



Holiday Hotline Holiday Estates Maintenance Association

BOARD OF DIRECTORS

John Milner
PRESIDENT

Tessy Albin
TREASURER

Harris Hall
DIRECTOR
ARCHITECTURAL CHAIR

Frank Blenn
DIRECTOR
BEAUTIFICATION CHAIR

Sandor Drobilisch
DIRECTOR/DITCHES & ROADS
CHAIR

Dave Frazer
DIRECTOR
SEWER & ANNEXATION CHAIR

Gregg Potter
DIRECTOR

Jess Macias
DIRECTOR

Website:

www.holiday-lake-estates.com

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MANAGEMENT

Tim Dillon
Association Manager

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Website:
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Winter 2007/2008

Annual Meeting

The Annual Meeting of the Association Membership took place on Thursday, November 15, 2007 at 7:00 p.m. at the Ramada Inn on Condit Rd. A total of 150 ballots were received and 48 homeowners were present at the Annual Meeting. Thank you to everyone who took the time to cast their vote, and special thanks to those who attended the Annual Meeting and shared their views, concerns and suggestions.

The following votes were cast by secret ballot:

Election of Directors

Jason Colyar	13	Votes
Sandor Drobilisch	105	Votes
John Milner	89	Votes
Jess Macias	63	Votes
Gregg Potter	65	Votes
Wayne Perrier	49	Votes
Eve Schaffer	48	Votes
Nancy Schultz	51	Votes
Steven M. Stratton	36	Votes
David Stoltz	55	Votes
Mary L. Wagle	34	Votes

The following four members were elected to the Board of Directors for a two year term:

Sandor Drobilisch
John Milner
Gregg Potter
Jess Macias

Approval of Minutes 2006

Approved	129	Votes
Not Approved	2	Votes
Abstain	17	Votes

Excess Income Resolution

Approve	124	Votes
Not Approved	4	Votes
Abstain	17	Votes

The Board and Management want to thank Nancy Schultz and Eva Schaffer for their years of service to the community, and to welcome the new Board members, Jess Macias and Gregg Potter. Since some of the Board members were not able to attend the Executive Session following the Annual Meeting to appoint Officers, the meeting was rescheduled to Nov. 29, 2007, just prior to the Board meeting.

NEXT BOARD MEETING

Thursday,
November 29, 2007
7:00 p.m.

At The Ramada Inn

All homeowners are welcome to attend the board of directors meetings

Roads & Ditches

In case you have not noticed - our roadside ditches were cleaned in an organized fashion in September and October by Gamino Landscape crews, with whom the contract was awarded. The crews worked from a written plan and schedule that was prepared specifically for this purpose. Initially, we missed some coverage, but that is now resolved and has been added to the master plan for '08.

Homeowners are still required to inspect and clean the culverts under their driveways at their expense. Please arrange to have all obstructions cleaned prior to the rains to avoid possible flooding.

To all homeowners who employ the services of Gardeners/Landscapers: **Please do not allow clippings/cuttings to be dumped into the roadside ditches** – it has happened on more than one occasion in the past two months, and causes severe blockage and flooding. At this point, we have been unable to determine where the debris originates; but, we ask all homeowners to inform their contractors that this practice is unacceptable and that they will be barred from doing business in HLE if caught.

Road maintenance began in the first week of November with minor repairs such as crack sealing to prevent water damage during the winter. In the spring, this will be followed with major maintenance including asphalt, slurry coating and striping. We have signed a contract with Graham Contractors to lock in the '07 prices for the asphalt which is expected to rise similarly with oil prices in '08.

Homeowners are encouraged to be patient with the contractors as they repair the roadways. They have promised to minimize the impact to traffic, but some amount of inconvenience is necessary given the nature of the repairs.

Fence and Sensibility

Ever wonder how or why so many fences keep appearing in HLE? Especially when you thought you live in a community that values “openness” and nature. Good question, considering that the CC&Rs and Architectural Guidelines embrace

“openness” and specifically limit and regulate the installation of fences.

Fences continue to be a major point of contention within HLE. In fact, complaints regarding unapproved fences account for a significant number of the total complaints received by Management. As a result, resolving these issues accounts for a significant portion of the Board's and the Architectural Control Committee's (ACC) time and is a major contributor to the Association's legal expenses.

So why do so many homeowners, both old and new (but particularly new), feel it is their duty and privilege to fence in their entire yard? Maybe it's those pesky deer and turkeys invading their yards and grazing on the fresh plantings and flowers. Or maybe it's their insecurity driving them to protect what's theirs, or their ego pushing them to define what they've earned. Or maybe they just don't care about anyone but themselves. Whatever the reason, the result continues to divide our community, both literally and figuratively.

HLE was built amongst the deer and wildlife as a natural lakeside community that values openness and its surroundings. That doesn't mean we should neglect our property and let nature take over, but it does mean that we need to preserve the openness and views, and to allow the deer and wildlife that were here long before us to roam freely for all to enjoy. It also means that by living in HLE, you have chosen to embrace and share the values of the community.

If you are planning to install a fence (or make any other modification to the outside of your home), you are required by the CC&Rs to obtain written approval from the ACC prior to commencing any work. Failure to do so can result in fines and/or legal actions. The Board and the ACC are very happy to sit down with all homeowners who wish to install a fence and attempt to find a sensible solution that satisfies the homeowner's desire while complying with the CC&Rs, Architectural Guidelines, and spirit of the community. While this is not always possible, in most cases a compromise can be reached without excessive time or costs.

Sewer & Annexation

The HLE Sewer & Annexation Committee is continuing to work cooperatively with the City/County in preparation for presenting the long awaited sewer feasibility study to homeowners.

The City of Morgan Hill, the County of Santa Clara, & the Santa Clara Valley Water District all shared the cost of the study, which was in excess of \$60,000. The draft study is currently undergoing some revisions, and the HLE Sewer & Annexation Committee expects to meet in December with the governmental Interagency Working Group (IWG) that will eventually be presenting the study to the homeowners. The study will provide the system design, detailed cost estimates, and funding mechanism details for 2 different alternative methods of extending sewer service to the 113 lots in HLE that are not connected to sanitary sewer. All vacant lots and homes that are currently served by septic are counted in the 113 total lots.

The HLE committee's efforts thus far have been to work with the IWG to ensure that any proposal presented to the homeowners is as understandable and as feasible as possible. The IWG will be communicating with homeowners directly regarding presentation of the study and to set meeting dates, etc. Furthermore, the HLE Committee will also make our best effort to keep the homeowners informed regarding all key meetings and communications, so be on the lookout for newsletter updates, website postings, & sign board updates throughout the community regarding this issue. Keep in mind that it will be you the homeowner that will eventually vote on any proposal, and we cannot stress enough the importance of this issue and the impact it may have on your home and your home's (or lot's) value. While the IWG has not yet set a firm date for releasing the proposal to the homeowners, most likely it will be in early 2008. We'll do our best to keep you up to date.

No Street Side Parking!

Vehicle parking along the roadway is strictly prohibited in HLE. Our roads are narrower than most city streets and have numerous blind corners and hills, making them particularly dangerous when

vehicles are parked on or near the edge. Prolonged traffic on the shoulders also causes rapid deterioration of the shoulder and roadway, resulting in increased maintenance costs for everyone. Please be respectful of your neighbors and the CC&Rs and refrain from parking on the roadways (30' from centerline on Holiday Dr. and 25' from centerline elsewhere). Management will be monitoring the situation and all violators will be tagged and towed at the owner's expense.

Tree Trimming

By now, you have probably noticed the unfortunate damage to the mature trees at the entrance. We are all very sorry that this has happened and we are working with a certified arborist to resolve the situation as fast as possible. The arborist inspected the damage the day after the cutting and is scheduled to return the week of November 26th to inventory the trees and make recommendations on removals and replacements to return the area to an acceptable condition. The Association will then work with the original contractor who caused the damage, to determine amicable restitution. In addition, the Association plans to use a different contractor to complete the 15' high roadway tree clearance, so please be cautious and respectful of the crews. However, if you see crews at work on trees or any other project, and notice that something just doesn't look right, please call Access Management immediately and report the situation.

Speed Alert

SLOW DOWN! HLE is a residential community and the maximum speed on all roads is 25 MPH. Not 35, or 45, or even 55 MPH, but 25 MPH. Speeding continues to be a huge problem and one that we as homeowners have 100% control. Please, just drive a bit slower and don't race between speed bumps. The Board will be looking at new options during 2008 to help reduce speeds on our streets. You can also help by reporting speeding vehicles to the Morgan Hill Police Dept or by calling the number on the Blue signs around the neighborhood.

Thank you, and have a happy and safe Holiday Season!

Holiday Estates Maintenance Association 2008 Meeting schedule

January 2008						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	Board Meeting 17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

March 2008						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	Board Meeting 20	21	22
23	24	25	26	27	28	29
30	31					

May 2008						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	Board Meeting 15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

July 2008						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	Board Meeting 17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2008						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	Board Meeting 19	20	21
22	23	24	25	26	27	28
29	30					

November 2008						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	Annual Meeting 20	21	22
23	24	25	26	27	28	29
30						

All Board Meetings 7:00 PM - Conference Room at Access

Annual Meeting 7:00 PM at the Ramada Inn