



Sunset Place Homeowners Association

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Welcome to the height of summer! We hope you're taking time to enjoy the sunshine, warm days, delightful evenings, beaches, and all that our wonderful community has to offer.

Fiscal Year Results

To start with good news, the Sunset Place HOA just concluded the 2015/2016 fiscal year at the end of June, and we've been successful in managing our budget to a modest surplus. This is primarily due to the extra time and effort invested by our Landscape Chair, Micheaux Hall, along with Fred Stickel, Nico Lioce, and the rest of the landscape committee. Thanks to their efforts your HOA saved considerably on water and sprinkler repairs while still keeping our landscaping growing and healthy. Much of the money saved has been reinvested in landscape improvements such as new planting. Financial details are posted on the Capri website under the Financial tab.

Capri Website and Minutes

Speaking of the website, your board recently approved a mandatory upgrade to the site platform to bring it to GoDaddy's current technology standards. While the site outwardly looks the same, it's now resting on a better foundation to carry us forward. The site can be accessed at <http://www.caprihoa.org>. Please provide your feedback on the website to help us serve you better. What else would you like to see? You can always send email to the board via info@caprihoa.org.

Finally, the minutes for the June board meeting are now live on the web and posted on the bulletin board at Capri Park.

Join the Capri Nextdoor Neighbor Group!

Nextdoor is the free and private social network just for our Capri neighborhood. It's run by Anny Wright on Sea Bluff Circle. On Nextdoor, our community can share crime and safety concerns, local events, recommendations, and more. See the attached file for details, or go to <http://www.caprineighbors.nextdoor.com>.



Please join us to build an even better Capri neighborhood!



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Landscape Planting on Summertime Hold

Your Landscape Committee has received great input and feedback from many of you, and yet we are aware there are still common areas that need improvement and new planting. Due to the heat of summer it is not a good time to do extensive planting. We are taking a breather to ensure Brightview’s staff has time to adequately maintain the recently planted areas which need extra attention and water until plants are established. Rest assured that we have a multi-phase improvement plan in place and will be continuing new planting once the weather turns cooler and rainy days are on the horizon.

Different Ways to Pay Your HOA Dues

We have heard from many community members about problems keeping up with occasional changes in HOA dues payments such as a different amount, or a different bank. This has led to frustration and wasted effort on all sides. Here are the options available to pay your monthly HOA dues. Some are better and easier than others.

1. Use the coupon book from Lindsay and attach your check. (Old fashioned way.)
2. Use your bank’s electronic bill pay system to send a check to Lindsay each month. (Modern version of above.)
3. Set up a recurring automatic monthly transfer from your bank to Lindsay. (Danger!)
4. Authorize Lindsay to automatically withdraw the HOA dues from your account. (ACH - Easiest and Safest!)

The basic problem with the first three methods is there is almost no communication between payer and payee. Checks for the right amount just arrive at Lindsay ... hopefully. Option 3 is particularly problematic because if dues change or Lindsay changes the banking back end, the system breaks. Because things are on autopilot the homeowner doesn’t find out until delinquency notices go out. That’s bad.

Option 4 above is called ACH transfer, which stands for Automated Clearing House. With this system Lindsay is authorized to talk to your bank and withdraw the HOA dues automatically on or after the 10th of each month. You see the result in your bank statement as confirmation. This is a bullet proof auto-pilot system that will adjust as dues change or Lindsay makes any back end changes. Also, you won’t receive a coupon book which is an expense to your HOA.

If you would like to set up ACH dues payments with Lindsay, the simple form is attached.

Chicken Wire Fence Alternatives

People walking around Capri can’t help but notice a fair number of backyard chicken wire fences that are visible from streets or walkways. Most would agree these “temporary” fences are unsightly and incongruent with Capri’s landscaping standards.

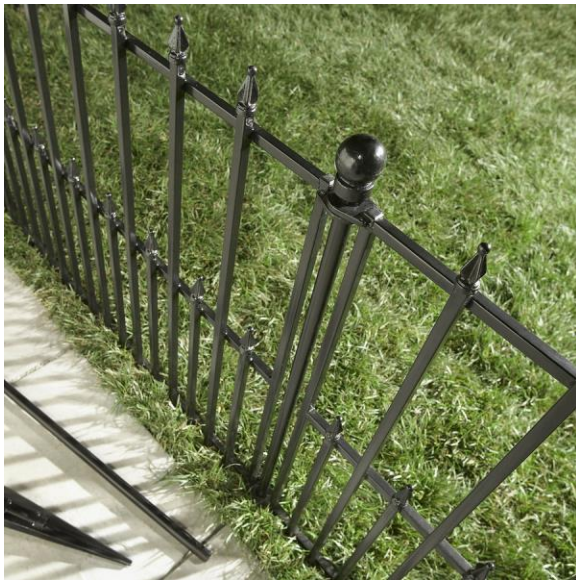
After discussion at the recent board meeting, for the time being the board will refrain from authorizing “courtesy notices” since presumably these are temporary measures to keep a pet in,



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Chicken Wire Fence Alternatives, cont.

or rabbits out. However, there are far more attractive alternatives that are relatively inexpensive and easy to install that we hope homeowners faced with this problem will consider. Most home supply stores such as Home Depot or Lowes sell low profile decorative fence panels such as the 28 inch high fence section from Lowes shown below.



These cost about \$6 per linear foot, and can easily be installed in minutes without digging. Both you and your neighbors will be happier.

If your situation demands a permanent fence, you should submit plans to the board for approval. Thanks for keeping Capri beautiful!

Everyone’s Favorite – Dog Poop!

This topic is so obvious we can’t believe we need to devote space to it. But we’ve been getting comments about inconsiderate pet owners leaving pet waste on sidewalks and Toby’s Trail. It’s the pet owner’s responsibility to pick up after their pet. It’s Carlsbad law and really just the right thing to do. Capri is providing pet waste bags so we’re doing our part to help you keep Capri clean!

On a related note, these waste bags are not cheap in the quantities we seem to use. Please use them, but don’t waste them.

How Courtesy Notices Work

For those who haven’t participated in board meetings, we thought we’d give you a behind the scenes look at “Courtesy Notices”. By the way, we love community participation at our meetings. The next board meeting is Aug. 24th at 6:30pm at the Harding Center in Carlsbad.

Sending courtesy notices is the board’s least favorite obligation. In a perfect world each homeowner would live by the CC&Rs they signed when they became Capri neighbors and we’d be rid of this task forever. But things age and maintenance is sometimes ignored or unnoticed. The governing documents of our HOA task the board with keeping our community attractive and reminding people to keep step when absolutely necessary.



Capri Newsletter

July 2016

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Just for the record, the board does not have an “HOA police person”. We collectively receive input from homeowners, from maintenance staff, from Lindsay, and obviously board members during the course of fulfilling duties around our community. This input is then discussed at board meetings, usually in executive session, to avoid embarrassment to homeowners. The assembled board collectively votes whether to authorize the sending of a courtesy notice in each situation. Lindsay Management takes it from there working on behalf of the board to send out notices and follow up as necessary.

Hopefully we strike the right balance. We try not to be too picky and we try to understand each homeowner’s perspective and situation as best we can. But we also have been asked to consistently enforce the obvious infractions of our written standards. Please let us know if you feel we’re not striking the right compromise.

But please help put your board and Lindsay out of the “courtesy notice” business. Take an outside-in look at your place. Are trees and bushes trimmed? How’s the paint? How are the garden walls and fences? Please take the time to critically assess your property from your neighbor’s perspective. If you keep your Capri home clean, neat, and well maintained, your board will be happier, and your neighbors will appreciate you even more for your efforts.

Contact Us

Board Members:

Courtney Krehbiel, President
Micheaux Hall, Vice President & Landscape
Nick Brunski, CFO & Treasurer
Ilah Herndon, Secretary
Julie Thomas, Architecture Chair

Written Correspondence:

Send email to the entire board at info@caprihoa.org, or Shawna Mathews at Lindsay, shawna@lindsaymgt.com.
Postal mail should be directed to Shawna 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 Julie Thomas by e-mail at architecture@caprihoa.org.

Common Area Landscape Issues:

Send notice of landscape issues by e-mail to Micheaux Hall at landscape@caprihoa.org.

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

Business Office:

Lindsay Management Services
Attn: Shawna Mathews
6126 Innovation Way,
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