



Holiday Hotline

Holiday Estates Maintenance Association

April/May 2003

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Website:

www.hema-hle.org

HEMA, P.O. Box 1701
Morgan Hill, CA 95038



MANAGEMENT

Bethaney Dearing
Association Manager

Access Association Services
16264 Church St, Ste 102
Morgan Hill, CA 95038
(408) 782-1222

Email: [access@
associationservices.com](mailto:access@associationservices.com)

Website:

HEMA Board Meeting Overview

Unless otherwise posted all meetings will be held at the offices of Access Association Services. Please find the following Board of Directors meeting dates for 2003 (every third Thursday of the month) at 7:00 pm:

May 15, 2003

June 19, 2003

July 17, 2003

August 21, 2003

September 18, 2003

October 16, 2003

November 20, 2003

December 18, 2003

Preservation of Oak Trees

The heritage oak trees within our community are considered assets and preservation of them is a big concern. In fact, did you know a city permit is required for the removal of any oak tree? Unfortunately, many oak trees in California have been destroyed by disease and the oak disease continues to spread. It is widely spread by pruning equipment that has not been disinfected prior to its last usage. **Warning: Tree-trimming tools are NOT commonly disinfected by tree trimming companies.**

Fortunately, a preventative spray has been developed and it is highly recommended that all homeowners who have oak trees treat them with this spray. The treatment needs to be addressed on the surface area of the trunk only from the ground to approximately six feet high. A tree maintenance company reference that sprays for this disease and who disinfects their equipment against contamination of this disease between each job is: **Killroy Pest Control Inc., 1175 Dell Avenue Campbell, CA 95008 Ph: (408) 378-0441 Campbell (408) 779-7444 Morgan Hill**

Friendly Reminders

- ❖ Remember parking on the side of the road is not allowed; this includes boats, trailers, and RV's. Residents may only park vehicles in their driveway or garage. Please make sure persons associated with your home are aware of these parking rules. Violators run the risk of being towed at the vehicle owner's expense with no further warnings.
- ❖ Please make sure your garbage containers are not on the street more than 24 hours before or after pick up. Please store them out of view of the streets.
- ❖ *If you have a culvert under your driveway, please be aware, it is the homeowner's responsibility to keep it clean of any debris. If a ditch is observed full of debris, please report the location to management.*
- ❖ If you have a suggestion or ideas for Holiday Estates, please share them with the rest of your community. Please send your written suggestions to management.

NEXT BOARD MEETING

Thursday, May 15th, 2003

NEW LOCATION:

**Access Association Services
16264 Church Street, Ste. 102**

At 7:00 p.m.

***Meetings are held every 3rd Thursday
each month.***

All Homeowners are encouraged to attend.

Maintenance Obligations

Living in a common interest development, each homeowner has accountability for maintaining the architectural standards of the community so that property values are maintained. This means that each home must meet the association standards. Some maintenance items that are homeowner responsibilities and should be evaluated periodically are the following:

- Exterior Paint
- Siding
- Fences
- Large Trees
- Windows and Doors
- Gutters and Downspouts
- Landscape and home free of fire hazards

Please review the maintenance section of the association CC&R's for any clarification of the individual homeowner's responsibilities.

Reminder: Any improvements or changes that are made to the exterior of your home, including landscape, must be in accordance to the CC&R's and may need the approval from the City of Morgan Hill prior to the work being started.

Another way you can do your part in the Association is to report any maintenance items for which the association is responsible for in the common areas such as the two meadows, the entrance, the roads and ditches. If you notice one of the following maintenance issues: dead or fallen common area tree, dead deer on an Association road, and/or any signage missing, or damaged please take a few minutes to report it to the management office. You can contact Ray Lopez directly at Extension 10. You can also leave a message after hours and a work order will be issued.

Although management and the board conduct periodic walkthroughs of the association, we rely on each individual resident to report maintenance items as they are noticed. Remember, if we are not made aware of a problem, we cannot fix it.

Speeding and Vandalism

For the safety of all our residents, including children and pets, please slow down and abide by the speed limit posted when driving on the streets of the community.

There have been incidents of vandalism, speeding, and reckless driving in our community. If you witness such activity, please report it to the police at 779-2101. The police base their patrols on the ratio of reports. The fewer police reports received in a vicinity, the less patrolled that area will be.

Contracts

The board of directors has awarded contracts to the following companies:

Allied Trustee Services

This collection agency aids in collecting assessments on accounts that are delinquent over \$500 and/or 120 days.

Day and Night Towing

Their services are used for enforcing the no parking rule along the roadsides in the community. There have been some complaints about their sign that was installed at the entrance. Please be aware by law they are required to post their tow sign with their phone number and the civil code.

Other contracts being reviewed by the Board are the following: a company to disc and mow the meadows for the spring and fall, construction management for the repair of the roads and ditches and landscape bids.

Architectural Guidelines

Fences – The guidelines for fences on a homeowner's property must be approved before installation. Please review the following guidelines:

- 1) May not be closer to the street than the original construction or the building setback line.
- 2) May not be taller than six feet.
- 3) May not interfere with or obstruct existing property easements.
- 4) Electric fences are prohibited due to safety issues.
- 5) Fences must be 90% "see through" to preserve the openness of HLE.

Landscape – Please review the following guidelines for landscape.

- 1) Lots must be kept free of dead trees, brush, and other unsightly materials and fire hazards.
- 2) Some landscape must be installed upon completion of construction.
- 3) Homeowners are further encouraged to avoid planting under native oak trees. Lawns or other plants, which require summer irrigation, are discouraged.
- 4) The height of newly planted trees and shrubs at their maturity may not block anyone's view of lake, valley, or foothills.
- 5) The homeowner must obtain appropriate permits from the City of Morgan Hill before removing certain species of trees.