



Capri Newsletter

December 2017

Sunset Place Homeowners Association

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Season’s Greetings to our Capri neighbors! We know this is always a busy time of year, but please take a few minutes to read this newsletter. **There are several important issues your Board is considering, and we want you to be informed. Equally important, we value your input and feedback.**

Homeowner “Thank You”

It’s always nice to start a newsletter on a positive note. It’s also terrific when a community member goes out of their way to help our Capri Community, and we want to make sure these efforts are recognized.

Our thanks this time around are to **Sandra Keirns**. Many of you may know Sandra as a longtime Capri resident and local realtor specializing in our neighborhood. Periodically Sandra personally delivers a “Capri Market Update” flyer to our neighborhood.

Recently, Sandra printed and delivered the **Consent Form for Electronic Communications** along with her November Update to each home!

This is a huge help to our community and can really help us save money. We will spend approximately \$5000 this fiscal year mailing legally required notices to our homeowners. Think of how much time and money we could save if we could legally send these documents to our homeowners via e-mail instead of with paper, envelopes, and stamps.

Of course, there’s a catch. Each homeowner has to consent to Electronic Communications before we can we can officially communicate with them via e-mail instead of postal mail. This topic was also addressed in our September Newsletter.

So, a big THANK YOU to Sandra for her assistance hand delivering the E-Mail Consent Form to each Capri house and helping us save money by making sure that all homeowners are aware of this e-mail option!

In case you misplaced the form, 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>.



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Recent Dispute Resolution Mailing and Steps Forward

Each Capri Homeowner should have recently received a notice from Lindsay Management with a “Notice of Intent to Restate Alternative Dispute Resolution Procedure”. The primary purpose of the proposed modifications to the ADR is to establish an orderly and neighborly way for Capri Homeowners to address nuisance landscaping issues. This provides a way to address palm trees which may have grown to obstruct views.

Strict enforcement of our CC&Rs would require removal of ALL palm trees over 24-feet tall.

Putting this “Landscape Petition” process into our ADR procedures is a first step toward hopefully resolving a larger issue over our palm trees. As we have previously stated, your Board has been advised that strict enforcement of the Sunset Place CC&Rs would require ALL tall palm trees in our community be topped to the 24-foot level; effectively killing them. This would apply to tall palms maintained by the HOA and palm trees on homeowner lots. This would be a very expensive disfigurement of our beautiful community. The costs to comply would most likely have to be addressed with a special assessment. And individual homeowners could have additional costs for removal of palm trees on their lots. Also, all Capri property values may be impacted by the loss of the distinctive palms.

We held a Town Hall Meeting at the end of May to discuss this issue with our homeowners. In an informal advisory hand vote, only one homeowner was in favor of strictly enforcing the CC&Rs as written and removing the tall palm trees.

At the same meeting, many homeowners requested/suggested a simple amendment to the CC&Rs to exempt palm trees from the 24-foot height restriction.

Based on subsequent homeowner feedback and input from the CC&R Amendment Committee, it was suggested we first put in place a mechanism to mitigate the impact of palm trees on views. This will provide homeowners with impacted views with targeted recourse without generally impacting the character of our community by cutting down all tall palm trees.

The proposed ADR modification is to provide homeowners with targeted recourse for landscaping blocking their view.

Hence, we have proposed the modifications to the ADR procedure which were the subject of the recent notification. **The petition procedure can apply to landscaping which is in full compliance with our CC&Rs, but is still impacting views.**

The Board has received a homeowner petition which requires us to put the proposed ADR modifications to a secret ballot vote. Once this action is approved by the Board, each member will receive a voting package from Lindsay.



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Recent Dispute Resolution Mailing and Steps Forward, cont.

Assuming these modifications are implemented and homeowners have view recourse, the Board will then consider a simple amendment to the CC&Rs to exempt remaining palm trees from the CC&R limit of 24-feet. Such an amendment will need approval of 75% of the homeowners to be passed, so it will be a difficult task.

We hope we have your support with the steps we're undertaking. We encourage your feedback, questions, and suggestions. Contact information is at the end of this newsletter.



Proposed changes to Architectural Guidelines – Garage Doors

Your Board has been engaged on a multi-year project to implement changes to our Architectural Guidelines that will allow Capri homeowners options to “modernize” the appearance of their homes. Most recently additional body and trim colors have been added to the list of approved colors.

A homeowner recently submitted an Architectural Review Form to paint their garage door with one of the new contrasting trim colors. Their request was nicely supported with pictures of new multi-million-dollar homes with this décor scheme. Some examples are below.

After significant discussion and controversy, it was pointed out that our current Architectural Guidelines only permit garage doors that are white, almond, or painted the same color as the house. “Highly contrasting colors” are specifically excluded.

Before proceeding with a proposed modification to the Architectural Guidelines that would support contrasting garage doors, your Board decided it would be best to solicit feedback from homeowners.

Please let us know what you think. Vote “YES” to recommend modifications to the Architectural Guidelines to permit contrasting garage doors. Vote “NO” to keep the guidelines as they currently stand with garage doors that blend with the residence.



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Proposed changes to Architectural Guidelines – Garage Doors, cont.

You can email your comments and opinion to info@caprihoa.org. Alternatively, we have set up a simple website voting form. You can also vote “YES” or “NO” by going to the website at <http://www.caprihoa.org/advisory-voting.html>.

Holiday Humor – Hollandaise

A man went to his dentist because he feels something wrong in his mouth. The dentist examines him and says, "That new upper plate I put in for you six months ago is eroding. What have you been eating?"

The man replies, "all I can think of is that about four months ago my wife made some asparagus and put some stuff on it that was delicious... Hollandaise sauce. I loved it so much I now put it on everything --- meat, toast, fish, vegetables, everything."

"Well," says the dentist, "that's probably the problem. Hollandaise sauce is made with lots of lemon juice, which is highly corrosive. It's eaten away your upper plate. I'll make you a new plate, and this time use chrome."

"Why chrome?" asks the patient. To which the dentist replies, "It's simple. Everyone knows that there's no plate like chrome for the Hollandaise!"

(No place like home for the Holidays. ☺)

Happy Holidays to you and yours!

Contact Us

Board Members:

Courtney Krehbiel, President
Nick Brunski, CFO & Treasurer
Jim Peterson, Secretary
Claudine Anderson, VP & 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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