



Capri Newsletter

Sunset Place Home Owners Association

Thursday, November 19, 2009

Capri veterans – we salute you – Happy Veterans Day !



President’s Message – Fall Update

Inside This Issue

- 1 Fall Update
- 1 24 Ft. Height Rule
- 2 Capri Faces in the News
- 2 Obituaries
- 3 Slope Project Update
- 5 Board Minutes – Oct’09
- 6 Announcements
- 6 Contact Us

We are pleased to report that there are no major issues or disputes within our Association. You have not heard much from the Board lately because frankly, peace continues within our beautiful Carlsbad community – we are referring to this moment in our history as “Pax Capri” - may peace and joy continue.

The only big topic of discussion is the slope enhancement project, which started in Jun’09 following three townhall meetings/planning sessions earlier this year. I realize that many of you are curious as to the scope and overall cost of this project. We have posted periodic project updates and Board minutes on our website – www.caprihoa.org. However, many of you wanted more information or were not able to locate the information on our website. The Board responded to this criticism by composing a project update letter. We recently circulated this letter to all registered homeowners by US Mail to ensure proper delivery. We have attached this letter herewith just in case you did not receive the original.

All Capri homeowners are invited to attend the next Annual Meeting on Tuesday, January 26, 2010, 6:30 PM at Kelly School. The Agenda includes the 2009-2010 State of the Association address by your Board – power point slide show and refreshments provided. New homeowners are encouraged to join in on the fun.



visit us at www.caprihoa.org

Tree Height - 24 Ft Height Rule



We are not a gated community nor are we a typical condominium development with shared walls, roofs, and pool areas. Because of this, we have only a few key Rules adopted by the Association. We old timers refer to one of these key Rules as “the 24 Ft. Height Rule”. This Rule stipulates that no tree on public or private property shall be greater than 24 Ft. in height except for properly maintained palm trees. This is especially important on internal slope areas where the house on the lower pad has a rising slope behind it, which adjoins with the yard of the house above. Tree height on these internal slope areas are measured from the lower house pad level. This prevents trees on internal slopes from being above the roofline of the house located on the lower pad. Fall is a good time to trim your trees and make sure you remain compliant with our 24 Ft. Height Rule.

Capri Faces in the News! - October 2009

Elected to the 2009 Carlsbad High School Homecoming Court are three Capri young adults. Princess Kirsten Carmichael, Princess Rebecca Wheeler, and Prince Joey Burzynski achieved this recognition and participated in the annual Lancer Day Parade - must be something in the Capri water!



Also, Kendall Stewart, another Capri youngster, who attends La Costa Canyon High was placed on the 2009 US National Swim Team. Kendall is just one step from the US Olympic team and is currently competing in Germany at a worldwide swimming meet - Mom & Dad says no worries because the team is being chaperoned by Michael Phelps ?

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or by special arrangement

contact
Bill Burzynski

e-mail inquiries using the
"Contact Us" section of our
website at

www.caprihoa.org



Obituaries - October 2009

Unfortunately, 2009 has not been kind to many of our Capri family and friends. Several of our neighbors passed this year. We apologize in advance if we missed any of our other members that may have passed - we only report on information shared with us by those family & friends wishing a public notice of a love one's passing.

Lillian Polzin. Lillian was a Capri resident for over 15 years and served of the Sunset Place HOA Board several times. Lillian was also a dedicated member and past president of the North County Women's Assistance League - this organization provides shoes, books, clothes, and other necessities to the needy children of North County. Lillian was a smart dresser and enjoyed a good party. She also enjoyed dining out and traveling about town in her grand Cadillac Sedan de Ville. Lillian will be missed especially around her beloved cul-de-sac home on Sunburst.

Ed Carden. Ed passed away on October 15, 2009. He is survived by his wife Dorothy. Ed & Dorothy were original Capri homeowners having moved here in 1988. Ed served his community well by delivering the newsletter when called upon - like the US Postal Service, neither rain, sleet, or snow would stop Ed from doing his duty. Ed was a well-informed and interested Capri citizen participating regularly at our annual HOA meetings - Ed always demonstrated a positive and courteous attitude at those meetings - something we call came to respect and admire. Ed frequently commented how lucky we all are to live in such a beautiful neighborhood. Ed was a wonderful neighbor and all of those on Clearview will miss him very much.

Dolores Morris, 92 years young. Dolores is the mother of Peggy Burzynski and long time resident of Monroe, MI. Dolores moved to Capri in 2004 following a disabling stroke. When healthy, Dolores loved to socialize with her Capri neighbors on especially Ron & Kay Rosa, Anna & Michael McBrayer, and Fred & Judy Hauth. She also enjoyed discussing the topic of the day with Fred while on her daily trips to the community mailbox. She is much loved and will be missed dearly by everyone that came to know her.

Slope Enhancement Project Update – October 2009

Wednesday, October 28, 2009

Subject: SLOPE ENHANCEMENT PROJECT - Update #1

Dear Capri Homeowner:

This letter is intended to update you on the status of our Slope Enhancement Project. We understand that many of you are interested in this project and the steps we are taking to help beautify our slope areas.

BACKGROUND

Following the feedback obtained from the membership at the three Town Hall Meetings held earlier this year, the Board initiated a Slope Enhancement Project – this project will be completed over a 3 year period.

SLOPE ENHANCEMENT PROJECT – Key Objectives

The major objectives of the slope enhancement project include:

1. Fix and replace broken or poorly adjusted irrigation heads
2. Re-plant bare slope areas with new ground cover and/or shrubs
3. Revitalize and if necessary replant the lawn area at Kendra's Park
4. Remove portions of Lampranthus at the top of slopes and other shrub materials that are blocking sprinkler heads or that has become too woody
5. Add new shrubs and/or ground cover to enhance the existing slope areas with a variety of new drought resistant shrubs and ground over (Slope Enhancement Initiative)
6. Build out a new patio/seating area just south of Kendra's Park (E. Marsh Overlook)

UPDATE

This initiative started in earnest during March 2009 – we estimate that it will take 3 years to complete and will be paid by the increased HOA dues that were enacted at the start of our current year and the excess revenues set aside the last two fiscal years.

The project will be conducted in a series of phases. The complete scope is not yet defined but will generally include enhancing all the slope areas maintained by the Association over a three-year period. The phased approach will be used to help control the project, and as we learn from each phase we will be able to better define work requests and better control the costs of future phases.

TOTAL PROJECT BUDGET

Following feedback from homeowners during our three town-hall meetings earlier this year, the Board established a total approximate budget of \$52,572. The project is funded using excess revenues accrued during FY'08 & FY'09 and increased HOA dues enacted at beginning of FY'10.

| | Total | Year 1 | Year 2 | Year 3 |
|-------------------------------------|------------------|------------------|------------------|------------------|
| Excess Revenues (FY'08) | \$ 13,764 | \$ 3,764 | \$ 10,000 | \$ 0 |
| Excess Revenues (FY'09) | \$ 5,808 | \$ 2,808 | \$ 3,000 | \$ 0 |
| Increase in HOA Dues (FY'10) | \$ 11,000 | \$11,000 | \$ 0 | \$ 0 |
| Increase in HOA Dues (FY'11) | \$ 11,000 | \$ 0 | \$ 11,000 | \$ 0 |
| <u>Increase in HOA Dues (FY'12)</u> | <u>\$ 11,000</u> | <u>\$ 0</u> | <u>\$ 0</u> | <u>\$ 11,000</u> |
| TOTAL PROJECT BUDGET | \$ 52,572 | \$ 17,572 | \$ 24,000 | \$ 11,000 |

Phase I

To date, we have completed Phase I of the project. Phase I included the re-seeding of the Kendra's Park grass area. We also removed old and woody myrporum plants along Horizon (north end) and removed old and woody Lampranthus at the corner of Sunnyhill & Pannonia and replanted each with blue/white lantana. We also removed and replanted the retaining wall area at the corner of Coastline & Pannonia with new lantana. During Phase I, we planted over 330 five-gallon blue and white lantanas during September using an opportunistic purchase of these plant materials – total cost of Phase 1 was \$3,000 for plant material and no additional labor cost was required. Our landscape contractor re-seeded Kendra's Park area at no additional cost to the Association.

Phase II

Phase II is currently underway. Phase II will include a complete audit of our irrigation system to identify needed repairs and to enhance coverage. As of now, 3 control boxes were tested and over 25 repairs identified - repairs will be completed by our landscape contractor at no additional labor cost to the Association per our agreement. The complete irrigation audit is expected to be concluded in two weeks.

Phase II will also include enhancement of 3 slope areas that were identified by our Landscape contractor as requiring immediate attention. The Phase II slopes include:

- o Hillside (north side) between Sunnyhill & Skyline;
- o Sunnyhill near Horizon;
- o Horizon between Sunnyhill & Coastline.

Lampranthus at the top of the slope and other large shrubs & trees will be selectively removed to improve irrigation coverage. Existing ground cover to be removed and/or replaced as necessary on the mid level of the slopes. We will re-plant slopes with approximately 300 five gallon plants: general theme will include Lantanas (blue & white) at top of slope, trailing Lantana (yellow) along side walk planted in a undulating fashion, Birds of Paradise and Indian Hawthorne intermixed with ground cover on the mid slopes areas.

Slope Enhancement Project Update (cont'd)

We will also update the corner at Sunnyhill & Horizon with new plantings (birds of paradise, Lantana, and Indian Hawthorne) and wood chip mulch. Phase II is expected to be completed by Dec'09 at a total cost of \$6,000.

Phase III

Phase III planning is currently underway. This phase will include three south facing slope areas – south facing slopes are especially problematic due to the impact of the sun. Improvements to the slope will be similar to those to Phase II. As we learn from Phase II, this knowledge will be used to better plan and execute Phase III. We plan to hard bid Phase III with three qualified contractors to ensure our money is spent wisely. Phase III will likely start in Feb'10 or Mar'10.

General Discussion

As part of the slope enhancement project, the Association will plant over 2,000 five- gallon plants over the next few years. Planting of this material requires considerable labor due the adobe nature of our soil. I am sure that any of our homeowners that dug into this soil understands the situation. To assist the day laborers (supervised by our landscape contractor) used to complete the plantings, the Board authorized the purchase of an electric jack-hammer with a clay-spade bit and portable generator. The Board considered the rental of this equipment but concluded that the purchase of this equipment would be more cost effective. It is the intention of the Board to sell this equipment once the slope enhancement project is complete three years from now. The cost of this equipment is \$1,500 – we hope to re-sell this equipment at the end of the project for \$750 for a net cost of \$750.

We will provide periodic updates on the project as Fred, our landscape contactor, and the Board all coordinate these activities to make sure our money is spent wisely.

Please visit us at our website at www.caprihoa.org for ongoing updates and discussion our landscape improvement projects or for minutes from our Board and Town Hall meetings.

Respectfully Submitted,

**SUNSET PLACE HOMEOWNERS ASSOCIATION,
BOARD OF DIRECTORS**

William A. Burzynski
President

Board Meeting Minutes – October 26, 2009

SUNSET PLACE ASSOCIATION OF CARLSBAD BOARD OF DIRECTORS MEETING

October 26, 2009

(Minutes are unofficial until approved at next Board meeting)

Meeting Minutes

President Bill Burzynski called the meeting to order at: 7:02 pm.

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

Homeowners
Present: Tim Cox

Approval of Meeting Minutes: John read the minutes from the September 30, 2009 board meeting. Fred made a motion to accept the minutes from the September 30, 2009 board meeting with no changes. Dave seconded the motion. Vote: 4-0 in favor of the motion.

Financial Report: David Hall, CFO presented the financial report for the period ending September 30, 2009. As of that date our total assets were \$105,639.11 with reserves accounting for \$77,803.44 of this total. Total income for the month was \$11,309.66 with operating expenses totaling \$12,060.31 leaving a net loss for the month of \$1,682.92 after interest adjustments and the reserve payment. Expenses for the month included \$1,300 for the annual financial review by our independent CPA, Sonnenberg & Company, and approximately \$2,100 for our ongoing landscape improvement project. There were no unplanned or unusual operating expenses for the month.

The board has received a quotation from Marrs, Maddock & Associates for increasing our HOA liability policy to cover the California State required minimum of \$3 million. The quotation was approximately \$1500 more for the policy increase. It was thought that this price was high and therefore required checking into more. Dave will contact other insurance agents to check the rates and report back to the board.

The Aging Report from Lindsay showed four homeowners with accounts outstanding for more than 90 days (lot 14 for \$16.00, lot 17 for \$5.50, lot 31 for \$41.50 and lot 131 for \$50.00). The board will contact these homeowners to see that the accounts are brought up to date with Lindsay Management. Once again we would like to encourage all homeowners to consider the automatic payment plan offered by Lindsay Management Co. for payment of HOA dues; having your dues automatically paid every month avoids the need to remember to mail in the payment and keeps everyone current.

Landscape Report: Fred Hauth, Vice President presented the October 2009 Landscape report. Fred reports that he performed a very thorough sprinkler system audit on October 26, 2009. After only completing one station, due to technical difficulties, Fred found so many problems that a complete list of repairs needed was started. After fixing their technical problems Western Garden was able to check another 3 stations, but there are more that need checking. A list of suggested repairs and changes to each station will be submitted by Western Garden and repair at no labor cost to the association. We will only be paying for the parts used to make the repairs.

The first phase of our landscaping improvements was approved by the board this past week. Project #1 of this first phase has been started on Hillside between Skyline and Sunnyhill. The aging Lampranthus has been removed along the top of the hillside to make way for new Lantana. After taking away the dead and woody Lampranthus other additional maintenance issues have been uncovered. Fred will bring these issues to the attention of the appropriate homeowners and seek resolution.

The tree trimming was started on October 21, 2009 and should be completed by October 28, 2009. So far Sunset Tree has done a great job trimming all the trees.

The board discussed trimming vs. removing some of the Plumbago's located on various hillsides around our HOA property. These plants have been allowed to grow unusually large and then are trimmed, cutting off all the color each time. It was decided that these bushes, rather than being trimmed every month would be left to grow naturally to see if they look nicer. The board will keep a close watch on the growth of the Plumbago's and make any necessary changes should they be necessary.

Architectural Report: Julie Thomas, Member at Large reports the homeowner in #77 would like to install a new front entry door. The door is a solid Cherry door with stain-glass panels. The board would like to thank the homeowner for making such a nice improvement to their home. Fred made a motion to accept the request to change the front door as presented in the plans. Julie seconded the motion. Vote: 4-0 in favor of the motion.

The homeowner in Lot #118 would like to remove an existing patio and replace the concrete with pavers and add a wood patio structure. They would also like to replace their existing driveway with pavers. The patio structure is not going to exceed 10 feet, is wooden and will be painted to match the color of the house. Both neighbors have signed off on the plans. Fred made a motion to accept the request to change the front door as presented in the plans. Dave seconded the motion. Vote: 4-0 in favor of the motion.

Old Business: No old business at this time.

New Business: No new business at this time.

Next Meeting: The next meeting will be held on Thursday, November 19, 2009, 7:00 pm, at the Hauth residence, located at 4640 Sunburst.

John made a motion to adjourn the meeting. Dave seconded the motion. Vote: 4-0 in favor of the motion.

The meeting was adjourned at 9:15pm

Respectfully submitted,
 John A. Darroch, Secretary

October Announcements

WEBSITE. Visit us at www.caprihoa.org. Using the "Contact Us" section of our website, please sign up for electronic delivery of Board minutes and other important announcements. Just indicate your name, address, Lot #, and e-mail address – our webmaster, Dave Hall, will do the rest. This will save printing and mailing costs – thank you.

NEXT BOARD MEETING. All HOA members are welcomed to attend. Thursday, Nov 19, 2009, 7:00 PM, Hauth Residence, 4640 Sunburst Rd.

ANNUAL MEETING. All Capri homeowners are invited to attend the next Annual Meeting on Tuesday, January 26, 2010, 6:30 PM at Kelly School. The Agenda includes - State of the Association address, election of new officers, slope project update, and Q&A period. New homeowners are encouraged to join in on the fun.

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 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 set of our Governing Documents, including the CC&R's, and Association Rules & Policies, please visit our website at www.caprihoa.org. If you are unable to download these documents from our website, please request copies from Lindsay Management using their contact information provided below or contact the Board using the "Contact Us" section of our website at www.caprihoa.org.

NEW BOARD MEMBERS WANTED AND ENCOURAGED TO RUN FOR OFFICE



ELECTION JANUARY 26, 2010

If you are a registered Capri homeowner and you want to share the fun and action of being a Board member, please send your name and qualifications to the Nominating Committee using the "Contact Us" section of our website at www.caprihoa.org.

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 using the "Contact Us" section of our website at www.caprihoa.org. Please 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 to create a retrievable record of the situation.

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 using the "Contact Us" section of our website at www.caprihoa.org. 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 using the "Contact Us" section of our website at www.caprihoa.org. For emergencies only, contact Fred directly at 760-729-1765 (h); 760-505-1828 (cell).

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

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