



# Holiday Hotline

## Holiday Estates Maintenance Association

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Kerry Roller  
DIRECTOR AT LARGE

Website:

[www.holiday-lake-estates.com](http://www.holiday-lake-estates.com)

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

### MANAGEMENT

Tim Dillon  
Association Manager  
Access Association  
Services  
16264 Church St, #102  
Morgan Hill, CA 95038  
(408) 700-1000

Fall/Winter 2005

#### The Holiday Tree

Frank Blenn

The Lower Meadow Committee, working in conjunction with Horticulturists from landscaping companies, asked the Board to approve its recommendation for the Holiday Tree, a Sequoia Sempervirens "Aptos Blue". The shape of the tree is conical and will grow to be over 80 feet tall, under ideal conditions. The "Aptos Blue" variety is nicknamed after trees that grow in Aptos, California for their opulent "bluish" color.

The addition of the Holiday Tree is part of the original design of the Lower Meadow and first approved by the Board in 2003 and overwhelming approved by the Homeowners when presented at the 2003 Annual Meeting. It is anticipated that the tree will be between 14 and 17 feet tall and scheduled for delivery and installation this October / November time frame, weather permitting.

#### Beautification Committee

Gregg Potter

Signs - Our last remaining signs have finally arrived for Lori Lane, Fairway Court, and Trail Ridge. We are currently arranging a time to install the new signs. With a repair to a couple of existing signs the installation of these remaining signs will have completed our upgrade of all street signs in Holiday Lake Estates. However, there are some reminders we wish to make at this time. **Please do not tape or bind any personal signs to the new signposts.** We see permanent damage done to them from residents using duct tape and other strong adhering tape. Signs placed on the posts will be removed with out notice.

#### HEMA CC&R

Kerry Roller

A committee to review the existing CC&R documents was created during the August HEMA board meeting.

The charter of the committee is to review the two binding documents and determine if updates are required or desirable. HEMA currently operates under two separate but similar documents.

Kerry Roller, HEMA Director, will chair the committee and is seeking interested members of the community to participate.

The goals of the committee are:

1. Legal review of current documents for compliance. There may be several state laws that supersede the current CC&Rs.
2. Review the current CC&R's for their match to the needs of homeowners.
3. Provide committee reports to the HEMA board and homeowners at regular intervals.
4. Deliver recommendations to the HEMA board in the June/July 2006 timeframe.

Any modifications to the current CC&R documents require a vote and approval by the homeowners. If the recommendations are accepted by the board then the CC&R proposal could be presented to the homeowners for a vote at the **2006 Annual Meeting**.

Our current CC&R documents may be viewed at <http://www.holiday-lake-estates.com/ccrs.html>

If you are interested in serving on the committee please contact Kerry Roller, [klroller@earthlink.net](mailto:klroller@earthlink.net) or 779-7555.

### **LAFCO - HEMA Septic Issue**

Kerry Roller

The public meeting of the HEMA homeowners on septic systems with the HOLIDAY LAKE ESTATES INTER-AGENCY WORKING GROUP was held on September 12, 2005 at 7:00 PM. The meeting location was conducted at the Morgan Hill Community Center. Approximately 51 homeowners attended the meeting.

The Inter-Agency Working Group made available their presentation and several handouts to the attendees. These will be scanned and posted the HEMA website.

The presentation portion of the meeting was approximately 45 minutes with the next 80 minutes in an open question and answer session.

The Inter-Agency Working Group announced they have committed ~\$45,000 of funding to pay for the initial engineering study. This study will provide the details of the scope of work, total cost and the individual cost per property. The results of the study are expected in the February / March 2006 timeframe. Next the homeowners will indicate their interest in moving forward. The next step is the assessment district study and plans which will detail the cost per homeowner and the financing options. Then the homeowners will receive a proxy with their individual cost and a request to vote. The results will determine the next steps.

We have ask for a diverse mix of homeowner volunteers to assist in the communication between the homeowners and the Inter-Agency Working Group. For example, collecting the common questions to avoid redundancy and getting an expert answer posted to the website will be very helpful.

If you are interested in serving on the committee please contact Kerry Roller, [klroller@earthlink.net](mailto:klroller@earthlink.net) or 779-7555. Committee reports and other information are posted at <http://www.holiday-lake-estates.com>.

### **Board Meeting Schedule**

Thursday, October 20, 2005

Thursday, November 17, 2005 (Annual Membership Meeting)

Thursday, December 15, 2005

Meetings are held at 7:00 pm at the Holiday Inn Express on Condit Ave.

### **Cast Your Vote**

As a member of Holiday Lake Estates, you have a chance to cast your vote and be heard. The annual meeting of the association will be held Thursday, November 17, 2005. This meeting is the primary venue for electing new board members and re-electing incumbents who wish to serve their community. This year, there are 4 positions (out of eight) open for a 2-year term. Four of the current board members have once again decided to volunteer their time, energy and services for another 2 years, they are: John Milner, Sandor Drobilisch, Eva Shaffer, and Nancy Shultz.

Homeowners who would like to volunteer to serve on the board should fill out and return the enclosed NOMINATION FORM and CANDIDATE'S BIOGRAPHICAL INFORMATION FORM no later than October 15, 2005 in order to be placed on the ballot. Nominations will also be taken from the floor the night of the meeting. The annual meeting information packet and proxy will be mailed to all homeowners the week of October 17<sup>th</sup>.



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**Holiday Estates Maintenance Association, Inc.  
Annual Meeting of the Membership**

**NOMINATION FORM**

In previous years, the Association has always relied on selecting candidates at the Annual Meeting. By asking homeowners in advance of the meeting if they would like to serve, there is an opportunity to ask for volunteers who may not be able to attend the Annual Meeting but who would nonetheless want to be on the Board and participate in the process.

If you are interested in placing your name in nomination, please complete and return this "Nomination Form" and the enclosed "Candidate's Biographical Information Form" in the enclosed envelope or by bringing the forms with you to the Annual Meeting. Nominations will also be accepted from the floor the night of the meeting.

Name of Nominee: \_\_\_\_\_

Address of Unit Owners: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(if different from unit address)

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

The undersigned hereby enters as a nominee for a position on the Board of Directors.

I understand that by my nomination, appointment and election to the above office that I fully accept the provisions of the Declaration of Covenants, Conditions and Restrictions, Bylaws and Rules of Holiday Estates Maintenance Association, Inc.

Further, I shall automatically resign any position elected to or appointed based upon a finding of the Board of Directors that I am in default of any such provision contained in the above documents.

Further, I accept, without any reservation, the obligation to work within the provisions of the above documents and shall fully discharge my responsibilities therein and such other provisions that are adopted by the Board of Directors under their authority to manage the affairs of the Association.

I declare under penalty of perjury that the representations and answers to questions in this declaration are true and complete to the best of my knowledge and belief.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Please return this Nomination Form and the Biographical Information Form to:

Holiday Estates Maintenance Association  
c/o Access Association Services, Inc.  
P.O. Box 2050  
Morgan Hill, CA 95038-2050  
Fax 408-782-1226  
Email: [access@associationservices.com](mailto:access@associationservices.com)