



# Capri Newsletter

Sunset Place Home Owners Association

Tuesday, September 18, 2007

## President's Message - Summer Recess

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I hope you have enjoyed this summer as much as we have. The Carlsbad lifestyle suits me just fine – hot days, warm evenings, the beach, and those wonderful Capri sunsets. I pinch myself every August morning to make sure that my cup of coffee and the beautiful view of the Pacific is not a dream. I hope each of you take the time to appreciate life in our wonderful and historic Carlsbad community – if you have not done so recently, take a walk and watch a sunset from the dog walk.

You have not heard much from the Board lately because frankly peace has arrived in our community. We are referring to this moment in our history as “Pax Capri”. We hope this continues for a while longer. The Association continues to pay its bills on time and has a something left over to pack away for a rainy day. Our landscape contractor continues to perform as hoped and we have no serious disputes to report. All-in all things are pretty darn good in our community.

However, please take the time to view your home as your neighbors might – from the outside in. Several homes in our community are showing signs of aging. Please make it a priority to critically assess your property...is it time to paint? Do you need to repair the eaves, remove Christmas decorations, replace screens, or replace your lawn? Make it a priority to fix up and beautify your wonderful Capri home...and besides your neighbors will love you even more for it!



## Tree Trimming Announcement

Our landscaper will be in our neighborhood on October 16-19<sup>th</sup> for the annual pre-winter tree trimming. If you have a tree on your property that needs some attention or if you just want to comply with the 24ft height Rule, please contact the New Way Tree Service directly to privately schedule this service with them at our special low group rate. Each year our very own landscape chairperson, Fred Hauth, arranges to get a special low group rate for this service. Take advantage of this deal and arrange to have that overgrown tree annoying you or your wife properly trimmed. See last page for contact information and details.

# Capri Faces in the News! - September

2007

Boy Scout Troop 748, Carlsbad, CA, climbs Mt. Whitney during July 2007....Adult leader, Bill Burzynski, says "yes, 14,500 Ft. was challenging for the boys but nearly an impossible triumph for the adult leaders."



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contact  
Bill Burzynski

e-mail inquiries to  
[william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com)



## Board Meeting Minutes – May 24, 2007

**SUNSET PLACE ASSOCIATION OF CARLSBAD  
BOARD OF DIRECTORS MEETING  
May 24, 2007  
Meeting Minutes**

President William Burzynski called the meeting to order at: 7:40pm.

### **Board Members**

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

### **Homeowners**

**Present:** Barry Broome, Carolyn Howard-Jones

**Approval of Meeting Minutes:** Fred read the minutes from the April 2007 Board meeting as published in the newsletter. John made a motion to approve the minutes from meeting with no changes. Dave seconded the motion. Vote: 4-0 in favor of the motion.

**Financial Report:** David Hall, CFO presented the financial report for April 2007. The reserve account is now \$63,136 up from \$56,946 at 6/30/06. Lindsay has added the additional accrued interest of \$5,241 from the CD's to the reserve account and thus the account has grown nicely this month. Net income for the YTD period ending 4/30/07 was \$5,545 vs. a budgeted loss of \$2,320. This favorable \$7,865 variance to budget from savings realized on landscape extras and tree trimming. The Board is planning to spend some of these savings on slope improvements and build out of the E. Marsh overlook over the next few months.

Past due accounts were noted as of 4/30/07: Lot #120 is past due \$108; Lot #61 is past due \$69; and Lot #41 has a balance of \$79. A default notice will be sent to these homeowners. It is always appreciated when everyone can insure that their payment reaches Lindsay in a timely manner. This saves not only the additional cost that Lindsay will charge for following up on delinquent HOA dues, but also additional work by your Board.

Fred made a motion to accept the financial report as stated, seconded by Julie. Vote: 4-0 in favor of the motion.

**Approval of CPA to Perform FYE 6/30/07 Audit and Prepare the 2006-07 Tax Return:** The Board obtained a quotation from our current CPA firm, Sonnenberg, and a CPA firm recommended by Lindsay Management. The Sonnenberg proposal was \$1,350 to perform the audit and prepare the tax return for the Association. This is roughly the same cost of the competing proposal to perform the audit alone. Since the service provided by Sonnenberg has been adequate with no derogatory issues or complaints received about them, the Board was favorable disposed to retain Sonnenberg for our upcoming audit and tax return preparation. Fred made a motion to accept Sonnenberg to conduct our annual required audit and tax return preparation. Dave seconded the motion. Vote: 4-0 in favor of the motion.

**Annual Budget:** Dave presented a draft budget with a comparison to both last year's budget and our current actual income and expense levels. Each line item was reviewed and discussed. After a general discussion, it was determined that our current monthly HOA dues of \$69 per month is sufficient to meet our projected FY 2007-08 expenses and fund the minimum recommended reserve set aside as required by State Law. Not only are we going to have a balanced budget for the second year in a row, but we will also contribute to the growth of our required reserves without the need to raise HOA dues. Julie made a motion to except the balanced budget as presented and discussed. John seconded the motion. Vote: 4-0 in favor of the motion. The approved FY 2007-08 will be circulated in the next newsletter along with the final reserve study for 6/30/07.

**Landscape Report:** Fred presented the April landscape report as follows: control boxes #2 and #5 have been replaced; weeding is continuing; fertilizing the slope areas has begun. We have now made new foundations for all control boxes and replaced all the boxes themselves. Thanks for a great job Fred!

The hillside on the Telescope has been replanted with Honey Suckle. Horticultural group has started spreading fertilizer today and will slowly complete the entire property. We have now started doing section gardening again, so that no areas in the property are missed. The park bench next to the sidewalk in the park will be moved over 5 feet from the sidewalk this to prevent the damaged being caused by skateboarders.

**Architectural Report:** Julie Thomas reports that Lot #119 has resubmitted plans to build a clear glass fence in their backyard. There is a variance in the installation of the glass since the aluminum shoe will not be buried within the stucco walls as required per the Architectural Guidelines. After reviewing the plans submitted by the homeowner, the Board agreed to approve the slight variance from the Association's Architectural Guidelines relative to the exposure of the bottom aluminum shoe plate since no vertical aluminum risers will be used in the installation. Julie made the motion to accept the submission as presented. Dave seconded the motion. Vote: 4-0 in favor of the motion.

## Board Meeting Minutes – May 24, 2007 (cont'd)

### SUNSET PLACE ASSOCIATION OF CARLSBAD

Lot #119 submitted plans for the backyard renovation including a 7 1/2 ft outdoor fireplace with chimney along the boundary with the adjoining neighbor. The plans have been signed off by both neighbors. Julie made the motion to accept the revised backyard plans as presented. Vote: 4-0 in favor of the motion.

Lot #43 has Christmas ornaments on their garage roof that needs to be removed. There is also a large section of aluminum gutter that is hanging improperly from the second story. The Board will send a notice of default to the homeowners of Lot #43 recommending immediate corrective action.

The Board has received a complaint as to a rusting wrought iron window grating. The Board will investigate and seek private resolution with the homeowner.

The Board has again received complaints about improper RV parking on the street and in front driveways. Off street RV parking is only permitted on lots designated for this purpose. The City of Carlsbad has strict guidelines governing the parking of RV on City streets. Most homeowners find that RV parking is a nuisance and does not fit with the quality of our project – we ask RV owners to respect the overwhelming opinion of your neighbors and use offsite parking for your RV. If you have a complaint about the RV parking on a City street, please call the City of Carlsbad Code Enforcement Division directly.

**Old Business:** The Board has received evidence that the Association may be responsible to maintain the open easement especially with regards to fire protection. The open easement governs a portion of homeowner lots that roughly estimated to be the land between the walking trail and the outward boundary of the project. The open easement requires that no structure or improvements can be made without approval of the Coastal Commission. The Board is trying to determine if the Coastal Commission, the individual homeowners affected by the easement, the City, or the Association is (are) responsible for maintenance of this area with particular attention to fire prevention. The Board has retained our legal counsel to review this matter and report back to the Board with an opinion on this matter.

**New Business:** Certain members of the Board will meet on Monday, May 28<sup>th</sup> to walk the project and determine those areas that are maintained by the Association and in most need of repair or improvement. A report will be published in the next newsletter.

**Next Meeting:** The next meeting will be held on Thursday, June 21, 2007, 6:30 pm, Chin's Szechwan Chinese restaurant located at 2958 Madison St., Carlsbad. Members are welcome to join us – this is a no host event – bring your own cash.

Dave made a motion to adjourn the meeting at 10:05pm. Fred seconded the motion. Vote: 4-0 in favor of the motion.

Respectfully submitted,  
John A. Darroch  
Secretary

## Board Meeting Minutes – June 21, 2007

**SUNSET PLACE ASSOCIATION OF CARLSBAD  
BOARD OF DIRECTORS MEETING  
June 21, 2007  
Meeting Minutes**

President William Burzynski called the meeting to order at: 6:30pm. Meeting held offsite at Chin's Chinese, Downtown Carlsbad. Meals paid for by Board Members attending.

**Board Members**

**Present:** William Burzynski, President  
Fred Hauth, Vice President  
John A. Darroch, Secretary  
David Hall, CFO

**Homeowners**

**Present:** Judy Hauth, Beth Darroch, Theresa Hall

**Approval of Meeting Minutes:** Fred read the minutes from the May 2007 Board meeting. John made a motion to approve the minutes from meeting with no changes. Dave seconded the motion. Vote: 3-0 in favor of the motion.

**Financial Report:** David Hall, CFO presented the financial report for May 2007. The reserve account is \$64,421 at 5/31/07 up from \$56,946 at 6/30/06. Net income for the YTD period ending 5/31/07 was \$6,035 vs. a budgeted loss of \$1,087. This favorable \$7,122 variance to budget from savings realized on landscape extras and tree trimming. The Board is still planning to spend some of these savings on slope improvements and build out the E. Marsh overlook over the next few months.

Past due accounts were noted as of 5/31/07: Lot #120 is past due \$77; Lot #61 is past due \$69; and Lot #5 has a balance of \$88. A default notice will be sent to these homeowners. It is always appreciated when everyone can insure that their payment reaches Lindsay in a timely manner. This saves not only the additional cost that Lindsay will charge for following up on delinquent HOA dues, but also additional work by your Board.

Fred made a motion to accept the financial report as stated, seconded by Julie. Vote: 3-0 in favor of the motion.

**Landscape Report:** Certain members of the Board met on Monday, May 28<sup>th</sup> and walked the project; areas that are maintained by the Association and in most need of repair or improvement were identified; plans, specifications, and budgets are being developed. A report will be published in the newsletter after final plans have been made.

**Architectural Report:** Nil report.

**Old Business:** Open easement legal opinion. Project plans to be obtained from the City and to be delivered to our attorney for his review.

**New Business:** None.

**Next Meeting:** The next meeting will be held on Thursday, July 21, 2007, 6:30 pm, Burzynski Residence located at 4660 Sunburst, Carlsbad.

Dave made a motion to adjourn the meeting at 9:00pm. Fred seconded the motion. Vote: 3-0 in favor of the motion.

Respectfully submitted,

William A. Burzynski  
President

## Board Meeting Minutes – August 2, 2007

**SUNSET PLACE ASSOCIATION OF CARLSBAD  
BOARD OF DIRECTORS MEETING  
August 2, 2007  
(Minutes are unofficial until approved at next Board meeting)  
Meeting Minutes**

President William Burzynski called the meeting to order at: 7:30pm.

### Board Members

**Present:** William Burzynski, President  
Fred Hauth, Vice President (by tele-conference)  
John A. Darroch, Secretary  
David Hall, CFO  
Julie Thomas, Member at Large

### Homeowners

**Present:** None.

**Approval of Meeting Minutes:** Dave read the minutes from the June 2007 Board meeting as published in the newsletter. John made a motion to approve the minutes from meeting with no changes. Dave seconded the motion. Vote: 4-0 in favor of the motion.

**Financial Report:** David Hall, CFO presented the unaudited financial report for June 2007, our Fiscal Year End. As of 6/30/07 our total current assets have now climbed to \$81,577.57 while the reserve account has reached \$63,382.19. Net revenue for June was \$9,650.54. Expenses for June were \$7,790.03 leaving a net profit before reserve allocation of \$1,860.51.

We are pleased to report that there are no delinquent accounts for the month of June. Thanks everyone for making the effort to get your checks in on time.

John made a motion to accept the financial report as stated, seconded by Julie. Vote: 4-0 in favor of the motion.

**Landscape Report:** Fred presented the July landscape report as follows:

Fred has been purchasing miscellaneous sprinkler parts from Ewing irrigation at a reduced cost over what was being charged by the Horticulture Group. Still awaiting a second bid to replace sprinkler heads around walkway area. Horticultural Group is testing a new spray to kill Bermuda grass – results will be discussed next month.

**Architectural Report:** Julie Thomas reports that there are no plans before the architectural committee at this time.

**Old Business:** The Board is still waiting for a decision from our attorney regarding the open easement along the dog walk. As soon as the board has an answer from the attorney they will make this public.

**New Business:** No new business at this time.

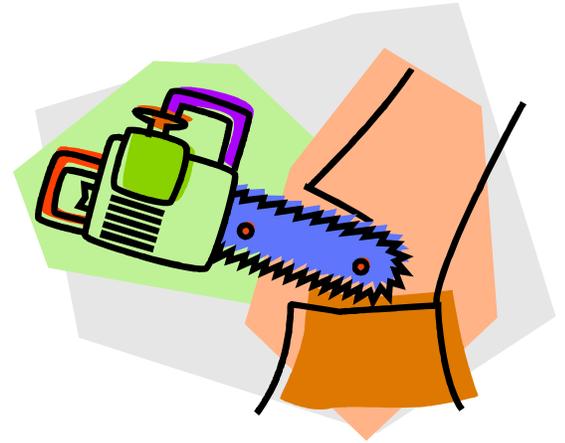
**Next Meeting:** The next meeting will be held on Thursday September 20, 2007 7:00 pm, at the Thomas residence, 4751 Sunburst Rd.

John made a motion to adjourn the meeting at 8:31pm. Dave seconded the motion. Vote: 4-0 in favor of the motion.

Respectfully submitted,  
John A. Darroch  
Secretary

## September Announcements

**TREE TRIMMING.** The annual tree trimming is set for Oct. 16-19<sup>th</sup>. Our tree maintenance contractor will be in our neighborhood on these dates to trim the Association trees. This is a great time to arrange privately with them to have your own trees trimmed or remove. Please contact the New Way Tree Service directly to arrange this service at a special low Capri group rate. Contact Wade Wilmot at (858) 505-8301x332 (or e-mail Wade at [wwilmot@newwaypro.com](mailto:wwilmot@newwaypro.com)) or Nena Diaz at x311 (or e-mail Nena at [ndiaz@newwaypro.com](mailto:ndiaz@newwaypro.com)) to obtain an estimate and schedule a service.



**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 should not nor 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 updated set of our Governing Documents, including the CC&R's, and Association Rules & Policies, please request a paper or electronic copy in writing addressed to the Board at Lindsay Management or by e-mail to [william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com). The production of a one volume set will be ready soon.

Something to announce or feature in the newsletter...pictures of Capri people in the news...send your ideas or information to the Board for publishing....

## 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 to [william.burzynski@bankofthewest.com](mailto:william.burzynski@bankofthewest.com). The complaint should 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 due to the volume of incidents recognized each month.

### 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 contact Julie Thomas by e-mail to [juliethomas@adelphia.net](mailto:juliethomas@adelphia.net). 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 at [salsafredsr@excite.com](mailto:salsafredsr@excite.com) or for emergencies call Fred at 760-729-8722.

**Newsletter Committee:** John Darroch, Chief Editor; Evelyn Marsh, Sr. Editor; Bill Burzynski, feature columnist; news delivery: Anna McBrayer, Ed & Dorothy Carden, Gina Bakhshandeh, Dennis & Penny Pepe, Fred & Judy Hauth, and Sandra Keirns.

### Business Office:

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