



# Capri Newsletter

Sunday, December 16, 2007

Sunset Place Home Owners Association

## President's Message – Happy Holidays

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*Merry Christmas  
and  
Happy New Year!*

The Board wishes each of you a very merry Christmas and Happy New Year. Please enjoy these wonderful times and this gorgeous place we all call home. Enjoy a walk on the beach after that holiday meal or take a picnic basket and watch a winter time sunset over the great Pacific. I personally believe the beach is best during the winter months – the skies are clear and the tourists are few. Enjoy the holidays and make each day a celebration – but remember to take a taxi or appoint a designated driver if your celebration gets out of control.

I would like to thank our current Board members for their thoughtful and diligent work this year. I am especially thankful for the hard work and all the time clocked by Fred Hauth, our landscape chairman. The effort that Fred donates is second to none and is much appreciated by all. I would also like to thank Dave Hall, CFO, John Darroch, Secretary, and Julie Thomas for their significant contributions to our Association. I am pleased to announce that each of your current Board Members are planning to return next year if you so approve. However, we would gladly consider any new Members who would like to serve on the Board – please contact me at [william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com) if you would like to serve on the Board next year.

Please plan to attend the upcoming Annual Meeting or complete a proxy to re-elect the current Board for 2008 or to elect a new Board or Board member(s).

## Annual Meeting Announcement

The Association will be holding its Annual Meeting on Tuesday, January 22, 2008, 6:30PM, at Kelley School. Please plan to attend - the annual state of the Association address will be featured. We would like to hear your opinions. Refreshments will be provided. If you are not able to attend, please complete a Proxy and return it to us by mail - use our business address listed later in the newsletter or drop it off with a current Board member. A copy of the Proxy form is attached herewith for you use. We need a quorum of members in person or by proxy at the Annual meeting to elect officers for the 2008 calendar year. WE NEED YOUR VOTE, PLEASE ATTEND, OR COMPLETE THE ATTACHED PROXY AND RETURN.

## Capri Faces in the News! – December 2007

Please welcome our newest homeowner to our lovely Capri community...he is planning to relocate from the North Pole on or about Dec. 25<sup>th</sup>...if you should see him, he will be traveling by sleigh with reindeers in the lead...please say hello and welcome him into your home - he may have a little surprise for you too!



### ADVERTISE WITH US

2 x 2 ad \$150 per year

2 x 3 ad \$200 per year

or by special arrangement

contact  
Bill Burzynski

e-mail inquiries to  
[william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com)



## Board Meeting Minutes – September 20, 2007

**SUNSET PLACE ASSOCIATION OF CARLSBAD  
BOARD OF DIRECTORS MEETING, September 20, 2007  
Meeting Minutes**

President William Burzynski called the meeting to order at: 7:30pm.

**Board Members Present:** William Burzynski, President  
Fred Hauth, Vice President  
David Hall, CFO  
John A. Darroch, Secretary  
Julie Thomas, Member at Large

**Homeowners Present:** None.

**Approval of Meeting Minutes:** Bill read the minutes from the August 2007 Board meeting as published in the newsletter. John made a motion to approve the minutes from meeting with no changes. Dave seconded the motion. Vote: 4-0 in favor of the motion.

**Financial Report:** David Hall, CFO presented the financial reports for the period ending August 31, 2007. As of 8/31/07 our total current assets are \$86,651.89 with reserves accounting for \$65,616.38 of this total. Total Income for August was \$9,928.00 with expenses totaling \$7,779.12 leaving Net revenues after reserve and interest adjustments of \$1,128.68. Year to date we are \$1,256.83 ahead of budget.

Dave contacted Sonnenberg & Company, CPA's to find out if the golf cart can be written off in 1-year or depreciated over a number of years. It was decided because of the low capital investment for the golf cart that it would be written off in one year rather than depreciated over many.

Dave stated that Sonnenberg had completed the Annual Audit. Fred made a motion to accept the audit as presented by Sonnenberg, seconded by John. Vote: 4-0 in favor of the motion.

Dave mentioned that as of August 31, 2007 the homeowners in lot #5 have an outstanding balance of \$31.00, lot # 9 has an outstanding balance of \$49.00, lot #61 has an outstanding balance of \$69.00, lot #86 has an outstanding balance of \$64.80 and lot #100 has an outstanding balance of \$79.00. Your board would appreciate it if everyone could check their records and make sure their payments are reaching Lindsay before the due date.

John made a motion to accept the financial report as stated, seconded by Julie. Vote: 4-0 in favor of the motion.

**Landscape Report:** Fred presented the July and August landscape report. Horticultural Group has merged with Heaviland Enterprises. While this does not immediately mean anything directly to the association the board will be carefully watching the new company to make sure we are getting the same service as previously provided by Horticultural group.

Fred has received 3 estimates for the tree trimming this year. The highest estimate was \$20,000 and the lowest was \$6,245.00 from New Way. Therefore, for the second year in a row the association has contracted with New Way to trim all the trees including the palm trees. Thanks for the great job in following up with the estimates Fred!

The Bermuda grass is coming back; however we are now experimenting with some new grass killer that seems to be working this time. We now have the Iron Grass on Telescope back under control. Once it is all dead we can begin replanting the damaged areas.

It has come to the boards attention that some homeowners have used the doggie bags to pick up after their dogs, but then for some reason leave the used bags near the irrigation control boxes or in the bases of the palm trees. The board would like to thank all those dog owners who have been responsibly picking up after their dogs and putting their trash in the trash can. It is not appreciated when these unsightly bags are left in the gardens of other neighbors or on the association property for others to pickup. Please help to keep our beautiful *Capri*, beautiful!

Julie mentioned that we are running low on doggie pot bags for the walk area so she requested approval to order additional bags at an approximate cost of \$250/case. Fred made a motion to accept the charges for the doggie pot bags, seconded by Dave. Vote: 4-0 in favor of the motion.

**Architectural Report:** Julie reports that there are no plans before the architectural committee at this time.

**Old Business:** The Board is still waiting for a decision from our attorney regarding the open easement along the dog walk.

The replacement of the sprinklers along the dog walk has been postponed pending a decision from the association council regarding the open easement issue.

The board is moving ahead with plans to build the E. Marsh Overlook. The board plans to get 3 quotations over the next month to compare cost and design.

**New Business:** There is no new business before the board at this time.

**Next Meeting:** The next meeting will be held on Thursday, October 25, 2007, 7:00 pm, at the Darroch residence, 4325 Skyline Rd.

Fred made a motion to adjourn the meeting at 8:35pm. Julie seconded the motion. Vote: 4-0 in favor of the motion.

Respectfully submitted,  
John A. Darroch  
Secretary

## Board Meeting Minutes – October 25, 2007

### SUNSET PLACE ASSOCIATION OF CARLSBAD BOARD OF DIRECTORS MEETING, October 25, 2007 Meeting Minutes - Final

President William Burzynski called the meeting to order at: 7:04pm.

**Board Members** William Burzynski, President  
**Present:** Fred Hauth, Vice President  
David Hall, CFO  
John A. Darroch, Secretary  
Julie Thomas, Member at Large

#### **Homeowners**

**Present:** Beth Darroch, Kurt & Laura Diesel, Mark Doyle, Katharine Spencer, Michelle Slattery, Jack Hunter

**Approval of Meeting Minutes:** Meeting minutes for the September 2007 board meeting were not read and approved.

**Financial Report:** David Hall, CFO presented the financial reports for the period ending September 30, 2007. As of 9/30/07 our total current assets are \$89,262.65 with reserves accounting for \$66,740.58 of this total. Total Income for August was \$9,912.26 with expenses totaling \$7,202.50 leaving Net revenues after reserve and interest adjustments of \$1,585.56. Year to date we are \$2,967.38 ahead of budget.

The final audit has been prepared by Sonnenberg, CPA's. The results of the audit were almost the same as the actual budget. There is a \$1500 variance from the budget, which includes \$1350 not yet paid to Sonnenberg for the audit. Last Fiscal year we ended with a surplus in the operating fund of \$5,677.00. We added \$11,281.00 to our reserve fund. We were able to finish the year under budget because of the money saved on tree trimming and lower than expected water bills.

Sonnenberg has a quotation of \$1100 to prepare the tax returns and review the financial statements. It is the boards' opinion that we should have a full audit done rather than a review. Dave will find out what the difference is between a review and an audit and the additional cost.

Sonnenberg have also suggested that the board have in place a Conflict of Interest Policy. After reviewing the need for this the board has decided that due to the small size of our community it is not necessary to have a Conflict of Interest Policy.

John made a motion to accept the financial report as stated, Julie seconded the motion. Vote: 4-0 in favor of the motion.

**Landscape Report:** Fred presented the September landscape report. It appears that the quotation the board received for tree trimming from New Way only included trimming the trees, but not shaping as well. Since it is necessary to not only trim the trees, but to also shape them so they look nice the board had no choice, but to approve the additional \$2,000 required to shape the Carrot wood, Oak and Ash trees around the property. The new total for the entire service is \$8,245.00, but this amount is still considerably lower than others we received.

2 control panels located in control boxes #4 and #7 has stopped working over the past month and need to be repaired. Fred has managed to rebuild two of the older panels and will replace the broken ones with these. Once the broken panels have been removed from the control boxes they will be sent back to the manufacture to be repaired. The cost of repairing each panel is approximately \$190/panel plus labor.

Fred has determined that we do not have enough hands to maintain our common area's without the addition of another worker. Fred would like to see if Horticultural Group is willing to send us an extra man for what we have in excess of the current budget or \$6,000/year. If Fred can negotiate this with Horticultural Group it was agreed that at certain times of the year it would behoove us to have the extra man.

Dave made a motion to accept the Landscape report as stated, Julie seconded the motion. Vote: 4-0 in favor of the motion.

**Architectural Report:** Julie reports that there are 4 new plans before the architectural committee at this time.

The homeowner's in lot #15 would like to add a French door to the side of the house, reduce the size of the wall in their front yard, remove large stucco pillars supporting existing patio cover and replace with smaller wooden pillars. Fred made a motion to accept the changes as proposed, Dave seconded the motion. Vote: 4-0 in favor of the motion.

The homeowner's in lot #40 would like to add a natural stone entry and build a small wall in the front of the house. They would also like to acid wash the concrete in the front and back of the property, add a backyard BBQ, Jacuzzi and fire pit. Fred made a motion to approve the plans, seconded by John. Vote: 4-0 in favor of the motion.

The homeowner's in lot #87 would like to build a pool in their backyard, change the fence from wrought iron to acrylic with aluminum pilasters and build a small arbor structure around a new spa. Fred made a motion to accept the plans as submitted by the homeowner, Dave seconded the motion. Vote: 4-0 in favor of the motion.

## Board Meeting Minutes – October 25, 2007 (cont'd)

The homeowner's in lot #48 would like to build a free standing patio cover in their backyard that will be covered with fabric rather than wood. Although the boards' preference is to avoid fabric awnings and patio covers in favor of wood lattice structure there is no provisions in the Governing documents that would preclude such a structure. As long as the fabric is neutrally colored, of good quality construction, and is not opposed by the neighbors most affected by its construction, the board will not stand in the way of the home owner's preference on this issue.

The homeowner's in lot #100 would like to install a new backyard fire pit, BBQ with removable umbrella and replace existing landscape and hardscape with new landscape and hardscape, including a small water feature in the front yard. Fred made a motion to accept the changes as submitted by the homeowner, Dave seconded the motion. Vote: 4-0 in favor of the motion.

It has been brought to the attention of the board that the homeowners in lot #64 have been making backyard improvements without prior approval from the board. While most of these improvements seem to be in keeping with current standards it is not appreciated when homeowners decide to take it upon themselves to begin work on their property without prior written approval from the board. We would ask that this homeowner respect our governing bylaws and our community in general. By having your plans approved by the board it will insure that the standard of our community is kept consistent.

**Old Business:** The Board is still waiting for a decision from our attorney regarding the open easement along the dog walk.

**New Business:** There is no new business before the board at this time.

**Next Meeting:** The next meeting will be held on Thursday, November 29, 2007, 7:00 pm, at the Burzynski residence, 4660 Sunburst St.

Fred made a motion to adjourn the meeting at 8:35pm. Dave seconded the motion. Vote: 4-0 in favor of the motion.

Respectfully submitted,  
John A. Darroch  
Secretary

## Board Meeting Minutes – November 29, 2007

### SUNSET PLACE ASSOCIATION OF CARLSBAD BOARD OF DIRECTORS MEETING

November 29, 2007

(Minutes are unofficial until approved at next Board meeting)

#### Meeting Minutes

President William Burzynski called the meeting to order at: 7:0pm.

**Board Members Present:** William Burzynski, President  
Fred Hauth, Vice President  
David Hall, CFO  
John A. Darroch, Secretary

Julie Thomas was absent

**Homeowners Present:** None

**Approval of Meeting Minutes:** Bill read the meeting minutes from the October 25, 2007 board meeting. Fred made a motion to accept the minutes as read. Dave seconded the motion. Vote: 3-0 in favor of the motion.

John read the meeting minutes from the September 20, 2007 board meeting. Dave made a motion to approve the minutes as read. Fred seconded the motion. Vote: 3-0 in favor of the motion.

**Financial Report:** David Hall, CFO presented the financial reports for the period ending October 31, 2007. As of 10/31/07 our total current assets are \$89,239.61 with reserves accounting for \$68,082.24 of this total. Total Income for October was \$10,184.68 with expenses totaling \$9,926.32 leaving a Net Loss after reserve and interest adjustments of \$1,083.30. Thanks to Fred for saving the association “mucho” \$\$ in repairing the sprinklers himself, lower water bills and the reduced need for landscape extras we find ourselves in a positive position once again this month. Year to date we are \$1,509.09 ahead of budget. Our total assets are flat this month due to paying for the Annual Audit of \$1350 and taxes totaling \$870.00, of which \$547.00 is Federal Tax, \$180.00 is State Tax and \$143.00 is estimated taxes for the current year fiscal year.

The homeowners in Lot #120 have a delinquent balance of \$163.00 of which \$69.00 is over 60 days old. The homeowners in Lot #9 have an outstanding balance of \$49.00 and Lot #86 has a balance of \$79.00. We would appreciate these homeowners bringing their accounts up to date.

Dave mentioned that we have a Reserve CD maturing on January 28, 2008, which currently has approximately \$5,300.00 in it. Our Money Market account now has a balance of \$13,649.87. Therefore, Dave is recommending that we pull out \$5,000 from the Money Market account and add this to the CD balance to make a renewable amount of approximately \$10,300.00. The board agreed that this was the best way to manage the funds. John made a motion to transfer \$5,000.00 from our Money Market account to the maturing CD on January 28, 2008 and renew this CD for an additional 6 months. Fred seconded the motion. Vote: 3-0 in favor of the motion.

The finance committee, headed by Richard Duffy and Bob Kosse, has acknowledged that they can and will update the Reserve Study for 2008 within the statutes of California state law. Thank you very much for your help and the savings of \$400.00 that this will save the Association.

Fred made a motion to accept the financial report as stated by Dave, John seconded the motion. Vote: 3-0 in favor of the motion.

**Landscape Report:** Fred presented the October landscape report. The Heaviland merger seems to not have caused any disruptions in service and things have been running as smoothly as before the merger. Fred will continue to closely monitor things to make sure we do not get neglected.

Fred reported last month that the electric panels in control boxes #4 and #7 had stopped working and need to be repaired. After removing the panels Fred determined that box #4 only required minor repairs to a valve rather than repairing the circuit board. Fred was thus able to repair box #4 for much less than the estimated \$190 plus labor previously quoted. Control Box #7 did need to have the circuit board repaired which Fred has already pulled, sent back to the manufacturer and received back. However he has not received an invoice from Heaviland yet.

Fred mentioned that people leaving their dogs scat along the walk and even in plastic bags is still a problem. The board would like to remind all dog owners to kindly pickup after their dogs so that our walk remains nice for everyone to enjoy. If you see someone not picking up after their dog please make sure you mention this to them.

The sign at the north entrance to the dog walk has fallen over and is being propped up by the wall adjacent. Fred and John will go and access the problem and look at the possibility of hanging the sign on the same post as the nearby doggie pot holder.

## Board Meeting Minutes – November 29, 2007 (cont'd)

Fred has been slowly going around and repairing all the rotting mailbox legs. This process is time consuming as Fred has to clean all the outside rust off the post first before he can prime and then repaint it. So far Fred has done the boxes on Sunburst and Skyline. Fred has noticed that the mailbox at the north end of Coastline is almost rotten to the point that it might fall over. Fred will look into having someone possible cut the bad metal off and re-weld the post to its anchor.

Fred spoke with the homeowners in Lot #64 who mentioned that they would like to make the bank in front of their house look like the Capri Monument across the street. The homeowners mentioned they would be willing to replant the bank and then maintain it from now on. Fred agreed that if the homeowners were willing to maintain the bank the association has no problem with them replanting it to match the monuments.

Fred mentioned that the lawn located at Kendra's Park is all but dead. He has taken pictures of this and sent them along with a letter to Heaviland President, Mr. Atkinson. While Mr. Atkinson did not directly respond to the letter, Heaviland has agreed to reseed the lawn free of charge since the association paid to have this done only 1 year ago. The board asks for everyone cooperation in keeping you pets off the lawn when the reseeding process begins.

Dave made a motion to accept the financial report as stated, John seconded the motion. Vote: 3-0 in favor of the motion.

**Architectural Report:** There was no Architectural report this meeting.

**Old Business:** The Board is still waiting for a decision from our attorney regarding the open easement along the dog walk.

Bill is about 60% completed with gathering information and quotations regarding the E. Marsh Overlook proposed. He will report back to the board next month.

**New Business:** The Annual Board Dinner has been scheduled for the evening of December 19, 2007, 5:30pm at the Hunter Steak House in Carlsbad.

**Next Meeting:** The next meeting will be the Annual Meeting held on Tuesday January 22, 2007, 6:30 pm, at Kelly Elementary School Media Center, located at 4885 Kelly Dr. Please make sure you mark this very important meeting on your calendars now. We need to make sure we have a quorum on January 22<sup>nd</sup>, so if you can't make it please request a proxy from one of the board members and make sure you return it to them prior to the meeting. Thank you in advance for your support.

Fred made a motion to adjourn the meeting at 8:50pm. John seconded the motion. Vote: 3-0 in favor of the motion.

Respectfully submitted,  
John A. Darroch  
Secretary

## December Announcements

**ANNUAL MEETING.** The Association will be holding its Annual Meeting on Tuesday, January 22, 2008, 6:30PM, at Kelley School. Please plan to attend and to hear the state of the Association address and to voice your opinions. Refreshments will be provided. If you are not able to attend, please complete a Proxy and return it to us by mail to our business address listed below or drop it off with a current Board member. A copy of the Proxy form is attached herewith for you use. We need a quorum of members in person or by proxy at the Annual meeting to elect officers for the 2008 calendar year. **WE NEED YOUR VOTE, PLEASE ATTEND, OR COMPLETE THE ATTACHED PROXY AND RETURN.**

**ASSOCIATION RULES / ASSOCIATION POLICIES.** Only matters prescribed for in the Governing Documents of this Association are to be upheld and enforced by the Board. The Board acting alone should not nor will not create or enforce regulations that are not contained in the Governing Documents of the Association. If you would like to receive a complete updated set of our Governing Documents, including the CC&R's, and Association Rules & Policies, please request a paper or electronic copy in writing addressed to the Board at Lindsay Management or by e-mail to [william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com). The production of a one volume set will be ready soon.

Something to announce or feature in the newsletter...pictures of Capri people in the news...send your ideas or information to the Board for publishing....



**WE NEED YOUR VOTE, PLEASE  
ATTEND, OR COMPLETE THE  
ATTACHED PROXY AND  
RETURN**

## Contact Us

### Board Members:

William ("Bill") A. Burzynski, President, (619) 235-2560  
 John Darroch, Secretary  
 Dave Hall, CFO & Treasurer  
 Fred Hauth, Vice President & Chair of Landscape Committee  
 Julie Thomas, Member at Large & Chair of Architecture Committee

### Complaint Notices:

Send complaints in writing to either the Board at the business address listed below or by e-mail to [william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com). The complaint should describe the violation in detail, cite the section of the CC&Rs that is being violated, provide the address or lot number where the violation exists, and include your contact information and address or lot number. Only written complaints will be accepted due to the volume of incidents recognized each month.

### 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 Business Office listed below or contact Julie Thomas by e-mail to [juliethomas@adelphia.net](mailto:juliethomas@adelphia.net). Please include detail plans or changes or modifications, sign-off by neighbors immediately adjacent to you, and the completed form and deliver these items to the Board at the Business Office below or as directed by Julie Thomas.

### Common Area Landscape Issues:

Send notice of irrigation leaks, sprinkler repairs, or other landscape issues by e-mail to Fred Hauth at [salsafredsr@excite.com](mailto:salsafredsr@excite.com) or for emergencies call Fred at 760-729-8722.

**Newsletter Committee:** John Darroch, Chief Editor; Evelyn Marsh, Sr. Editor; Bill Burzynski, feature columnist; news delivery: Anna McBrayer, Ed & Dorothy Carden, Gina Bakhshandeh, Dennis & Penny Pepe, Fred & Judy Hauth, and Sandra Keirns.

### Business Office:

Lindsay Management  
 7720 El Camino Real, Suite 2a  
 Carlsbad, CA 92009  
 760-434-1144