

Pacific Point Homeowners Association

The Manor Association

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David Esty - Managing Agent— Extension 348
Kim Bolanos - Admin. Asst.— Extension 347

Sandra Charitta - Bookkeeper— Extension 370

Pacific Point Board Of Directors

Peter Guzman-Garcia	President
David Hirzel	Vice President
Paul Montelaro	Treasurer
Victor Carmichael	Secretary
Lee Miller	Director

JANUARY 2008

Newsletter

INTERNET GROUP

UPDATES

Minutes/Rules/

Regulations and other information are posted in our Yahoo group. If you have access to a computer, please sign up at <http://groups.yahoo.com>. Search for group name PacificPointCondos and join up.

HOMEOWNERS MEETING - The next meeting will be held on **Monday, January 14, 2008 at 7:30 p.m.** in the Clubhouse. Please note the January 14 date being **ONE WEEK EARLIER** than normal, due to the Holiday on January 21.

2008 BUDGET - AS A REMINDER - The new assessment rates will appear on the January 2008 statements. Those Owners with automatic payment agreements with their banks will need to contact their banks to adjust the payment amount to avoid late charges being incurred.

INSURANCE RENEWAL - The Associations blanket insurance policy renewed in October and Earthquake Insurance having renewed in December 2007. Some, but not all, lenders have recently chosen to require their clients (being the unit owner) to provide proof of coverage rather than contact the existing insurance carrier for renewal certificates.

The quickest way to correct this problem is to have the individual homeowner, receiving such a request from their lender to contact Andreini & Company at 650 573-1111 and ask to speak to the condominium division for the blanket policy for Pacific Point HOA, through The Manor Association.

The responding agent will need the contact information pertaining to your loan, including loan number and address of your lender.

With this information, Andreini & Company can update their data bases to automatically generate these certificates of insurance (Declarations page) to the respective lenders upon anniversary of the policy renewal and effectively avoid this problem next year.

HOLIDAY DECORATIONS - As noted in the December Newsletter, flocked trees are not recyclable. As in the past, please note that: *Natural* Christmas trees can be recycled, but flocked trees are not recyclable and must be delivered, by the owner to one of the local dumpsites. The Association does NOT provide for tree removals, and must not be disposed of in the dumpsters.

CHRISTMAS TREE RECYCLING - *Natural* Christmas trees can be recycled by placing them at the front yard for recycling pickup every other week. Coastside scavenger advises that flocked trees are not recyclable and cannot be picked up with the bi weekly recycling pickups.

Flocked Christmas trees must be disposed of by the homeowner, by delivery to one of the local dumpsites. Three local outlets are listed below:

Ox Mountain Landfill at 12310 Highway 92 in Half Moon Bay — (650) 726-4718;

Colma dump at 2001 Hillside Boulevard, Colma — (650) 755-6977;

Mussel Rock Transfer Station—755-7068 at Westline and Skyline Drives can take flocked trees.

Please contact these locations for directions and fees for disposal of flocked trees. (Please note: transfer stations may charge more)

PARKING PERMITS - Parking placards were reissued earlier this year. Vehicles not parked within enclosed garages must display a valid parking permit to avoid towing. As space for visitor parking is diminishing, residents are requested to assist in minimizing the number of resident vehicles parked in the common area. The hard fact remains that, including deeded garages, each unit has 1.6 parking spaces within the property.

Please note: All owners/renters are required to use their garage for their primary vehicle. Parking of a secondary vehicle, to this point, has been permitted with a placard required to be displayed at the rear view mirror. No owner/renter is allowed to park three (3) vehicles on the premises.

In addition, use of a parking permit for an outside parking space by an owner/renter whose garage space is not in compliance with Garage Storage Rules is a violation. Owners/Renters may use their garages for storage only if sufficient space has been reserved for vehicle parking. By not adhering to these rules you could be subject to a Garage Storage Fine along with the towing of an improperly parked vehicle. For further information please visit www.pacificpointcondos.org website. In the CC&R and Rules section you will find downloadable copies of the Parking and Garage Storage Rules.

RED ZONE PARKING— Parking of motor vehicles within the designated red zones represents a **safety hazard** and **serious discourtesy** to the safety of all Pacific Point residents. In addition to such violations being cited by the Parking Committee, residents are invited to report such violations to the Pacifica Police (non emergency) at 650 738-7314. **Be advised that they will respond and cite vehicles parked in red zones.**

HARD SURFACE FLOORS - As a reminder, the Pacific Point CC&R's state that units on the second and third floors may have hard surface flooring (i.e. wood, tile, etc.) in the **kitchen** and **bathrooms** only. Hard surface flooring in other areas such as your entryway, dining room, or hallway are not in compliance due to noise issues. You may be required to cover such noncompliant flooring with pad and carpet as required by our governing documents.

PACIFIC POINT WEBSITE & INTERNET GROUP

Pacific Point has a web site with everything you need to know. The site can be accessed at: www.pacificpointcondos.org. There is also an internet group to exchange views and information. Sign up for the group at <http://groups.yahoo.com>. Search for group name PacificPointCondos and join. Please be aware that this is an unmoderated and unofficial news-group, and that any communication published via the voluntary newsgroup will not necessarily be read by the property management company or Pacific Point HOA Board Members. The Pacific Point Board of Directors urges all members to consider that opinions or issues appearing within the newsgroup may not represent some or all of the facts surrounding any issue. All Owners are encouraged to attend regular HOA meetings so that they may be fully informed of issues and facts involving their Association.

WHO TO CONTACT

KIM BOLANOS—Administrative Assistant

Phone 650 637-1616x347 Email: Kim@themanorassn.com

Kim is available during business hours to handle maintenance calls. Please call her to expedite scheduling with the proper vendors.

Dave Esty—Managing Agent

Phone: 650 637-1616x348 –Dave@themanorassn.com

Dave can respond to questions regarding the HOA policies and procedures. As a Managing Agent, a portion of his time is spent in the field and cannot always be reached immediately. Leave a message and he will return your call as soon as he is able. If you have a maintenance issue, please contact Kim first to start the scheduling process.

Sandra Throne—Bookkeeper

Phone: 650 637-1616x 370—Sandra@themanorassn.com

Sandra is available during business hours for assessment and billing related questions. She can also update contact telephones for residents and emergency contacts information.

HAPPY NEW YEAR !