

Holiday Hotline

A Newsletter for the Owners and Residents of Holiday Estates Maintenance Association, Inc.
HEMA URL: www.hema-hle.org
January-February 2000

Millennium Edition

From the Prez...



For those of you not subscribing to the Morgan Hill Times or too busy to read it, recycling has made the headlines again. When the city began its expanded service back in April, it was with the hope that the citizens' gratitude for having unlimited trash-can pickup would translate into high voluntary rates of recycling. The first few months were impressive. However, as time went by, so did the enthusiasm. Since Morgan Hill picks up recyclables only every other week, a fair number of residents are including yard waste and mixed paper in their trash in the off week.



What's Inside

<i>From the Prez</i>	1
<i>A Word About the Board</i>	2
<i>Open Space Update</i>	2-3
<i>CC&R Update</i>	3
<i>Roads and Ditches</i>	3
<i>Beyond Y2K, "Normal" disasters, fire and earthquake</i>	3-4
<i>Meeting Schedule</i>	4

If the city does not, as a whole, divert 50% of its trash into recycling bins by January 1, 2000, it can be fined in excess of \$10,000 per day! Who do you think pays that bill? The city council has been brainstorming to resolve the problem of declining rates. Whereas in the past, extra bins cost \$2.50 per month, now they will be free. Simply call the city for an extra toter of the type you need: yard waste, cans and bottles, or mixed paper. This cost is less than weekly pickup and will hopefully keep citizens on track. If this

measure does not work, then Morgan Hill will be forced to charge residents on a per can basis, as most cities in Santa Clara County do. Tony Eulo, City Director of Environmental Programs said, "We will do whatever it takes to help people recycle short of going to their homes and doing it for them."

Mixed paper is the product most often found in the regular trash bins – 20% of all residential waste in Morgan Hill. Keep in mind that nearly all the paper

(Continued on page 2)

**1999/2000
Holiday Estates
Maintenance Association, Inc.
Board of Directors**

Karen Anderson, President
782-6774
Email: einar2@earthlink.net

Jennifer Tate
Vice President
779-6992
Email: JCTate@ibm.net

David Watkins, Treasurer
782-7110
Email: djwatkins@earthlink.net

Sally Isherwood, Secretary
779-7057
Email: s.isherwood@worldnet.att.net

Mary Thomas
Architectural Control
778-1405
Email: robxrob@msn.com

Cari Farquhar
Roads & Ditches
778-5150
Email: wmf@ix.netcom.com

Gretchen Caterson
Newsletter
Telephone Unlisted
Email: Gscaterson@earthlink.net

Roger K. Hendricks, CCAM®, PCAM®
General Manager

American Management Services
Post Office Box 9156
San Jose, CA 95157-0156

1-800-720-1999
408-777-7700 Fax 408-777-2998
Email Address:
Rhamerican@classic.msn.com

(Continued from page 1)

your household uses can go into the mixed paper bin. Newspapers and inserts go in paper grocery bags or can be tied together with string. All the rest, except for that exposed to food products, can be recycled, including paper egg crates, junk mail, cereal boxes (with plastic inserts removed and box flattened), etc. Since we are recycling at a diversion rate of 44.3%, it would take little effort to increase that total by being more careful about mixed paper.

We are currently under the gun – time is running out for city council experiments. We in Holiday Lake Estates need to display leadership in recycling or we will all pay the penalty in increased rates. In April, my family became a one trash can household. That should be a goal for every home here. We need to preserve landfill for future generations.

Karen Anderson
President, Board of Directors

***A word about
the Board.....***

- **Karen Anderson** assumes the role as President. Karen moved to Holiday Lake Estates in 1998 from Saratoga. While she lived in Saratoga, she served on the City Council as Mayor and Councilwoman.
- **David Watkins**, continues to serve as Treasurer. David is a computer consultant.

- **Cari Farquhar** works in Social Services for the State. She enjoys running and finds the terrain in Holiday Lake Estates quite challenging. This enthusiasm gives her a "bird's eye" view of problems associated with the roads and ditches.
- **Jennifer Tate**, who joined the Board midway during 1999 to replace a director who was not able to serve, was elected to a 2-year term. Jennifer has lived in HLE for about 20 years. She is a physical fitness trainer.
- **Mary Thomas** moved to HLE in 1999 from southern California where she served on a homeowners' association board. Her interest is beautification, especially of the entrance to Holiday Lake Estates.
- **Gretchen Caterson** teaches biology at Live Oak High School. She is also a new resident, having moved here in early 1999.
- **Sally Isherwood** has lived in Holiday Lake Estates for four years. She and her husband previously lived in the UK.

Open Space Update

As many of you may remember, the acquisition of Upper and Lower Meadows re-

(Continued on page 3)

(Continued from page 2)

sulted in our owning a lot in Holiday Lake Estates which we then sold to the developer, DCI/Parkview Partners, for \$200,000. That money has been used to pay the state income taxes of 10% on the sale and now is held in an interest bearing account. When the original Development Agreement was made with Dawito Partners in 1991, this money was intended to be used for the continued maintenance of the land acquired as Open Space so that residents would not have to be assessed to cover its maintenance. In other words, the interest from the Open Space Fund is providing money to pay property taxes and general maintenance. Additionally, in an open space agreement with the city (which can be overturned only by a vote of 80% of all residents), the space was never to be sold for development although the Association could elect to put the land to some use other than leaving it in its natural state. Capital projects in excess of 5% of the total Association budget (approximately \$200,000) cannot be undertaken without a vote of the residents.

This year the goal is to mow the center of Lower Meadow and disc a 30 foot perimeter for better fire prevention. It will, in all likelihood, be done twice this year. Mowing allows a better surface for walking. Residents have been sighted walking dogs, playing frisbee, and practicing baseball on Lower Meadow. Upper Meadow has only been disced since it is steep and few residents choose to walk on it. Discing is safer for fire for two reasons: less flammable material and less

chance of blades hitting a rock and igniting a fire (they cut vertically). Because of continued driving and parking on the edges of Lower Meadow, the Board is looking into some form of attractive rustic fencing as a barrier. Trucks, in particular, have caused a great deal of damage to the plant life near the utility station. **CARS AND TRUCKS MAY NOT PARK ON LOWER MEADOW!**

Another problem encountered on the meadows, and throughout the complex, concerns unleashed dogs. There is a leash law here and, for the safety of all of us, residents are asked to respect it.

CC&R Update

The revised CC&R's, which had been sent out for final approval after four years of intensive work, failed to pass. HEMA continues to operate under 30 year old CC&R's which were originally written for the benefit of the developer and not the homeowners. These CC&R's still need to be updated. The 1999-2000 HEMA Board is currently considering what the next steps will be and seeking further counsel from alternative sources.

Accordingly, a new committee is being formed to begin the process. Volunteers should contact either Jennifer Tate or Roger Hendricks, the Association Manager to obtain more information. See the directory for telephone numbers and email addresses.

Roads and Ditches

The re-striping of all HEMA streets will be performed in the spring of 2000. Two existing intersections will become controlled. There will be stop signs and new speed bumps at Holiday Drive and Holiday Court and new stop signs at Quail and Copperhill.

There will be new speed bumps constructed on Holiday, Lakewood, and Parkview. Parkview Drive will receive an overlay of asphalt to be completed in the spring of 2000. In all probability the installation of new fiber optic cables by Falcon will occur during the spring.

Beyond Y2K Normal disasters: fire and earthquake

With the New Year safely behind us, we can settle down again into our normal routines. Hopefully "normal routine" includes some sort of Disaster Preparedness for each family. Many Holiday Lake Estates' residents consider fire the most likely disaster to affect the neighborhood.

In the fall of 1995, poor electrical wiring was the cause of a major fire in Holiday Lakes where the house burned to the ground. Just last week, a home in Jackson Oaks met the same fate. Fortunately there was no wind at the time and no other properties were damaged. We all were

lucky. Every summer we see the effects of carelessly thrown cigarette butts along the freeway. Last summer, one fire, not far to the north of us, appeared dangerously close.

Let's suppose you have 10 minutes to evacuate your home - what would you take? How would you evacuate? The HEMA Board has appointed the Emergency and Disaster Preparedness Committee (EDPC), with Edith Chu as the Chairperson to help residents address these and other relevant questions.

Volunteers are needed. No skills are required. Interested? Have Questions? Contact Edith Chu at:

**e-mail: chu.edith@ulinear.com
phone: 408-428-6525**

We live in a high fire hazard area and California law requires a 30 foot clearance around houses. Within this area can be planted what are called low-fuel-volume ground covers, low growing shrubs and perennials. The most dangerous trees are Eucalyptus and Monterey Pines due to their high oil content. The Association discourages the planting of these trees. Trees overlying roofs need to be severely trimmed. With spring approaching, now is the time to think about clearing old brush, taking out dead and dying trees and shrubs and perhaps putting in some fire retardant plants.

Some suggestions for such plants are: poppies, gazanias, yarrow, lavender, salvias, rosemary, barberry, cotoneaster, daylily, pittosporum, vinca, and ice plants.

Directors' Meeting

T The monthly Board Meetings will continue to be held on the third Thursday of the month. The Board is again attempting to hold meetings in a regular, convenient location.



The next meeting will be held on **Thursday, February 17th** at the Commonwealth Credit Union, 302 Tenant Station. The meeting will begin promptly at 7 PM. All homeowners are welcome and encouraged to attend. Homeowners comments and concerns will be taken at the beginning of the meeting.

HEMA
Post Office Box 9156
San Jose, CA 95157-0156

Bulk Rate
US Postage
PAID
MORGAN HILL, CA
PERMIT NO. 52

Holiday Lake Estates
Homeowner
Rural Route 5
Morgan Hill, CA 95037