



Holiday Hotline

Holiday Estates Maintenance Association

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November 2004

Fellow Homeowners,

Your volunteer board has been working very hard to finish up the key projects within our community. Many of these accomplishments are highlighted later in this newsletter. I would like to express my appreciation to all the current board and committee members for the diligence and hard work during this past year.

Typically, November is the time for our annual homeowners meeting where we as a board highlight the accomplishments over the past year, review and approve association minutes from the last annual meeting, address homeowner concerns and most importantly elect members to the board.

It has been brought to the board's attention by one of our long time homeowners that the proxies sent out are "*invalid*" under California Corporations Code Sec. 7514 and therefore can not and should not be used. We have sought legal counsel from our association's attorney Jeffrey Barnett and he concurs.

Simply stated, our proxies did not reflect each and every item that was on our annual meeting agenda. Therefore the proxy did not properly represent those issues to be voted on nor did it give those voting by proxy proper representation. As such, the meeting could be invalidated and subject to litigation.

This was an innocent oversight by your voluntary board and has never been an issue in the past. However, because of certain "Concerned Homeowners" and in order to avoid unnecessary expense and further legal entanglements the board has decided with the advice of legal counsel to "Reconvene" our annual meeting after the holiday season. We have set a new date for Thursday, February 17th, 2005.

A new agenda and valid proxy will be prepared and distributed. We will include the biographies of all incumbent and new candidates for the board. Additionally, this will allow others the opportunity to get their bios and applications into our association management company for distribution to the membership. The due date for new applicants is Monday, January 10th, 2005. Applications received after that date will not be part of the proxy and the nomination must come from the floor at the annual meeting. If you are interested in volunteering for the board, please contact Bethany at Access Association Services for an application or email access@associationservices.com

On behalf of your board I would like to wish you all a wonderful Thanksgiving Holiday and our best to you and your families.

Sincerely,

Steven M. Stratton
President, HEMA

Year of Renewal

The past year has brought many improvements to our beautiful community. During 2004, we saw a dramatic increase in community participation on numerous projects aimed at improving and renewing Holiday Lake Estates. While we all cherish the natural beauty that surrounds us in our every day lives, we also realize that regular maintenance and upgrades are vital for long-term stability and value.

During the past year, The Board joined with volunteer member committees to undertake the planning and execution of 5 major projects to revitalize our precious but aging neighborhood. Each of these projects was funded in the 2003-2004 budget presented and approved during the Annual Meeting. The projects were completed as planned with no increase to annual dues for the 2004-2005 budget.

Roads: Perhaps the most visual and certainly the most costly project, road resurfacing has been a major focus of this Board. Holiday Lake Estates has over 7 miles of private roads and ditches that are maintained through yearly assessments to each property. For those living on Shady Lane and driving on Holiday Dr., the repairs were a welcome sign of continued investment and improvement in our community.

Signs: Another highly visible enhancement to the roadways is the addition of the handsome new street signs. These classic signs are slowing making their way throughout the neighborhood; replacing the worn, wooden signs that have become illegible and dated. While the transformation of the signs continues, the effort is projected to be 35% under budget and is scheduled to complete later this year.

Trees: The Board also implemented a regular tree maintenance program throughout HLE to care for the hundreds of trees and shrubs that line our roadways and common areas. Previously, this maintenance was conducted on an emergency basis when damaged or overgrown trees interfered with traffic and access. However, this was a costly solution with very little long-term benefit. The new maintenance program addresses the problem by contracting with a certified arborist to care for the common trees and shrubs on a regular basis.

This promotes a clean and safe appearance and minimizes the occurrence of costly emergency situations.

Meadow: The Lower Meadow was undoubtedly the most controversial project this year. However, it is also having the greatest impact on property values and the sense of pride within HLE. With the completion of the project, the lush green winter meadow is available year round for all to enjoy. Families and children can play catch; meet with friends, picnic, or just stroll across the grass on a sunny afternoon. Local Realtors also praise the renewal of this focal point within HLE as it attracts new home buyers and buoys property values.

Website: To help promote community involvement and facilitate communication, a new [Holiday-Lake-Estates](#) website was created. This site was designed and implemented through the volunteer efforts of Frank Blenn, VP HEMA. The site provides ready access to a vast array of information and documents that pertain to our association and community. CC&R's, civil codes, newsletters, board meeting minutes, contact information, and general items of interest are all available.

Committee Reports

Lower Meadow

Frank Blenn vicepresident@holiday-lake-estates.com

The revitalization phase of this project is nearly complete. Over the past several weeks, the soil preparation, irrigation and hydro-seeding were completed. This provided a solid foundation for the draught tolerant grass to establish during the raining season, with reduced requirements for irrigation. However, please allow the grass sufficient time to become established before utilizing this recaptured space. A small off-street parking area was also installed off Holiday Drive to provide a safe and convenient area for neighbors to park vehicles while enjoying the meadow. This area will be covered with bark to reduce mud and maintain a natural appeal. Finally, this is our meadow, so please enjoy it but treat it with respect and clean up after yourself and your pets.

Beautification

Greg Potter director2@holiday-lake-estates.com

The sign posts are currently in the shop being painted and the ship date for the actual signs is November 5th. With a lot of help from Sandy Drobilisch, sign post costs were significantly reduced for a total savings of about \$5000.00. Beginning the week of Nov. 8th, installation will begin and should last for approximately 3 weeks. The posts will be set a total height of 7-8ft and the signs about 10 inches lower. This will be about 1 ft higher than the initial sign at Holiday and Copper Hill.

On a separate note, Management often receives requests from HLE members to contact homeowners about certain CC&R violations. One of the most common requests is to have homeowners clean up debris, trash, and abandoned vehicles around their lots. Please be courteous and respectful to your neighbors and show pride in your community by properly disposing of trash and debris, and storing unused vehicles in garages and out of site. No one wants to look out their windows and see your garbage or unused boat or car. ***Please keep our community beautiful!***

Roads & Ditches

Sandor Drobilisch director1@holiday-lakes-estates.com

Many of you experienced the occasional pains associated with the road rehabilitation and street closures. Roadwork for this year is nearly complete and is scheduled to begin again in the spring to address the remaining roads that require repair.

With an early arrival of the rainy season, storm water drainage is now a focus of many residents. ***Please, check the rain gutters around your home and see that the culverts under your driveway and ditches are free of debris.*** Homeowners are responsible for maintaining proper drainage in the culverts that service their property. Speaking from experience, it's much easier to clean the culverts on a dry afternoon, than in the pouring rain with flood water rushing in your boots.

Friendly Reminders

◆ **Stop for School Buses.** The busing company has notified the Association that many home owners fail to stop for the school bus while children are being loaded and unloaded. This is a serious violation of the law and puts our precious children in grave danger. When the red lights flash and the stop sign is out, you must stop!

◆ **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 do your part to keep our homes, streets, and community safe and beautiful. Please make sure persons associated with your home are aware of these parking rules. Violators will be towed at the vehicle owner's expense without further warning.

◆ **Architectural Approval** – Any changes 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 without authorization, you run the risk of fines, and incurring costs to have the changes removed.

Next Board Meeting

**Thursday, Dec 16, 2004
7:00 p.m.**

Due to increased homeowner participation a new location will be announced

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

Homeowners are encouraged to attend.