



Capri Newsletter

March 2017

Sunset Place Homeowners Association

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Leaping Leprechauns! St. Patrick's Day is just around the corner, and spring is popping up all over. This year's plentiful rainfall has given us several months of water savings with the sprinkler system off. Better yet, blooms look spectacular. Even the desert is flowering this year. We hope you enjoy our beautiful spring scenery.

Annual Meeting Results

The Annual Homeowners' Meeting for Capri was held a few weeks ago on February 22nd. Quorum was achieved with the representation of 85 homes in person and/or by secret ballot vote. Overall, the new secret ballot voting process appeared to work quite well. Similarities between the Capri process and State and Federal elections made voting understandable and painless for most everyone. At the meeting the qualifying of ballots by address and counting the votes went quickly thanks to help from Kyle Kruger of Lindsay Management and a couple of volunteers. We have a few improvements to

implement for future elections, and welcome any feedback or thoughts you may have.

As a result of the homeowners' vote five new and returning board members were appointed for 2017. They are Claudine Anderson, Nick Brunski, Ilah Herndon, Courtney Krehbiel, and Jim Peterson. Following an organizing meeting, Courtney is returning as President, Ilah is assuming the role of Vice President and Landscape Chair, Nick returns as Treasurer/CFO, Jim Peterson joins as Secretary, and Claudine Anderson joins as Architecture Chair. They look forward to serving our community during the coming year.

As a community, we wish to extend special thanks and appreciation to outgoing board members Micheaux Hall and Julie Thomas. Their many years of service on the board has been exemplary and extremely beneficial to our neighborhood. They will be missed.

Finally, during the annual meeting the outgoing Capri board surprised three of our Capri residents with a "Thank You" gift. Fred Hauth, Nico Lioce, and Fred Stickel were each presented with gift certificates for dinner for two at The Landings restaurant in Carlsbad. These three gentlemen saved our community tens of thousands of dollars through their help with maintenance tasks and management of our irrigation system. Thank you again!

Many thanks to all who participated in this year's annual meeting!



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Introducing your 2017 Board Members

We thought you might like to know a little bit about your neighbors who are serving on this year's board in their own words.



Courtney Krehbiel, President

I am an electrical engineer and engineering manager with 40 years of industry experience. I recently retired after 16 years as a regional and national field services manager with Microsoft. My wife Karen and I enjoy long bicycle rides, occasional travel, and the company of our four grandchildren. My vision for Capri is to protect our neighborhood and property values through conservative governance with balanced budgets, quality landscaping and maintenance, adequate insurance and reserves, and consistent application of our community values.



Ilah Herndon, Vice President & Landscaping Chair

I am a retired teacher from Arkansas who moved, in 2014, to the beautiful Capri community. Always wanting to be involved in my community, I decided to run for a position on the Board. After winning the election that year, it became evident that there was work ahead. I hope to continue to be able to help make Capri a very pretty and a very desirable place in which to live.



Nick Brunski, CFO & Treasurer

In 1993 my parents moved into Capri and ever since then this has been our family home. Before moving to Carlsbad I lived and grew up in the San Fernando Valley up in the Los Angeles area. I'm a graduate of California State University Northridge and currently I'm a Contracting Officer for the Department of the Navy. I look forward to serving our community over the next year.



Claudine Anderson, Architecture Chair

I have been a teacher with Oceanside Unified School District for the past 20 years. Having moved to Carlsbad when I was 10 years old and growing up on Tamarack, I remember when Capri was built. We were thrilled when we were able to purchase our Capri home in 2003. Our family has also grown since then, and now we have two children who are currently attending Kelly Elementary. We love our small home and plan on being here forever. Our Capri neighborhood is a jewel and my goal is to help maintain its beauty and curb appeal.



Jim Peterson, Secretary

Hi my name is James Peterson. I have lived in the Capri development since the year 2012. I really enjoy living here and I hope I can help to



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improve the community. I currently serve on another board for an association for my office building. I look forward to helping here in any way I can. I am an electrical contractor since 1980 and also a real estate agent since the year 2000. I look forward to serving on this board.

2016 Wrap Up and Results

Looking in the rear-view mirror, the past year resulted in many improvements and changes. Of which, probably the single biggest change was partnering with Lindsay Management in a full-service role. After the contract upgrade, Lindsay now provides advice, procedural help, and does much of the heavy lifting needed to run our HOA like mailings, vendor quotes, scheduling, etc. This is done under the direction of the Capri board who ultimately selects vendors, approves activities, sets budgets, policy, and direction. Additional benefits of Lindsay's involvement are:

- Continuity as board constituents change
- Knows and helps insure compliance with HOA laws and codes
- Share best practices from other associations
- Knowledge and vetting of many contractors
- Single point of homeowner contact

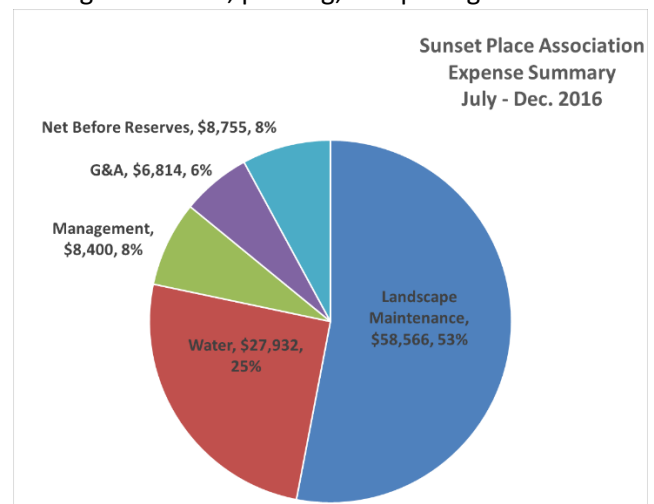
Other accomplishments of the past year include completing a full reserve study, improved insurance coverage, reinvestment of low yielding matured CDs into higher earning CD investments, addition of new exterior and trim colors to the Architectural Guidelines, and creation of election rules per civil codes. Hopefully, you've also noticed freshly painted walls and fences throughout Capri and significantly improved landscaping. To top it off,

we finished the 2016 fiscal year ending in June with a small budget surplus, and we're on budget this year.

First Half Financial Update

For the first half of our fiscal year, July through December, our Capri HOA was slightly ahead of budget with a surplus of just under \$2800. We expect the surplus to continue since water consumption is generally higher in the first half due to summer heat. We expect savings to budget during the cooler and wetter second half. Your HOA has total assets on the balance sheet of \$162,500, of which almost \$118,000 is in the reserve fund for future maintenance and repairs.

Landscape maintenance and water expenses make up 78% of our operating budget. G&A and Management expenses are 14% and include items such as taxes, legal expenses, insurance, management fees, printing, and postage.



The first half financial statements have been posted on the Capri website at <http://www.caprihoa.org/financial.html>.



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Landscape Committee Update

You may have noticed increased emphasis on landscape planting to take advantage of the cooler weather and plentiful rains. So far this year we have been able to improve landscaping in the following areas:

- Skyline
- Hillside – several areas filled in
- Horizon and corner of Hillside
- Coastline and corner of Pannonia
- Several areas along Sunnyhill
- Toby's Trail -- Southeast

We will be continuing additional planting as budget allows, and expect to focus on Sunnyhill, Horizon toward Sunnyhill and Coastline, and the west side of Toby's Trail. We're also continuing on a project to remove stumps remaining from long passed landscaping.

We are starting to turn on irrigation as there is no rain in the forecast for a while. Sprinklers will be activated twice a week on Sunday and Thursday and may get extended to three days a week as the weather gets warmer. New plantings will be watered daily, for a short period, of time until they get established.

Anytime you see a leak please let us know. There is a hotline at Lindsay Management which will take calls and relay them to Kyle Kruger, our Community Association Manager. The phone number is (760) 436-1144. Also, our website at <http://www.caprihoa.org> is available to you to report any problems you see, or you can send an email to info@caprihoa.org. We appreciate everyone's participation and alertness to help keep expenses down.

Recycled Water for Capri Landscaping??

At the annual meeting, one of our homeowners noted that Lindsay Management is also helping manage two adjacent HOAs extending toward El Camino. Collectively the three HOAs may have an opportunity to achieve significant water savings for Carlsbad by using recycled water. This could be done by serially connecting the three HOAs to the new recycled water main that was recently installed in El Camino south of Tamarack. Further study and discussions are certainly necessary, but we think we may be able to make a good case for the City of Carlsbad. An appropriate first step might be to form a committee to coordinate with the other HOAs with Lindsay's help and begin preliminary discussion with the city. If you have the passion and ability to help with a project like this, we'd love to hear from you!

St. Patrick's Day Humor

Two Irish mothers, Kate and Lorna were talking about their sons.

Kate says, 'My Patrick is such a saint. He works hard, doesn't smoke, and he hasn't so much as looked at a woman in over two years.'

Lorna responds, 'Well, my Francis is a saint himself. Not only hasn't he not looked at a woman in over three years, but he hasn't touched a drop of liquor in all that time.'

'My word,' says Kate, 'You must be so proud.'

'I am,' announces Lorna, 'And when he's paroled next month, I'm going to throw him a big party.'



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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, or Kyle Kruger at Lindsay, 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.

Common Area Landscape Issues:

Send notice of landscape issues by e-mail to Ilah Herndon at landscape@caprihoa.org.

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

Business Office:

Lindsay Management Services
Attn: Kyle Kruger
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