



# Capri Newsletter

December 2016

## Sunset Place Homeowners Association

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Christmas lights have started to appear and good cheer is in the air! We wish you and your loved ones a wonderful Holiday Season.

### Annual Meeting Scheduled

The annual meeting of the Capri/Sunset Place Homeowners Association has been set for **Wednesday evening, February 22, 2017, starting at 7:00 p.m.** The meeting will be held at the **Harding Center Auditorium** on the corner of Harding and Oak. We have moved this out a month from last year's meeting to allow your board time to send all legally required paperwork and notices 30 days prior to the annual meeting and avoid the busy holiday season.

At the annual meeting the homeowners will elect the new board of directors for the 2017/2018 year, hear the president's report of this past year, treasurer's report, and updates from the landscaping committee. We will also conduct other Association business properly brought forth by the membership. Per Civil Code

1363.05, members are entitled to ask questions at the meeting, but the board cannot legally address them until the next regularly scheduled meeting. If you have a topic to address at the annual meeting, please send the information to Kyle Kruger at Lindsay Management for consideration on the agenda. He can be reached at 760-436-1144, or at [Kyle@LindsayMgt.com](mailto:Kyle@LindsayMgt.com).

Please join your current board members, friends, and fellow homeowners at this very important annual event for our community. We look forward to seeing you!

### New Annual Meeting Election Process

One of the many benefits of working closely with Lindsay Management this past year has been increased awareness and compliance with the state laws and codes governing homeowner associations. The California legislature made many changes to HOA laws and codes in 2012, and our Sunset Place HOA was behind the curve in adopting many of the new procedures. One of the changes is how elections are conducted. In the past, we've had a freewheeling and mostly open proxy process. This year and going forward the Sunset Place HOA will be moving to a secret ballot process with double envelopes. This is very similar to the absentee ballot process used in our statewide elections. Homeowners can either mail the ballot to Lindsay Management or turn the envelope in at the annual meeting.

Also, in accordance with California Civil Code Section 5105(a), our attorney is drafting Election Rules in accordance with the civil codes and our CC&Rs and Bylaws. Members will have 30 days



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to review the proposed rules prior to the regularly scheduled January board meeting, and well in advance of the February annual meeting.

### Your HOA Needs YOU!

Speaking of the upcoming annual meeting and election, all homeowners should have recently received a letter from Lindsay Management with a 2017 Candidacy Statement Form to serve on the board of directors. We have three potential openings on next year's board. Please consider volunteering to help our community. One of the other benefits of our closer working relationship with Lindsay Management is that they are doing much of the "heavy lifting" that was previously done by board members. This has made serving on the board much easier and almost fun. In accordance with the CC&Rs and bylaws, your board still votes to set policy, direction, rules enforcement, and expenditures. Lindsay Management has been a real help with the implementation. As little as four hours of involvement each month will make a difference to our community. Thank you in advance for your consideration to volunteer on our board!

### Landscaping Improvements Scheduled

Micheaux Hall and the Landscaping Committee have been hard at work planning landscape plantings and other improvements. While we're pleased with the improvements we've been able to make the past few years, there are still areas that need attention. Unfortunately, there's more need than budget available, so we've developed a long-range plan to spread the work

over a two-year budget period. We will be doing most of the planting during the rainy winter months to conserve water and help the plants get off to a good start.

In the coming 15 months we will focus on the following areas for landscape improvements:

- Sunnyhill between Pannonia and Horizon
- Corner of Sunnyhill and Horizon
- Corner of Coastline and Horizon
- Northeast corner of Hillside and Skyline
- Toby's trail
- Corner of Pannonia and Coastline
- Strip in front of the water tower on Skyline

As usual, we will respond to critical issues and smaller problem areas as they occur or develop.

Our objective is to use plants that have proven to do well in our soil and climate, and provide color. We're also very sensitive to water consumption since that's such a large component of the overall budget. Some of the plants we're proposing to use are Acacia "Low Boy", Bougainvillea "La Jolla", Lantana "Spreading Yellow", Vitex Purpurea, Raphiolepis "Clara", Coprosma "Kirkii", Agapanthus, Cotoneaster, Loquat Tree, and others.

Finally, there are many unsightly stumps on our community property from trees and bushes removed long ago. We have contracted with Zuniga to remove these starting late this month.

The Landscape Committee is interested in your thoughts and feedback as they continue to beautify our community. You can reach them at [landscape@caprihoa.org](mailto:landscape@caprihoa.org).



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## A Little Holiday Humor . . . Fly in Champagne

A multi-national company held a reception to celebrate the Holidays. The waiter gave each guest a glass of champagne, but on inspection, each guest noticed that their glass contained a fly.

- ❖ The Swede asked for new champagne in the same glass.
- ❖ The Englishman demanded to have new champagne in a new glass.
- ❖ The Finn picked out the fly out and drank the champagne.
- ❖ The Russian drank the champagne, fly and all.
- ❖ The Chinese ate the fly but left the champagne.
- ❖ The Israeli caught the fly and sold it to the Chinese.
- ❖ The Italian drank two thirds of the champagne and then demanded to have a new glass.
- ❖ The Norwegian took the fly and went off to fish.
- ❖ The Irishman ground the fly and mixed it in the champagne, which he then donated to the Englishman
- ❖ The American sued the restaurant and claimed \$50 million in compensation.
- ❖ The Scotsman grabbed the fly by the throat and shouted, 'Now spit out all that you swallowed.'

Joyful Holidays, Merry Christmas, and a very Happy New Year to you and yours!

## 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](mailto:info@caprihoa.org), or Kyle Kruger at Lindsay, [kyle@lindsaymgt.com](mailto: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 Julie Thomas by e-mail at [architecture@caprihoa.org](mailto:architecture@caprihoa.org).

### Common Area Landscape Issues:

Send notice of landscape issues by e-mail to Micheaux Hall at [landscape@caprihoa.org](mailto:landscape@caprihoa.org).

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

### Business Office:

Lindsay Management Services  
 Attn: Kyle Kruger  
 6126 Innovation Way,  
 Carlsbad, CA 92009  
 Phone: (760) 436-1144