Holiday Hotline

Holiday Estates Maintenance Association

JUNE 2004

BOARD OF DIRECTORS

Steven Stratton
PRESIDENT/CC&R'S

Frank Blenn
VICE PRESIDENT

Jeff Snyder
TREASURER

Vacant
SECRETARY/ARCHITECTURAL DIRECTOR

John Milner
DIRECTOR/ COMMUNICATIONS

Greg Potter
DIRECTOR/ BEAUTIFICATION

Sandy Drobilisch
DIRECTOR/MARINA DITCHES & ROADS

Website:
www.holiday-lake-estates.com
HEMA, P.O. Box 1701
Morgan Hill, CA 95038

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MANAGEMENT
Bethaney Dearing
Association Manager

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

ANNUAL MEETING DATE

Mark your calendars: the Annual Meeting of the Association Membership will take place on:

Thursday, November 18, 2003 at 7:00 p.m. at Holiday Inn Express on Condit & Dunne Ave. in Morgan Hill

The main purpose of the annual meeting is to elect board members. There will be four positions open for election for a two-year term.

Resignation of Two Board Members

Sue Dalke Roberts and Ron Nichols have both resigned from the Board of Directors. The rest of the Board and Management would like to thank Sue and Ron for the dedicated years of service you have volunteered to our community.

NEED VOLUNTEERS

Two Vacancies on the Board

The Board is looking for volunteers to appoint to serve on the Board to fill two recent vacancies. If anyone is interested in being more involved with the decisions made for the Holiday Estates Maintenance Association, please contact our office or attend the next Board meeting on Thursday, June 17.

Responsibilities for a Board member usually involve: average of two to three hours attending the monthly meetings and an hour or two preparations and possibly heading a committee of your choice. The positions are open for the remainder of the terms.

EMAIL

At Access Association Services, Inc., we are more than happy to correspond with homeowners via email. However, many email accounts such as AOL and business accounts are equipped with SPAM blocker programs that reject emails coming from Access. To insure that you receive a reply to your email sent to Access, add the Access email address to your Email Exception List.

In addition, the association manager or customer service will reply to all emails within 48 business hours. If you do not receive a reply to your email within 48 business hours, contact Access via telephone, fax or regular mail.

Tru Green Tree Maintenance

Tru Green, the tree company hired to trim trees along the roadside monthly, will be trimming the following areas this month:

Tru Green addresses the following items when pruning:

1) Crown Raising for pedestrian and vehicle clearance (Emergency and Utility Trucks)
2) Hazard Tree Removal (Unsafe leaning, dead or declining trees)
3) Hazardous Tree Removal (Dead or hanging limbs)
4) Pruning to promote tree vigor (removing ivy off healthy trees, full scale pruning on severely overgrown trees)
5) Grinding of pre-existing stumps – to eliminate trip hazards

HEMA Website Email List

The final touches on the new Holiday Lake Estates website are being worked. Please check out the site and subscribe to be on the email list to receive newsletters electronically at www.holiday-lake-estates.com.

Committee Reports

Beautification:

Lower Meadow Project

Frank Blenn vicepresident@holiday-lakes-estates.com

Wood chips are being spread around the boulders to keep weeds down. More work will be done on the lower meadow later this year to keep the star thistle and grasses in check. Drought tolerant grasses, enhancements to the pond and irrigation are under review.

Street Signs

Greg Potter director2@holiday-lake-estates.com

This month a new street sign will be installed at Copperhill and Holiday Drive. The rest of the street signs will be replaced throughout the summer months.

Roads & Ditches

Sandor Drobilisch director1@holiday-lakes-estates.com

Road project manager, Carter Gough Construction, is drawing up bid specifications. Once the board has selected a paving contractor, road repairs will begin.

CC & R's Committee

Steven Stratton president@holiday-lakes-estates.com

The next meeting of the CC&R's committee will be held at Steven's home 17131 Parkview Dr. May 19th 6:30pm to review the current CC&R's & develop a strategy to bring them up to date with current California law. Please note that no changes to this legal document can be made without a majority of home owners approval at our annual meeting. Please contact Steven @ 778-7490 if you plan to attend.

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.
- Architectural Approval – Remember, any changes that you plan on making to the exterior of your home require prior architectural approval from the Board of Directors. This includes windows, roofing, exterior paint, landscape upgrades, fencing and any alterations on the exterior of your home and lot. Forms for the architectural committee are available from the management office. If you proceed with the changes, you run the risk of fines, and incurring costs to have the change removed if not approved.

REFINANCING OR SELLING YOUR HOME?

If you are thinking about refinancing or selling your home, your lender will require certain documentation from your homeowners association.

To expedite these requests, all documents (CC&Rs, Bylaws, Budget, etc.) are available online for a fee. Additionally, many lenders require a questionnaire or certification to be completed by the homeowners association. This form can also be downloaded from the Internet for a fee.

The web site is **www.condocerts.com** and the toll free number for assistance with the website is 1-800-310-6552.

Any questions regarding sales and refinances can be directed to our documents administrator, Rebekah Lopez, at 408/782-1222, extension 16.

NEXT BOARD MEETING

Thursday, June 17, 2004

At Access Association Services
16264 Church Street, Ste. 102
At 7:00 p.m.

Meetings are held every 3rd Thursday each month.