



Holiday Hotline

Holiday Estates Maintenance Association

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JUNE 2005

Dear Members of Holiday Lake Estates,

ARTICLE XII LANDSCAPING [In part]

The major portion of all yard areas must be kept in natural condition or lawns or a combination thereof with ornamental rock or approved ground cover such as ivy, ajuga, etc., unless otherwise permitted in writing by Association, and ***shall be kept and maintained by the owner or lessee in a good and husbandlike manner.***

So before the County of Santa Clara pays you a visit, lets try to keep the weeds down for everyone's fire safety.

The First Annual 2005 Holiday Lake Estates Neighborhood Golf Tournament took place on Saturday May 28, 2005, at Cinnabar Hills Golf Club

Congratulations to Patrick Brown for winning the 2005 Holiday Lake Estates Golf Tournament at Cinnabar Hills, with an 86. Second place went to Doug Payne, only one stroke over, with an 87. Third place was a tie between Hank Courtright and Greg D'Hondi, with 89's.

The conquest did not end there for Patrick Brown and Doug Payne. In addition to his first place win, Mr. Brown captured the "closest to the pin" award. Moreover, with his second place win, Mr. Payne also won the "longest drive" award. To which they both received a fine bottle of wine for demonstrating their exceptional golfing abilities. It was a great day for golf and although the course swallowed quite a few golf balls, and even someone's 3-iron, everyone had a fun time.

Though our community Golf Course is long since gone, perhaps we have found a good replacement and we hope this will serve as a foundation for years to come. On that note, please mark your calendar for next year's tournament: **Saturday May 20, 2006**, which is tentatively slated for the Coyote Creek Tournament course.

All golf scores aside: Thanks to everyone for participating in the event and showing interest in the community in which we live. The Board would like to especially thank Mr. Matt Kaufmann, for suggesting the idea to our Board President at the last Annual Meeting, and for Mr. Kaufmann's valuable time and willingness to work with the Board in seeing this event through. In addition, to Mr. Gregg Potter for his work on the web site, with coordinating signage at the front gates, and lastly our President for assisting in the coordination, photography, and wine donations.

Please check our web site at www.holiday-lake-estates.com/events for forthcoming event photographs, and we look forward to seeing you next year.

Guess who is coming to Dinner?

The Board, after receiving several requests from homeowners on Copper Hill and Parkview regarding weed abatement options for the Upper Meadow, will be exercising a different approach this year, Goats.

Managed "Goat Grazing" is becoming quite popular in a number of states. It offers a cost effective solution for large acreages, like the Upper Meadow, with difficult terrain. Goats can efficiently handle areas that are inaccessible; or difficult to manage with mowers, firebreaks are not completely practical, controlled burns are inadvisable, and the application of herbicides is not appropriate.



A temporary solar powered electric fence contains the goats, thus allowing them to concentrate on a target area to remove the weeds and brush. So please do not approach them through the fence or offer to feed them any leftovers.

Goats are naturally adapted to eating weeds and plants in all stages, even the most noxious of weeds, including; Vetch, Yellow or Purple Star Thistle, Bull Thistle, French Broom, Mustard, Himalayan Blackberry, Coyote Bush, Poison Oak & Ivy, Eucalyptus Saplings, Poison Hemlock, Sage, as well as most grasses.

With all of this to eat, some of you might be wondering where can a Goat get a drink around here. The vendor will set up two temporary water tanks and the Board would like to thank the Mr. and Mrs. Albin for the use of their water tap to maintain the temporary water tanks.

The Goats will bring the appetites to Dinner this week and on Saturday the 18, from 10:00 AM – 2:00 PM, there will be a petting area set up for you and the children to stop by and meet some of the Goats. Its estimated the Goats will be with us for 5 to 7 days, so if you live in the surrounding area, please try to keep your pets contained while the goats are visiting us.

Committee Reports

Beautification Committee

Plant Drive - As part of the beautification plan we will be conducting a plant donation program to add "color" in the Lower Meadow. When you are out purchasing your spring and summer plants, please remember to pick up an extra plant for your Lower Meadow. The plan is forthcoming from your volunteers of the Lower Meadow committee. Some of the deer proof plants are: Yellow daisies, iris, lavender, garlic plant and rosemary, to name a few.

Spring Cleaning - Do you ever get tired of looking at that old boat, car or RV parked in the back corner of your lot? How about the pile of trash on the side of your garage that was left over from your last remodeling project? I can assure you of one thing, your neighbors do!

Our CC&Rs, the governing documents for HEMA, have special provisions under Article XII requiring all homeowners to maintain their property in a "good and husband like manner". This same Article also assigns authority to the Association to restore to good condition any lots that are not properly maintained and to assess the homeowner for such expenses. The City of Morgan Hill Municipal Code (§ 9.15.020) also expressly prohibits and authorizes abatement of such nuisances as "abandoned or broken motor vehicles and equipment;" and "abandoned, neglected, unused, or unprotected machinery." The code goes further to define such vehicles as "attractive nuisance dangerous to children" and categorizes them as threats to public welfare.

Large wooded lots of ½ acre or more are one of the great attributes of living in Holiday Lake Estates. However, they also require regular care and maintenance to keep them looking attractive. So, please take a few minutes to walk around your property and identify items that may have collected over the

years and are no longer in use, may pose a fire or safety hazard, or are just unattractive and detract from the general surroundings.

Once you've done this, it's now time to make arrangements to clean-up and properly dispose of these unsightly items. Most boats and vehicles can be donated to charity for tax deductions. General debris can be taken to the San Martin Transfer Station (also known as "The Dump" when I was a kid) for about \$20 a truck load. Located at 14070 Llagas Ave. in San Martin, they are open M-Sat 8-4:30, and Sun 8-12. If you are physically unable to clean-up the area yourself, or have other circumstances that prevent you from caring for your property, please contact Access at (408) 782-1222 and the Association will be happy to assist you with arrangements and possible volunteer services.

Please help the Association maintain a beautiful living environment for us all. The Association has already been notified of several properties that could use a little "spring cleaning" and will be contacting those homeowners directly to offer assistance and encouragement. Please take the initiative to clean-up your lot or offer to help your neighbor with theirs. Together, we can all make HLE a clean and beautiful place to live.

Street Signs – It was reported at the last meeting that remaining street signs will be placed on order by the end of May, with installation planned for mid July. The board has been approached by some residents regarding street signs indicating street easements. This request is currently being reviewed by the board. A vote was taken and approved by the board to seek and evaluate the number of requests by residents wishing to have an easement sign installed that will match our new street sign style. Resident's in areas requesting signs must have their request in by the first of May. The Association does not cover cost of these signs and resident's requesting off street easements signs will incur full cost of the sign installation. Approximate cost of sign with installation is \$350.00. Once all the requests are in the board will review the amount of requests and locations so as to vote for approval of additional signs. Funds will be collected from residents and the order placed along side with remaining Association street signs.

Wood Chipping Service Days

Monday, June 27: Holiday Drive to Intersection of Copperhill (17295 Holiday Drive), Shady Lane Drive, Trailridge Drive, Oak Lane, Copperhill Drive to Quail Lane to Lakeview (includes Quail Court).

Tuesday, June 28: Intersection of Copperhill Drive and Quail Lane to Holiday Drive to end of Manzanita Drive, Butterfly Lane, Hoot Owl Way, Blue Jay Drive, and Blue Jay Court.

Wednesday, June 29: Remainder of Holiday Drive from the intersection with Manzanita, Holiday Court, and Raccoon Court.

Thursday, June 30: Whipporwill Drive, Lakeview Court, Lava Rock, Blue Grass Court, Parkview, Lori Lane, and Fairway Court.

Chipping Service:

Clean up Debris

The Board of Directors encourages all residents in the community to clean up their properties of any dead brush and tree limbs, to promote an attractive and fire safe environment. The Association is providing a chipping service to help residents dispose of any tree/shrub branches or any plant material that can be chipped.

Please see the 4 day schedule of this service and the day set aside for your particular area.

A tidy bundle of branches all facing the same direction in one pile per household needs to be placed on your lot for easy access. Please avoid placing material in the road. The pile should not exceed 6 cubic feet. For any questions regarding this service, please contact Management @ 782-1222 x 12.

The Board urges you to take advantage of this service and minimize potentially volatile fire material on your property. If you have dead or dying trees and would like the tree service to take care of your

trees while operating in your area, **please contact Tom Garcia of Tree Tek Company @ 779-4974 or page him at 408-682-3696** in order to make separate arrangements, in which he would bill you separately for these items.

Please be aware of the scheduled days because the vendor will charge the homeowner extra service charges to come back on a different day.

This summer the Board will work closely with the SCC Fire Department to ensure that no dead brush and/or trees present a fire hazard to people living in our community. Any one who would like more information should contact the Fire Department at (408) 378-4010.

Architectural Approval

In order to maintain the architectural standards in our community, it is mandatory that any improvements that change the exterior appearance of the homes receive approval from the Architectural Control Committee and/or Board of Directors. Typically, the Committee and/or Board response to your ACC request will be 30 – 45 business days from submission to the committee. Reconsideration of a committee decision can be appealed to the board of directors.

Your architectural request must be submitted in writing **before** the work is started. Some of the typical examples of items that require prior approval are screen doors, skylights, windows, doors, and landscape improvements around the buildings.

Association Management

Access Association Services provides management service for Holiday Lake Estates. Their services include: billing and accounting, record keeping, contract management, and processing of homeowner requests and complaints.

Managements contact information is listed on the first page of the newsletter.

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.

If you are selling your home, please remember to hand over all keys and visitor parking permits, especially the pool key, so that the new owner doesn't have to incur the cost of purchasing a new key.

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

Next Board Meeting
Thursday, June 16, 2005
7:00 PM
Holiday Inn Express
Condit Rd. Morgan Hill

