



# Capri Newsletter

Sunset Place Home Owners Association

January 2010

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## President's Message – Happy New Year!

"We hope you and your families had a very Merry Christmas and Happy Holiday season. We are indeed fortunate to celebrate the season in our beautiful Carlsbad homes. Southern California is the envy of many of our Eastern cousins. Watching the Rose Bowl on New Years Day with those beautiful pictures of Arroyo Grande and the surrounding mountains must be a difficult chore for citizens of upstate New York or the Chicago suburbs.

As the New Year begins, we encourage each Capri Homeowner to make an assessment of their homes and landscaping. Most of our members are doing an excellent job maintaining their property in a first class condition - we thank you for that. Others are falling behind in these efforts – broken screens, uncared for lawns and gardens, overgrown hedges, and peeling paint is a growing issue.

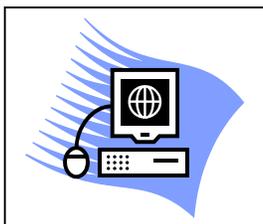
Our project is now over 20 years old and many of the homes need maintenance to restore them to their original luster. Please take a critical look at the exterior of your home and landscaping. If the lawn needs to be cared for – please do it. If the beds need weeding – please do it. If trees need trimming – please do it. These maintenance items will not break your budget.

Make 2010 the year that you restore your property to its original condition. We realize that many of our members are busy and household budgets may be tight. However, our CCR's require that all homes and lots be maintained in first class condition. Failure to keep up with these standards may result in a fine.

If you have some required maintenance, thank you for cooperating with this request. If your property is in good order, thank you for your hard work. In either case, we wish you a very Happy New Year. "

## Annual Meeting Announcement

The Association will be holding its **Annual Meeting on Tuesday, January 26, 2010, 6:30PM, at Kelley School**. Please plan to attend - the annual state of the Association address will be featured. If you are not able to attend, please complete a Proxy and return it to us by mail - use our business address listed later in the newsletter or drop it off with a current Board member. A copy of the Proxy form is attached herewith for your use. We need a quorum of members in person or by proxy at the Annual meeting to elect officers for the 2008 calendar year. **WE NEED YOUR VOTE, PLEASE ATTEND THE MEETING, OR COMPLETE A PROXY AND RETURN IT.**



visit us at [www.caprihoa.org](http://www.caprihoa.org)

**SUNSET PLACE ASSOCIATION OF CARLSBAD  
BOARD OF DIRECTORS MEETING  
November 19, 2009  
(Minutes are unofficial until approved at next Board meeting)  
Meeting Minutes**

President Bill Burzynski called the meeting to order at: 7:02 pm.

**Board Members Present:** Bill Burzynski, President  
Fred Hauth, Vice President  
John A. Darroch, Secretary

**Homeowners Present:** None

**Approval of Meeting Minutes:** John read the minutes from the October 26, 2009 board meeting. Fred made a motion to accept the minutes from the October 26, 2009 board meeting with no changes. Bill seconded the motion. Vote: 3-0 in favor of the motion.

**Financial Report:** Bill read the financial report for the period ending October 31, 2009 that was prepared by David Hall, CFO. As of that date our total assets were \$106,924.43 with reserves accounting for \$78,647.43 of this total. Total income for the month was \$11,200.80 with operating expenses totaling \$10,119.98 leaving a net profit for the month of \$236.83 after interest adjustments and the reserve payment. The water bill was approximately \$1,400 over budget for the month due to the recent rate increases and the efforts by our landscaper to repair many of our slope areas. There were no unplanned or unusual operating expenses for the month.

The Aging Report from Lindsay showed four homeowners with accounts outstanding for more than 120 days (lot 14 for \$16.00, lot 17 for \$5.50, lot 31 for \$41.50 and lot 131 for \$50.00). 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 encourage all homeowners 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 November 2009 Landscape report. Fred reports that the wood chips are being added to the banks again. Western Garden has already added wood chips along Horizon and will continue to add more around the newly planted Lantana. This helps to keep the moisture in and keep the appearance while the Lantana grows.

Our water bill this month was \$3.00 higher than last month even though our total usage was down by 1 unit. Please make sure you call Fred if you notice any problems with sprinklers or over watering.

Western Garden is going to be starting Phase II of our hillside rehabilitation project. This will entail plantings on Sunnyhill and Horizon. All Lampranthus that is over 18" high is being removed and replaced with Trailing Lantana. We have also thinned and removed some of the Tea trees along Horizon. The Plumbago's in certain areas are getting very large. The board has decided to wait and let the Plumbago's grow naturally for the next few months and see how they look. If they still look too large and woody then we will cut them down small and let them grow again.

The herbicide that we have been spraying on the grass at Kendra's Park is working. The rabbits are not invading the grass nearly as badly as they have been in the past and the grass is now growing well as a result. In fact, we have actually mowed the grass for the first time in nearly 9 months.

Phase III of our hillside rehabilitation project is going to start in January 2010. The board is now deciding on the next three areas to plant. At this time the board is considering the slopes on the corner of Coastline and Horizon, Telescope and Skyline and Hillside towards Sunnyhill.

**Architectural Report:** There were no new Architectural projects to report this month.

**Old Business:** No old business at this time.

**New Business:** The board has just released a new Newsletter for distribution. This should be delivered by Thanksgiving. It is the intention of the board to have another newsletter printed and distributed before the end of December 2009. The current board has indicated that all members will be running for re-election. However, we would like to encourage any other homeowners interested in running for a position on the board to contact John Darroch, Secretary as soon as possible. All homeowners are encouraged to take an active role in our community by serving on the board.

**Next Meeting:** The next meeting will be our annual meeting held on Tuesday, January 26, 2010, 6:30 pm, at the Kelly Elementary School, located at 4885 Kelly Dr.

John made a motion to adjourn the meeting. Fred seconded the motion. Vote: 3-0 in favor of the motion.  
The meeting was adjourned at 8:29pm  
Respectfully submitted,

John A. Darroch, Secretary

### **Letter to Editor – Capri - Sunset Homeowners Association - 11/23/2009**

#### Curb Appeal & Home Values

Have you noticed what makes for curb appeal or an attractive neighborhood? It takes homeowners and families that care, those that make the extra effort to contribute to the well being of the neighborhood.

Sadly to say.....if you take a look around today you'll likely be disappointed to see several homes with landscaping that has not been maintained including dead lawns, weeds and decaying plants. A little fertilizer, a little water and a little yard work can go a long way to achieve curb appeal. I believe all of us do not want to see the values of our homes deteriorate over actions and events we can control....we cannot control the economy, however we can all maintain our properties in an attractive manner.

We are all faced with busy schedules, pressing matters, financial challenges in this economy, however, if we all take the time to look at our homes and ask ourselves what we can each do to spruce up or enhance our properties I believe we'll have fellow neighbors join in and make a concerted effort to bring Capri into a condition where our friends, guests and families all take pride in visiting.

Someday most of us will look at selling our homes ..... letting our homes and landscaping fall by the wayside does little to enhance the values .....even with water restrictions and the economic environment there is much we can do to enhance our community by taking pride in our homes.

I realize some owners may be transitioning to other forms of landscaping and have approved plans by the HOA, however, there are homeowners who are allowing their homes and landscaping to fall into disrepair which not only impacts their values but that of the entire community.

Let's work together to create a great looking neighborhood all our Capri families can all be proud of. We all have a stake in making Capri one of the best maintained neighborhoods in Carlsbad.

Your neighbor, Marc Doyle

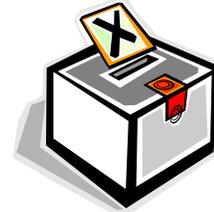
## January Announcements

**WEBSITE.** Visit us at [www.caprihoa.org](http://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.

**ANNUAL MEETING.** All Capri homeowners are invited to attend the next Annual Meeting on Tuesday, January 26, 2010, 6:30 PM at Kelly School. The Agenda includes - State of the Association address, election of new officers, slope project update, and Q&A period. New homeowners are encouraged to join in on the fun.

**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.capihoa.org](http://www.capihoa.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](http://www.caprihoa.org).

### NEW BOARD MEMBERS WANTED AND ENCOURAGED TO RUN FOR OFFICE



### ELECTION JANUARY 26, 2010

If you are a registered Capri homeowner and you want to share the fun and action of being a Board member, please send your name and qualifications to the Nominating Committee using the "Contact Us" section of our website at [www.caprihoa.org](http://www.caprihoa.org).

## 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](http://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](http://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](http://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.

### Business Office:

Lindsay Management Company  
 6126 Innovation Way  
 Carlsbad, CA 92009  
 (760) 436-1144  
 FAX: (760) 436-2566  
[admin@lindsaymgt.com](mailto:admin@lindsaymgt.com)