by mailing the double envelope with a secret ballot or by turning it in during the annual meeting. You only vote once. You cannot change your mind.

Board members Dag Forssell (appointed to the board last January) and John Kwan will both stand for reelection.

The current board has been working smoothly together through a major transition this spring, changing both management company and landscape company. Treasurer Philip Pinsukanjana (who has a background as CFO and Director of Finance) has complete insight into our financial statements and budget, working closely with Cathie Enjaian of Data Bookkeeping Service. June statements and Philip's revised budget are included in this newsletter.

Long-time homeowners Bruce Anthony and Patricia Cahoon serve as Board supporters, providing both counsel and tangible help in many ways.

The board will welcome additional talent on and off the board. Philip would welcome a supporter with financial background to back him up. Dag would welcome someone with ideas on how to plan for Skyview's future and how to involve homeowners in such an effort. The pool committee headed by Dave Casini will welcome support, the landscape committee headed by Christal Curry can use your help and the architecture committee headed by John Kwan will have plenty to look after as we review CCR rules and compliance.

If you are willing to contribute, it would be a good idea to attend meetings regularly, get to know board members and supporters and then join the board as vacancies occur and people move on. For instance, Dag expects to revert to board supporter in 2009. Turnover should be a natural and desirable thing. We have many talented people here at Skyview. You will be welcome to help maintain Skyview and make it a better neighborhood for all of us.



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FIRE HAZARD EVALUATION

On Tuesday the 17th, we met with Garin Park Supervisor Ron Mueller. We learned about slopes, grazing, grass going to seed and reseeding and more. Ron is familiar with Skyview history going back a long way. We had a good meeting.



Studying fuel accumulation and topography at the tip of Gamble Court: Board supporter Bruce Anthony, Garin Park supervisor Ron Mueller, Treasurer Philip Pinsukanjana

Ron Mueller will ask the East Bay Regional Park fire people to come here to study our situation and determine what can be done to mitigate our fire hazards. See www.ebparks.org, click on Stewardship / Resources, scroll to the bottom and click on *East Bay hills wildfire hazard reduction and resource management plan and EIR*. Note project plans, PPT presentations on fire hazards and more. Much expertise here. More to come.

GOAT DISASTER

As reported in local papers on July 7, the truck/trailer combination Goats R Us uses to transport their goats overturned downtown San Rafael on July 6. 240 of the 400 goats on board suffocated in the trailer. The board has sent a letter of condolence to Terri, Egon, and Zephyr Oyarzun, the family that owns and manages Goats R Us.

SCAVENGER HUNT

Several homeowners have contacted Charline with complaints about groups of scavengers picking up donations and rifling through recycling containers. Charline wrote:

Regarding the scavengers that rifle through the recycling carts, it is a crime but one of low priority. It is a Waste Management problem since it is theft, but they have it everywhere. If concerned you should notify the police. A lot of good that will do. One person waited for them with a hose at ready and got them good with water on a cold night. I would not advise this. You really need photos with tag numbers and photos of vandals. This too, would be harder to get and they would know who turned them in. A lot of people park in driveways. Their auto's could become a target to these people.

Seems the best way to combat scavengers is to set out our donations and recycling just before the scheduled pick-up.

NEWSLETTER CONTROVERSY

As you may recall, the April 28 Extra newsletter included information about a forthcoming petition relating to new Club House rental rules and the May newsletter featured a related report about loud music on the opening day of the pool. The May report, which was intended to illustrate the intent of the changing Pool and Club House rules, was discussed at some length in the board meeting on May 24. The board agreed that the article was too pointed and apologized to those present. I wish to apologize if the May report caused discomfort to anyone. The homeowner who hosted the party has insisted that the board publish her response, which follows verbatim without further comment. In the future, contact the Association Manager with any complaints for consideration by the board.

Dag Forssell

Dear Mr. Forssell:

June 3, 2007

As a long time homeowner, I would like to respond to the letter printed in the April newsletter entitled "Club House Rental Abuse". After reading this issue, I was disappointed with the Association's decision to print such a letter in the newsletter. I do not feel that it is an appropriate forum for such. The newsletter should not be an outlet for Homeowner's to "air dirty laundry, it should be a way for the HOA to communicate news to our community.

I am the resident who supposedly had the "out of control party on May 28, 2007. As with any situation, there are two sides to every story. I will not respond to the accusations at this time because as I have mentioned before, this is not the appropriate forum. Instead, I will provide the Association with a separate letter, explaining what actually took place.

I would like to say that as a 13 year Homeowner in this community, and one who has hosted a number of social functions in the pool area. I went beyond the requirements set by still governing board in planning and notifying residents. With the recent discussions of amending the community pool and recreation center rules and regulations, I can only wonder if this "incident" is being exploited to advance the agenda of a chosen few. It is my belief that the only person/persons that the Homeowner has a legitimate gripe with is the real estate agent who sold them their property. The fact that your home is next to the community pool, where there is bound to be more noise and traffic, should have been disclosed during the process of purchasing the home. It is unreasonable and unfair to lobby for regulating changes because of Homeowners failure to perform proper due diligence before purchasing the home.

As I mentioned before, I will present my recollection of the day's events to the Association directly, not in this letter. However, I will say that I think that it was inconsiderate and inappropriate for the Association to printing such accusations without allowing me equal opportunity to respond. Therefore, I request that a formal retraction and apology be issued not only to me, but also to the resident of our community for irresponsibly printing a slanderous, inaccurate account of an otherwise joyous occasion.

Sincerely,
Madeline Pinkard

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.

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 (PleasePrint) _____

Signature _____

Account # _____ Today's Date _____

Date Keys Issued _____ Date Keys Returned _____

The Board unanimously approved the new Rules for the Recreation Room and the Recreation Room Deposit Agreement in the June 28 Board meeting.

MANAGER'S NOTES

Dear Skyview residents,

Again I want to "Thank You" for being so thoughtful and understanding during this time of transition.

Coupon books being misdirected, not knowing everyone's name, and not having a full grip on the workings of Skyview... Hopefully, this month should put things in motion to run smoothly for everyone. I want everyone to feel free to call or email me with any of your problems or concerns. I will try my best to solve what I can or refer you to your board of directors.

I am enjoying working with your board; the most active and involved group it has been my pleasure to see in action. I want to extend to everyone a fond welcome to come participate in the meetings.

Sincerely,
Charline Johnson

ON THE AGENDA JULY 27

- Open forum—Homeowner contributions, concerns.
- New toilets in club house?

NEXT MEETING

Fourth Thursday at 6:30 pm: August 24.

SKYVIEW HOA
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First Class Mail

PERSONAL ACCOUNT STATEMENT
Included with this newsletter is an
individual account statement (page 9).

Balance Sheet

As of June 30, 2007

	Jun 30, 07	Jun 07
ASSETS		
Current Assets		
Checking/Savings		
1000 · CURRENT ASSETS		
1010 · First Bank Checking-59127	1,803.11	
1015 · Money Market - 22054	12,793.12	
Total 1000 · CURRENT ASSETS	14,596.23	11,235.00
Total Checking/Savings	14,596.23	
Accounts Receivable	10,326.75	
1500 · Members Receivable	10,326.75	
Total Accounts Receivable	10,326.75	
Other Current Assets	3,225.73	
1700 · Prepaid Insurance	3,225.73	
1705 · Prepaid Taxes - Federal	-82.02	
Total Other Current Assets	3,143.71	
Total Current Assets	28,066.69	
Other Assets	6,400.00	
2001 · Reserve Deposit in Transit	6,400.00	
2030 · Wachovia Securities	145,716.93	
2111 · Darby Bk & Trust CD 08/20/07	25,000.00	
Total Other Assets	177,116.93	
TOTAL ASSETS	205,183.62	11,820.00
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
3010 · Accounts Payable	6,872.50	
3015 · Prepaid Assessment Fees	5,033.18	
Total Other Current Liabilities	11,905.68	
Total Current Liabilities	11,905.68	
Total Liabilities	11,905.68	
Equity		
6000 · Reserve - Balance Forward	215,714.04	
6001 · Reserve - Contribution	13,750.00	
6002 · Reserve - Interest	4,682.30	
6010 · Reserve - Expense	-11,536.28	
6040 · Reserve - Fences	-1,254.00	
6910 · Balance @ Beginning Year	-23,824.39	
6990 · Retained Earnings	2,081.29	
Net Income	-6,335.02	
Total Equity	193,277.94	
TOTAL LIABILITIES & EQUITY	205,183.62	-11,409.31

Profit & Loss

June 2007

Income		
7000 · MEMBERSHIP INCOME		
7010 · Income From Members Fees	11,235.00	
Total 7000 · MEMBERSHIP INCOME	11,235.00	
7100 · INTEREST INCOME		
7110 · Interest - Checking	14.23	
7115 · Interest - Money Market	13.86	
7120 · Interest - Reserves	2,836.23	
Total 7100 · INTEREST INCOME	2,864.32	
Total Income	14,099.32	
Expense		
8000 · ADMINISTRATION EXPENSES		
8010 · Accounting and Tax Preparation	472.50	
8025 · Bank Charges	75.57	
8070 · Insurance	636.33	
8110 · Legal - Consultations	285.50	
8150 · Management Contract	1,650.00	
8170 · Office Expense-Copies/Printing	252.33	
8180 · Office Expense - Misc.	394.60	
Total 8000 · ADMINISTRATION EXPENSES	3,766.83	
8300 · LANDSCAPING EXPENSE		
8320 · Landscape Contract	3,670.00	
8325 · Additional L/S Services	4,900.00	
8350 · Tree Service	3,250.00	
Total 8300 · LANDSCAPING EXPENSE	11,820.00	
8400 · POOL AND SPA EXPENSE		
8410 · Pool and Spa Maint Contract	340.00	
8440 · Pool and Spa Supplies	27.05	
8460 · Pool and Spa Furniture	381.52	
Total 8400 · POOL AND SPA EXPENSE	748.57	
8500 · OTHER OPERATIONAL EXPENSES		
8520 · Keys and Locks	142.63	
Total 8500 · OTHER OPERATIONAL EXPENSES	142.63	
8600 · REPAIRS, MAINTENANCE & CONTRACT		
8660 · Contract - Pest Control	69.00	
8680 · Janitorial	1,960.00	
8780 · Maintenance - Misc.	173.30	
Total 8600 · REPAIRS, MAINTENANCE & CONTRACT	2,202.30	
9000 · UTILITIES		
9010 · Electrical	1,466.71	
9060 · Water	1,025.36	
Total 9000 · UTILITIES	2,492.07	
9500 · RESERVE FUNDING		
9510 · Reserve - Budgeted Transfer	1,500.00	
9520 · Reserve - Interest Transfer	2,836.23	
Total 9500 · RESERVE FUNDING	4,336.23	
Total Expense	25,508.63	
Net Income	-11,409.31	

11:55 AM
07/17/07
Accrual Basis

Skyview Homeowner's Association
Profit & Loss
January through June 2007

	Jan - Jun 07
Income	
7000 · MEMBERSHIP INCOME	
7010 · Income From Members Fees	67,410.00
7020 · Income From Member Charges	140.00
7040 · Income From Late Fees/Interest	141.10
7050 · Accounts Receivable Adjustment	0.00
Total 7000 · MEMBERSHIP INCOME	67,691.10
7100 · INTEREST INCOME	
7110 · Interest - Checking	100.92
7115 · Interest - Money Market	23.64
7120 · Interest - Reserves	4,682.30
Total 7100 · INTEREST INCOME	4,806.86
7400 · OTHER INCOME	
7420 · Clubhouse Income	50.00
7900 · Refund Misc. Account	0.00
Total 7400 · OTHER INCOME	50.00
Total Income	72,547.96
Expense	
8000 · ADMINISTRATION EXPENSES	
8010 · Accounting and Tax Preparation	3,547.50
8025 · Bank Charges	356.94
8037 · Social Events	233.30
8070 · Insurance	3,817.98
8100 · Legal - Collection Fees	170.95
8110 · Legal - Consultations	2,622.00
8150 · Management Contract	10,695.00
8170 · Office Expense-Copies/Printing	535.70
8180 · Office Expense - Misc.	1,161.54
8190 · Office Expense - Postage	55.74
8220 · Reserve Study	1,075.00
8230 · Taxes - Federal	844.00
8250 · Taxes - State	329.32
Total 8000 · ADMINISTRATION EXPENSES	25,444.97
8300 · LANDSCAPING EXPENSE	
8320 · Landscape Contract	10,150.00
8325 · Additional L/S Services	4,900.00
8340 · New Plantings	1,340.26
8350 · Tree Service	3,250.00
Total 8300 · LANDSCAPING EXPENSE	19,640.26
8400 · POOL AND SPA EXPENSE	
8410 · Pool and Spa Maint Contract	1,940.00
8420 · Pool and Spa Repairs	196.00
8440 · Pool and Spa Supplies	689.23
8460 · Pool and Spa Furniture	627.19
Total 8400 · POOL AND SPA EXPENSE	3,452.42
8500 · OTHER OPERATIONAL EXPENSES	
8520 · Keys and Locks	142.63
8540 · Signs	66.33
Total 8500 · OTHER OPERATIONAL EXPENSES	208.96
8600 · REPAIRS, MAINTENANCE & CONTRACT	
8660 · Contract - Pest Control	217.00
8680 · Janitorial	4,360.00
8780 · Maintenance - Misc.	1,182.18
8790 · Maintenance - Painting	278.59
Total 8600 · REPAIRS, MAINTENANCE & CONTRACT	6,037.77
9000 · UTILITIES	
9010 · Electrical	2,984.37
9020 · Gas	258.99
9060 · Water	2,422.94
Total 9000 · UTILITIES	5,666.30
9500 · RESERVE FUNDING	
9510 · Reserve - Budgeted Transfer	13,750.00
9520 · Reserve - Interest Transfer	4,682.30
Total 9500 · RESERVE FUNDING	18,432.30
Total Expense	78,882.98
Net Income	-6,335.02

The Board unanimously adopted a new budget developed by treasurer Philip Pinsukanjana in the June 28 Board meeting. This budget reflects the major changes in management and landscaping that the board has made. The budget now reflects expenses by month as expected, not merely an annual total divided by twelve.

Budget 2007 Revised															
	2006 Actual	2007 Budget	2007 Revised Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Membership Income															
7010 - Member Fees	134,820	135,000	134,820	11,235	11,235	11,235	11,235	11,235	11,235	11,235	11,235	11,235	11,235	11,235	11,235
7020 - Member Charges	525	360	360	-	70	105	(35)		20	25	35	35	35	35	35
7040 - Late Fees	754	600	600	6	-	135	-		70	70	70	69	60	60	60
Total Membership Income	136,099	135,960	135,780	11,241	11,305	11,475	11,200	11,235	11,325	11,330	11,340	11,339	11,330	11,330	11,330
Interest Income															
7110 - Interest - Checking	81	60	200	8	14	12	29	24	23	15	15	15	15	15	15
7115 - Interest - Money Market	-	-	10	-	-	-	2	-	2	-	2	-	2	-	2
7120 - Interest - Reserve	7,473	3,600	6,732	391	-	1,455	-	-	1,350	302	-	1,350	300	234	1,350
Total Interest Income	7,554	3,660	6,942	399	14	1,467	31	24	1,375	317	17	1,365	317	249	1,367
Other Income															
7420 - Club House Income	550	672	350	-	-	-	-	50	75	75	75	75	-	-	-
7470 - Misc. Income	390	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7485 - Violation Income	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7486 - Reimbursable Assessment	1,858	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7900 - Refund Misc. Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	2,898	672	350	-	-	-	-	50	75	75	75	75	-	-	-
Total Income	146,551	140,292	143,072	11,640	11,319	12,942	11,231	11,309	12,775	11,722	11,432	12,779	11,647	11,579	12,697
Expense															
Administration Expense															
8010 - Acct. & Tax Prep.	1,435	2,076	3,421	1,390	-	140	673	873	146	-	200	-	-	-	-
8025 - Bank Charges	598	672	649	49	49	49	53	81	53	53	53	53	53	53	53
8035 - Committees/meetings	76	60	90	-	-	-	-	-	-	30	-	150	-	30	-
8037 - Social Events	54	-	383	53	-	-	-	180	-	36	-	-	-	-	-
8050 - Dues & Subscriptions	35	36	36	-	-	-	-	-	-	-	-	-	-	-	-
8070 - Insurance	7,636	7,680	7,636	636	636	636	636	636	636	636	636	636	636	636	636
8100 - Legal/Collection Fees	459	360	491	(4)	70	105	-	655	80	80	80	80	80	80	80
8110 - Legal Consultation	-	684	3,021	-	-	-	1,682	655	-	-	-	684	-	-	-
8150 - Management Contracts	20,700	20,700	20,595	1,725	1,725	1,725	2,220	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
8170 - Off Exp - Copies/Print	2,002	1,200	1,083	90	10	59	-	125	60	60	300	200	60	60	60
8180 - Off Exp - Misc.	1,249	1,080	942	102	75	142	448	-	25	25	25	25	25	25	25
8190 - Off Exp - Postage	972	600	656	11	3	16	-	25	70	70	150	100	70	70	70
8220 - Reserve Study	975	-	1,075	325	-	1,750	(1,000)	-	-	-	-	-	-	-	-
8230 - Tax - Federal	-	-	1,724	-	844	-	-	-	880	-	-	-	-	-	-
8250 - Tax - State	414	-	889	-	315	-	14	-	280	-	-	140	-	-	140
Total Adm. Expense	36,605	35,148	42,691	4,378	3,728	2,873	7,475	3,225	3,880	2,560	3,094	3,668	2,574	2,524	2,714
Landscaping Expense															
8310 - Irrigation Sys Repairs	815	600	600	-	-	-	-	-	300	-	300	-	-	-	-
8320 - Landscape Contract	15,300	19,440	22,450	1,620	1,620	3,240	-	-	3,670	2,050	2,050	2,050	2,050	2,050	2,050
8325 - Additional L/S Services	4,780	3,996	6,200	-	-	-	-	-	1,300	4,900	-	-	-	-	-
8330 - Landscape Replacement	1,130	-	600	-	-	-	-	-	300	300	-	-	-	-	-
8340 - New Plantings	-	654	1,640	-	-	-	338	1,003	100	100	100	100	100	100	100
8350 - Tree Service	5,158	6,000	5,050	-	-	-	-	-	3,250	1,800	-	-	-	-	-
Total Landscaping Expense	27,183	30,690	36,540	1,620	1,620	3,578	3,578	1,003	8,920	9,150	2,450	2,050	2,050	2,050	2,050

	2006 Actual	2007 Budget	2007 Revised Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Pool & Spa Expense	5,688	5,808	6,244	315	315	574	624	876	450	450	450	1,110	450	315	315
8410 - P & S Maint. Contract	3,780	4,068	3,805	315	315	315	315	340	315	315	315	315	315	315	315
8420 - P & S Repairs	1,011	780	696			196			100	100	100	100	100		
8430 - P & S Permits	650	680	680									660			
8440 - P & S Supplies	247	300	837			63	309	290	35	35	35	35	35		
8460 - P & S Furniture	-	-	246					246							
Total Pool & Spa Expense	5,688	5,808	6,244	315	315	574	624	876	450	450	450	1,110	450	315	315
Other Operational Expense															
8530 - Misc. Contingency	675	-	-												
8540 - Signs	437	-	-												
8570 - Supplies - Misc.	475	360	260	66	-	-	-	-	50	50	50	44			
8580 - Telephone	384	-	-												
Total Other Operational Exp.	1,971	360	260	66	-	-	-	-	50	50	50	44	-	-	-
Repairs, Maintenance & Contract Expense															
8620 - Security Cameras	-	300	150							150					
8660 - Contract - Pest Control	740	744	666	600	74	666	(600)	74	74	74	74	74	74	74	74
8680 - Janitorial	6,750	7,200	4,800	600	600	1,800	1,800	-	600	300	300	300	300	300	300
8735 - Maintenance - Gate	171	-	-												
8780 - Maintenance - Misc.	2,840	1,200	1,359	-	-	-	-	1,009	50	50	50	50	50	50	50
8790 - Maintenance - Painting	-	-	279	-	-	-	-	279							
8800 - Maintenance - Solar	-	300	150	-	-	-	-	-	150	150					
8810 - Maintenance - Streets/Drives	608	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8840 - Maintenance - Water Heaters	-	84	84	-	-	-	-	-	-	84					
8850 - Repairs - Building	350	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8930 - Repairs - Lighting/Electric	630	600	600	-	-	-	-	-	100	100	300		300		
8940 - Repairs - Misc. Minor	-	240	100	-	-	-	-	-	150	150	100				
8950 - Repairs - Plumbing	264	300	250	-	-	-	-	-	-	-	100				
8960 - Repairs - Roofs	310	-	-	-	-	-	-	-	-	-	-				
Total Repairs, Maint. Contract Exp.	12,663	10,968	8,437	1,200	74	-	1,200	1,361	974	808	824	424	724	424	424
Utilities															
9010 - Electrical	6,722	5,400	6,513	297	299	77	340	505	550	550	745	800	750	800	800
9020 - Gas	2,400	3,600	2,863	4	13	242	-	-	372	372	372	372	372	372	372
9060 - Water	14,366	15,318	10,042	824	-	574	-	-	1,026	1,560	372	3,658		2,400	
Total Utilities	23,487	24,318	19,418	1,126	312	892	340	505	1,948	2,482	1,117	4,830	1,122	3,572	1,172
Reserve Funding															
9510 - Reserve - Budgeted Transfer	29,400	29,400	22,750	2,450	2,450	2,450	2,450	2,450	1,500	1,500	1,500	1,500	1,500	1,500	1,500
9520 - Reserve - Interest Transfer	7,473	3,600	6,732	391	-	1,455	-	-	1,350	302	-	1,350	300	234	1,350
Total Reserve Funding	36,873	33,000	29,482	2,841	2,450	3,905	2,450	2,450	2,850	1,802	1,500	2,850	1,800	1,734	2,850
Total Expense	144,470	140,292	143,072	11,545	8,498	8,245	15,667	9,419	19,072	17,302	9,485	14,976	8,720	10,619	9,525
Surplus / (Deficit)	2,081	-	(0)	94	2,820	4,698	(4,436)	1,890	(6,296)	(5,580)	1,947	(2,197)	2,927	960	3,172

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DATA BOOKKEEPING SERVICE

Professional Accounting

4457 Alameda Drive, Fremont, CA 94536
Telephone (510) 793-0962 Fax (510) 793-9725
e-mail: databookkeeping@earthlink.net

July 17, 2007

Name
Mailing address
City, ST Zip

Re: Skyview address, Hayward, CA 94542

Dear Homeowner,

My name is Cathie Enjaian and I provide your accounting service to Skyview HOA. I work closely with your property manager Charline Johnson and treasurer Philip Pinsukanjana.

Skyview HOA is finishing up the transition of both financial and member records from Massingham & Associates to Johnson Property Management. With this letter, I am asking you to please review your account at Skyview HOA.

This summary account statement shows your name(s), your billing address, your homeowner's address, and your current balance the way I have them as of July 13, 2007.

Please feel free to telephone, fax, or email me with any changes that I should make, or any questions that you have in regards to your current balance.

As of July 13, 2007 your account balance is \$ X.XX. This includes your last payment received on X/X/2007, auto pay [your check #xxx], in the amount of \$ XX.00.

Thank you for your cooperation in this matter.

Regards,

Cathie Enjaian

The Board unanimously approved the new Rules for the Recreation Room and the Recreation Room Deposit Agreement in the June 28 Board meeting.

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.). 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 within one hour. 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 the use of the Recreation Room pursuant to the above conditions.

(SIGNATURE)

(TITLE)

Date keys issued: _____

Date keys returned: _____