

Capri Newsletter

Sunset Place Home Owners Association

April 2010

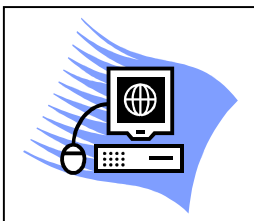
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April HOA Meeting

**Thursday
April 29, 2010
7:00PM**

4325 Skyline Road



visit us at www.caprihoa.org

President's Message - Spring Update

Dear Capri Homeowners,

It is my regret to inform you that the Association's water bill is severely over budget. As of year to date Feb'10 (8 months), our water bill is \$11,000 over budget and, as a result, we may incur a significant operating deficit for the entire Fiscal Year Ending June 30, 2010. The situation would be worse if not for aggressive cost savings in other areas.

The combination of the water rate increase enacted by the Carlsbad Water Authority in Oct'09 combined with higher water usage during the dry season (Aug'09 through Dec'09) combined to create this over budget situation. The rate increase was not anticipated when the Board prepared the 2010 Fiscal Year Budget in May'09 nor is it something we can control.

The higher water usage experienced during the 2009 dry season (Sep'09 and Dec'09) is a result of increased water applied to our slopes by Western Gardens, our new landscaping contractor. When taking over our project in Mar'09, Western Gardens determined that our slopes were severely dehydrated and poorly fertilized - this situation caused considerable stress on our plants - in fact, as a result of under watering and poor fertilization during 2008, we lost ground cover on several slope areas. We believe that the under watering that took place in 2008 was due, in part, to incorrect programming our new SMART water controllers by our previous landscape contractor. Western Gardens reprogrammed our water controllers and aggressively fertilized and watered the slope areas. This increased water usage during the 2009 dry season has contributed to our budget overrun.

In short, based on our anticipated water usage during the next dry season coupled with the new higher water rates, it is likely that there will be an increase in your HOA dues beginning in July 1, 2010. The Board is just starting its Fiscal Year 2011 budgeting process but there is a strong likelihood an increase in your dues will be required to maintain a balanced budget in the upcoming fiscal year. We also believe that the number of water units used in 2009 is near optimum while the units of water used in 2008 was too low which over stressed and in some cases killed ground cover on several of our slope areas. We will also continue to look for cost savings in other areas to offset the anticipated increase in our water budget for 2011.

Sincerely,

William A. Burzynski, President
Sunset Place HOA

Capri News

Chase Quartarone

It is with deep sadness, that we acknowledged the passing of one of Capri's most promising young adults, Chase Quartarone. Chase, an honor student at Carlsbad High, baseball player, and Boy Scout, was called from his earthly community on December 7, 2009. Chase, 16 years of age, was asked to leave his Eagle Scout project unfinished – a reading garden for the children at Kelly School – his troop has promised to finish the project that Chase began. Chase is survived by his parents, John and Stacy Quartarone, and his sister, Haley. We offer our sincere condolences and heartfelt sympathy to the Quartarone Family - may God bless and hold him tight as he passes through the heavenly gates that will welcome him home.

2010 Annual Meeting

The Association held its Annual Meeting on Tuesday, January 26, 2010, 6:30PM, at Kelley School. A slide presentation of the meeting highlights is available on our website.

Conserve Water & Save Yourself \$\$\$

Level 2 Water Restrictions are currently in effect. Lower your water bill by observing the following rules:

- Limit landscape irrigation to 3 assigned days per week on the following schedule:
 - Homes with odd-numbered addresses: Sunday, Tuesday and Thursday
 - Homes with even-numbered addresses: Saturday, Monday and Wednesday
- Limit irrigation to 10 minutes per station, unless you are using efficient drip irrigation
- Irrigate landscaping before 10am and after 6pm only
- Turn off decorative fountains, unless using reclaimed water
- Wash vehicles with a bucket and hose equipped with a shut-off nozzle
- Do not wash down driveways, patios or sidewalks with a hose, unless necessary to remove safety or sanitation hazards

Carlsbad Household Hazardous Waste Collection Event

Saturday, April 17, 2010 9AM - 1PM
 Corner of Orion Way & Impala Drive
 FREE to Carlsbad residents

Eligible items include:

- Paint
- Fluorescent bulbs
- Motor oil/oil filters
- Pesticides
- Pool cleaners
- All computer components
- All batteries
- Auto fluids
- Household cleaners
- Herbicides
- TVs & stereo equip.

!! YOU MUST HAVE AN APPOINTMENT !!

Call 760-602-7559 or visit:
www.carlsbadca.gov/about/news/Pages/hhw-free-event.aspx
 to schedule an appointment.

Next Bulky Item Pickup

Saturday June 26, 2010

Carlsbad residents may dispose of 2 bulky items FREE on five predetermined dates annually.

You must call Western Management (760-929-9400) between June 7 - 14 ONLY to schedule a pickup for June 26th.

**SUNSET PLACE ASSOCIATION OF CARLSBAD
BOARD OF DIRECTORS MEETING
January 26, 2010
(Minutes are unofficial until approved at next Board meeting)
Meeting Minutes**

President William Burzynski called the meeting to order at: 7:00pm.

Board Members Present: William Burzynski, President
Fred Hauth, Vice President
John A. Darroch, Secretary
Julie Thomas, Member-at-large

Homeowners Present: A signed list of homeowners attending the meeting resides with the records of the HOA. Based on an official count a quorum of homeowners, both in person and present by proxy, was obtained - a total number of 84.

Board Election: Jeff Keirns made a motion to accept the nominations of the current board members to stay on for another term and Archie Thornton seconded the motion. William Burzynski agreed to stay on as President, David Hall agreed to stay on as CFO, Fred Hauth agreed to stay on as Vice President and Chairman of the Landscaping Committee, John A. Darroch agreed to stay on as Secretary, and Julie Thomas agreed to stay on as our Member at Large and Chairperson of the Architectural Committee. The official vote of the 84 homeowners presented either in person or by proxy was in favor of the election the slate of candidates as nominated. Vote: 84-0 in favor of the motion.

Approval of Meeting Minutes: The minutes from the 2009 annual meeting were not read and approved as planned due to a scheduling error - therefore, both the 2009 and 2010 minutes will be read and approved at the next annual meeting in January of 2011.

President's Remarks: President Bill Burzynski thanked the board members for their efforts over the past year. Bill mentioned that once again we have been blessed with another very peaceful year in the Capri community. Projects have been approved without problems and the board has had relatively quite year. Bill remarked that our accomplishments of the year included the major overhauling of the irrigation system, zone by zone and the planned plantings that started in the summer to revitalize our banks and hillsides. Bill also mentioned that these projects are ongoing and will span the next 3 years to complete.

Financial Report: President Bill Burzynski presented the financial report for the period ending December 31, 2009. As of that date our total assets were \$94,554.97 with reserves accounting for \$80,339.95 of this total. Total income for the month was \$11,329.30 with operating expenses totaling \$15,530.01 leaving a net loss for the month of \$4,200.71 after interest adjustments and the reserve payment. We spent approximately \$4,200 on our ongoing landscape improvement projects and sprinkler system repairs, and the water bill was approximately \$4,000 over budget for the month (October usage) due to the recent rate increases and the efforts by our landscaper to repair many of our slope areas. There were no unplanned or other unusual operating expenses for the month.

The Aging Report from Lindsay showed one homeowner with account outstanding for more than 120 days (lot 131 for \$41.60). The board will contact these homeowners to see that the accounts are brought up to date with Lindsay Management. Once again we would like thank all homeowners for keeping their accounts up to date, and we encourage everyone 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 a review of the year in landscaping along with the December landscape report. Fred reports that the landscaping has been much better this past year with our new landscaping company. The weeds are being pulled on a regular basis and the property is maintained as we expect. We are continuing to work on different areas of need around the association property. We have divided these areas into phases and are working on each phase as money permits. We have already completed two phases and are about to embark on phase 3. We have learned from the previous phases and have decided to put future phases of work out for bid to assure the highest quality work at the best prices.

Our park lawn has been reseeded and continues to be sprayed with the Rabbit deterrent, which seems to be working very well to keep the rabbits off the park lawn and allow it to grow back again. Our new landscape contractor has been much more diligent about keeping the park looking nice, pulling weeds and keeping it cut nicely.

Architectural Report: Julie Thomas, Member At Large, said there were no Architectural decisions to be made this month. It was mentioned by a number of homeowners that there are several houses in the Capri association that are not maintaining their house or landscaping according to our CC&R's. We would like to remind these neighbors that you are affecting all of your other neighbors by not maintaining your property. When weeds are not pulled and go to seed this not only causes our landscape contractor to have to work much harder to stay on top of the weeds themselves, but also all of your surrounding neighbors. We have a lovely area that we live in and we expect our neighbors to maintain it as such. Please take a look at your own house and yard and make sure there is nothing that could be done. Maybe you might need a little paint, fix a gutter or mow and edge the grass.

Old Business: No old business at this time to report.

New Business: No new business at this time to report.

Next Meeting: The next meeting will be held on Thursday February 25, 2010, 7pm, at the Burzynski Residence, 4660 Sunburst Rd.

Respectfully submitted,
John A. Darroch, Secretary

**SUNSET PLACE ASSOCIATION OF CARLSBAD
BOARD OF DIRECTORS MEETING
March 3, 2010
(Minutes are unofficial until approved at next Board meeting)
Meeting Minutes**

President William Burzynski called the meeting to order at: 7:05pm.

Board Members Present: William Burzynski, President
Fred Hauth, Vice President
David Hall, CFO
Julie Thomas, Member at large
John A. Darroch, Secretary

Homeowners Present: Jeff Keirns, Greg Vasiliff

Approval of Meeting Minutes: John read the minutes from the November 19, 2010 board meeting. Fred made a motion to accept the minutes as read. Dave 2nd the motion, vote: 4-0 in favor of the motion.

Financial Report: David Hall, CFO presented the financial report for the period ending January 31, 2010. As of that date our total assets were \$94,621.80 with reserves accounting for \$81,192.39 of this total. Total income for the month was \$11,064.19 with operating expenses totaling \$10,861.36 leaving a net loss for the month of \$649.61 after interest adjustments and the reserve payment. The water bill was approximately \$3,000 over budget for the month (November usage) due to the recent unexpected rate increases. If this trend continues we will be over budget at the end of the year by several thousand dollars.

The Aging Report from Lindsay showed one homeowner with account outstanding for more than 120 days (lot 31 for \$41.60). 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 thank all homeowners for keeping their accounts up to date, and we encourage everyone 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 February 2010 Landscape report. Fred introduced Greg Vasiliff, President of Western Gardens, our landscape company.

Greg reports that Western Gardens have added fertilizer 3 times over the past few months. They have also added pre-emergent weed killer to try and keep the weeds down as much as possible. As a result the banks are looking nice and green. However the weeds are still a big problem. Greg is providing an extra worker as much as he can free of charge to the association to try and stay on top of the weeds. As part of our landscape contract we do not have an extra worker start until May. Greg offered to bring in an extra man for a reduced rate of \$20/hour for one month, until our contract includes the extra worker. Fred made a motion to bring in the extra worker for a total cost of \$3200 for the month of April. John seconded the motion, Vote: 4-0 in favor of the motion.

Greg recommends planting the various bare areas around the property before starting the next phase of our landscape revitalization project. The board went over their preferences for the planting patterns for the landscaper to follow so that when the next phase is started the plantings will all be uniform. The board would like to plant Lantana at the tops of the slopes, Pink Rosea in the middle and yellow Gazanias near the bottom. Most of our plants and shrubs are 22 years old now and as such are old and dying. The board will replace all plant materials that are removed. The board has asked Greg to provide a written estimate for repairing and replanting the various identified bare areas. Greg thinks that this work will cost approximately \$1500.

Greg has suggested that we will spend all of March and April weeding the property very well. Then in May and June we will start replanting the bare areas. In July we will decide on where to start our next phase of planting.

After discussing the various recommendations by Western Garden the board made a decision to follow Greg's advice regarding the various bare areas. Fred made a motion to spend up to \$2,000 repairing and replanting the various identified bare areas. Dave seconded the motion, Vote: 4-0 in favor of the motion.

Fred thanked Greg for his time to give the board an undated report on the landscaping and his suggestions for moving forward.

The hills in our neighborhood are taking their toll on the golf cart and the motor has started to show signs of failure. Fred has obtained a quotation from our golf cart repair technician to replace the motor for \$375 installed. John made a motion to replace the motor as quoted for \$375. Dave seconded the motion, Vote: 4-0 in favor of the motion.

It has been brought to the board's attention that the homeowner in lot #98 has seriously neglected their yard for a prolonged period of time. It is the board's intention to send this homeowner written notification of the violation and request that it be immediately rectified.

In review of the landscape budget for the landscape revitalization we find we are under budget. Our budget allowed for a total of \$9,000 to be spent for the first 2 phases of the project. So far after the completion of phase 2 we have spent \$8214.

Architectural Report: Julie Thomas, Member at Large reports that there are no new architectural projects for review at this time.

Old Business: No old business at this time

New Business: The homeowners in lot #25 thanked the board for their hard work and the landscaping efforts being made on Telescope. He also noted that over the years a number of bushes have been removed when they died, but they were never replaced. As a result there are now various bare areas that need to have something planted there. The board told the homeowner that Fred would look into this problem and report back to the board with an amicable resolution with the homeowner.

Next Meeting: The next meeting will be held on Thursday March 25, 2009, 7:00 pm, at the Thomas residence, 4751 Sunburst Rd.

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

The meeting was adjourned at 9:13pm.

Respectfully submitted,
John A. Darroch, Secretary

April 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.

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.

ADVERTISE WITH US
 2 x 2 ad \$150 per year
 2 x 3 ad \$200 per year
 or by special arrangement

contact
 Bill Burzynski

e-mail inquiries to
william.burzynski@bankofthewest.com



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, Gina Bakhshandeh, Dennis & Penny Pepe, Fred & Judy Hauth, and Sandra Keirns.

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