



# Capri Newsletter

September 2017

Sunset Place Homeowners Association

## Inside This Issue:

- Tree Trimming Scheduled – Save \$\$
- CC&R Amendment Status
  - Committee feedback
- Electronic Mail Consent Form
  - Help your HOA save money
- 2016/17 Financial Results & Budget
- Landscape Committee Update
- Halloween Humor

Happy Fall to our Capri Neighbors! September 22nd was the autumn equinox, so we're officially in the season of pumpkins and Halloween parties. The crisp cooler weather is a welcome relief after an unusually humid summer.

### Tree Trimming Scheduled – Save Money

Capri neighborhood tree trimming is scheduled for October 18th and should take about 3 days to complete. Once again, Zuniga Tree Service is doing the work. As in past years, Zuniga is offering to trim homeowner's queen palms for just \$28 each while they are doing work in Capri. This is about half price and is a great deal while their trucks and crews are in the neighborhood. They will also do additional homeowner tree trimming work upon request.

Each homeowner should contact Christina at 760-525-2737 prior to October 13th to get your individual quote. You will pay Zuniga separately.

Please don't delay and call Zuniga to get work scheduled and take advantage of this great offer.

### CC&R Amendment Status

Your board continues to be concerned about a potentially large liability to our HOA as a result of a court ruling in Orange County. For those interested in background information, please refer to the news section of the Capri website at <http://www.caprihoa.org/news.html>. Concern over this liability is what drove the initial consideration to amend the CC&Rs to eliminate the exposure.

We held a Town Hall meeting in late May to gather feedback and suggestions from our members. One of many suggestions was first to prioritize the adoption of a Landscape Petitioning Process which would provide an orderly and neighborly way for community members to address "nuisance" landscaping issues. The intent is for this to function as a "safety valve" to address landscape issues short of potential lawsuits. Town Hall attendees also recommended the formation of a CC&R Amendment Committee.

Both of these recommendations have been followed up. Special "thank you" to Wayne Cowie, David Hall, Julie Thomas, and Marie Vasilieff who joined Board member Courtney Krehbiel on the committee. The committee met in July and subsequently provided significant follow-up via email to advise the Board.

Among other things, the CC&R Amendment Committee endorsed the need to prioritize the development of a Landscape Petitioning Process, and moving a potential CC&R amendment to the back burner for later consideration once alternative procedures are in place.



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### CC&R Amendment Status (Cont.)

At this writing, a proposed Landscape Petitioning Process has been drafted. It has been informally reviewed, and was then presented to the Board at the August meeting for comments. The Amendment Committee has also reviewed the procedure. Finally, the proposed procedure has been reviewed by our legal counsel. Recommendations and changes have been incorporated at each step.

At this point we're opening the draft of the proposed Landscape Petitioning Process document to all our members for unofficial comment. The latest copy of the draft document has been posted on our website at <http://www.caprihoa.org/news.html>. Once the Board has approved a final draft, a formal copy will be mailed to all members for an official 30-day review and comment period. Once accepted, this will become part of the Sunset Place Dispute Resolution Procedure.

Please review the procedure and provide your constructive feedback to the board during the draft phase. You can email the board at [info@caprihoa.org](mailto:info@caprihoa.org), or comment in writing via Lindsay Management at the address provided at the end of this newsletter. We're trying to be as transparent as possible, and your input is valued.

### Electronic Mail Consent Form

We all like saving money! Here's an opportunity to help reduce your HOA's operating expenses.

It may be a surprise, but there are at least 22 reports and other documents that HOA management is legally required to mail to the

members. The current annual budget for postage and mailing is \$5000. Much of that money can be saved if homeowners sign up for email delivery of this material. You'll get the reports faster, and they're a lot easier to file and retrieve than paper copies which tend to get misplaced. Email is also more environmentally friendly than paper mail and postal trucks.

Lindsay Management needs your consent to switch from paper delivery to email. An E-MAIL CONSENT FORM has been posted on the Capri website at the bottom of the page at <http://www.caprihoa.org/documents.html>. It's also attached as the last page in this Newsletter.

If you would like to switch to email delivery, please complete the form and mail it to Lindsay's address at the bottom of the form. Even better, Civil Code §1633.7 allows for signatures to be accepted in electronic form. You may scan and e-mail the form or send a picture of the signed form via e-mail to [Kyle@lindsaymgt.com](mailto:Kyle@lindsaymgt.com).

Thank you in advance for helping us save!

### Landscape Committee Update

Now that we're anticipating some relief from the high temperatures and lack of rainfall, we are forging ahead with landscaping updates for the west side of Toby's Trail. It is badly in need of rejuvenation. We hope the resulting presentation will enhance our neighborhood's charm to the many visitors and residents using Toby's Trail. We plan for this to be completed by late fall to take advantage of winter rains that can help the plants get off to a good start. Meanwhile, we are continuing to replace dead or



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### Landscape Committee Update (Cont.)

diseased plants with drought tolerant and pest resistant varieties as the need arises.

Also, we have removed the declining tea trees on Horizon Drive, and they will be replaced with the beautiful Vitex plants. These can grow to approximately 15-20 feet in height or they can be trimmed to become shrubs if so desired. They have a pretty purple/bluish flower and are considered heat, drought, and pest tolerant. We are looking forward to seeing these in the ground and thriving.

### 2016/17 Financial Results & Current Budget

Our Sunset Place HOA finished the last fiscal year ending June 30, 2017 with a very small budget surplus of just over \$1100. Yes, things were getting pretty tight the last couple of months.

For the last fiscal year, we overspent budget on landscape planting and rejuvenation, but just about made up for it with savings on water and tree maintenance. The net for our General and Administrative expenditures were almost exactly on budget. We were a bit over budget on mailing/postage, but saved money on professional services.

The final financial statements for the 2016/17 fiscal year have been posted on the Capri website under the Financial tab.

The approved budget for the 2017/18 Fiscal year was mailed to homeowners at the end of May. Significant budget increases were needed for water, mailing/postage, and landscape services. As an unfortunate result of these unavoidable

increases and a few smaller ones, we had to raise HOA dues by \$7 to \$139 per month to balance the budget.

The good news is we continued to allocate a sizeable amount to complete needed landscaping and replanting per our multi-year plan. Once we complete the project this fall and winter, we hope to be able to significantly reduce this expenditure in future years. Hopefully this will counterbalance the upward march in other costs during coming years.

Budgeting is conducted in open Board meetings, and interested members are welcome to attend. We have been doing what is called "zero-based" budgeting each year.

### Halloween Humor

A witch's pet werewolf has a problem so she takes him to the vet. The vet looks at the werewolf and says that he'll have to take him to the examining room. In the examining room, he takes a black cat out of a cage and lets the black cat walk all over the werewolf, but the werewolf doesn't do anything. The doctor says "Your werewolf is dead." The witch goes out to the receptionist and asks for her bill. "That'll be \$666" says the receptionist. "What! \$666? How's that possible?" "It's \$66 for the consultation, and \$600 for the Cat scan."



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## Contact Us

### Board Members:

Courtney Krehbiel, President  
Ilah Herndon, Vice President & Landscape  
Nick Brunski, CFO & Treasurer  
Jim Peterson, Secretary  
Claudine Anderson, Architecture Chair

### Written Correspondence:

Send email to the entire board at [info@caprihoa.org](mailto:info@caprihoa.org), or Kyle Kruger at Lindsay, [kyle@lindsaymgt.com](mailto:kyle@lindsaymgt.com).  
Postal mail should be directed to Kyle at the Lindsay business office address below.

### Architectural Plan Review:

Any modification to the existing structures or construction of new structures, or landscape changes must be approved in writing. Please obtain an "Architectural Plan Review Request Form" from our website, or contact Claudine Anderson by e-mail at [architecture@caprihoa.org](mailto:architecture@caprihoa.org).

### Common Area Landscape Issues:

Send notice of landscape issues by e-mail to Ilah Herndon at [landscape@caprihoa.org](mailto:landscape@caprihoa.org).

**Website:** <http://www.caprihoa.org>

### Business Office:

Lindsay Management Services  
Attn: Kyle Kruger  
6126 Innovation Way,  
Carlsbad, CA 92009  
Phone: (760) 436-1144

SUNSET PLACE HOMEOWNERS  
ASSOCIATION

E-MAIL CONSENT FORM

Pursuant to *California Civil Code §4040*, I hereby consent to the email delivery of the Sunset Place Homeowners Association (Association) documents as indicated below. I understand and agree that if the Association chooses to deliver said documents by email, that delivery is complete at the time of transmission and that all statutory or other notice requirements as defined in the Association's governing documents is perfected upon such transmission. In addition, I understand and agree that it is my responsibility to make sure that if my email is blocked by anti-span or junk mail filters, the appropriate changes are made to ensure the email delivery of Association documents. Further, I understand and agree that it is my responsibility to notify the Association's Management Company, in writing of: 1) e-mail address changes; and, 2) revocation of consent for e-mail delivery. The Management Company will confirm receipt within five (5) business days of receipt. You have the right to receive a paper copy or no electronic form of communications.

DOCUMENTS INDEX

- |  |   |
|--|---|
| 1. Assessment & Reserve Funding Disclosure Summary | 12. Request for Candidates  |
| 2. Pro Forma Operating Budget or Budget Summary    | 13. Reserve Funding Plan  |
| 3. Assessment Collections Policy                   | 14. Annual Update of Reserve Study                                |
| 4. Notice/Assessments and Foreclosure              | 15. Notice of Proposed Rule Changes                               |
| 5. Insurance Coverage Summary                      | 16. Notice of Adopted Rule Changes                                |
| 6. Review of Financial Statement (Audit)           | 17. Notice of the Results of an Election to Reverse a Rule Change |
| 7. Alternative Dispute Resolution (ADR) Rights     | 18. Board Minutes   |
| 8. Internal Dispute Resolution (IDR) Rights        | 19. Board Meeting Notices   |
| 9. Architectural Change Notice                     | 20. Notice of Annual Meeting Election Results                     |
| 10. Secondary Address Notification Request         | 21. Annual Budget Report  |
| 11. Monetary Penalties Schedule                    | 22. Annual Policy Statement                                       |

If you wish to participate in this program, please complete this form and return to the address below. Please print.

Owner's Name (must be on title): \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(By signing above, you consent to the Association's delivery of the above referenced documents via email).

Lindsay Management Services  
6126 Innovation Way  
Carlsbad, CA 92009