

PACIFIC POINT HOME OWNERS ASSOC.

The Manor Association

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Kim Bolanos - Admin. Asst.— Extension 347

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Pacific Point Board Of Directors

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

APRIL 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, April 21, 2008 at 7:30 p.m.** in the Clubhouse. Please note the meeting is taking place **ONE WEEK EARLIER** than normal, as Monday, March 17th is St Patrick's Day.

BOARD POSITION OPEN: Lee Miller has stepped down from the Board, due to business commitments. Homeowners in good standing, interested in being considered for appointment to the Board for the remaining term, are invited to attend the March 10 Board meeting to introduce themselves to the Board of Directors as prospective candidates for appointment.

LANDSCAPE USE RULES - Enclosed with this newsletter is a statement pertaining to common area use by residents and approved Rules for Vegetation and Personal Property in Common Areas. The approved rules are submitted to the membership for review and will become effective on May 1, 2008. Owner comments in writing are invited for review at the April 21 Board meeting.

DUMPSTER DOS AND DONT'S: The dumpsters located within the property are for disposal of normal household refuse only. Service is NOT provided for disposal of furniture, construction debris, computers, appliances, etc. Boxes must be broken down and neatly stacked for pickup by the garbage service. Boxes must be broken down and neatly stacked as noted in the guidelines posted at either the enclosure or on dumpster door.

RECYCLING WOES: Please do not place non-recyclable materials in recycling containers as it defeats the purpose of the recycling effort. Containers with inappropriate materials will NOT be collected.

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.

PARKING PERMITS - Updated parking placard re-issuance began in June 2007. Vehicles not parked within enclosed garages must display an updated, 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.

PARKING VS. STORAGE: 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 more information, visit www.pacificpointcondos.org. In the CC&R and Rules Section, you will find downloadable copies of the Parking and Garage Storage Rules.

PRIMARY VEHICLE PARKING: 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 displayed on the rearview mirror. Remember that no owner/renter is allowed to park three (3) vehicles on the premises.

RED ZONE PARKING— Parking of motor vehicles within the designated red zones is not only discourteous, but, more important, represents a **safety hazard**. While such violations will be 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.

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 newsgroup, 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.

LANDSCAPING AT PACIFIC POINT

As condo-owners here in Pacific Point we all appreciate the landscaping that has been developed and nurtured over the 35 plus years of the complex's existence. Maintaining all of the lawns, trees and foliage here is a big job and we have over the years used various landscaping companies. Due to problems with our most recent landscaping contract we have gone several months without such services. We are glad to announce that we have just signed an agreement with **Cagwin & Dorward**, a full service landscaping company, to provide tree, groundcover, shrub and vine care. This new service should soon bring our landscaping back into a better state.

Over the years some condo-owners have voluntarily pitched in to supplement our contracted gardeners. And it has been a welcome contribution especially in those times when as the result of repairs areas were left barren and rubble strewn, or where areas otherwise had been neglected. Usually our landscaping people had their hands full with just maintaining what was already in place. In addition over the years individuals have placed potted plants along the bridges and approaches to the various units. This has been tolerated and even encouraged. And no one can deny it has not added to the overall pleasant ambience of the complex.

The problem is that these areas (walkways, bridges, landings and outdoor zones) with respect to our Covenants Conditions and Restrictions (CCRs) are defined as "common areas", and legally condo-owners are barred from planting any tree, shrub or other vegetation without the written approval of the HOA (Section 6.2 (b).) This rule exists because anything that occurs there impacts us all collectively including anything that might incur litigation or building damage.

While this unauthorized 'supplemental landscaping' and ornamentation is technically in conflict with the CCRs, in the three plus decades that Pacific Point has been in existence it has not been a problem. And no Board has tried to restrict it.

Recently some situations have arisen so as to make this an issue. CA Civil Code has also changed. In this new and ever changing environment it has also been asserted that certain homeowners are using this commonly owned property for personal use to the annoyance of others. Furthermore, some of the unauthorized uses of the common areas could result in building damage through water intrusion or insect infestation. However, the fact remains that homeowners are donating their labor and money to enhance the common good. This cannot be ignored.

The Board has wrestled with this issue. We don't want to stifle a community spirit or lose the aesthetic value added. On the other hand we can't allow misuse of common property by individuals who might inadvertently jeopardize the common good of the complex and expose us all to unwelcome liabilities. In order to come up with an approach that takes both views into consideration, the Board has developed a set of rules with respect to the use of the common areas:

RULES FOR VEGETATION AND PERSONAL PROPERTY IN COMMON AREAS

- Any vegetation in planted common areas placed too close to the foundation slab must be moved, since such plants can cause damage to the foundation due to water intrusion. All plants must be at least twelve (12) inches back from the any building surface.
- Potted plants and wooden planters placed on common area bridges, railings and frames, etc. must be elevated from any wood surface. Otherwise water collects beneath containers leading to dry rot and insect damage.
- Potted Plants and Personal Property cannot be attached to/ hung from wooden/metal handrails in the common area railings.
- Adequate passage on all walkways, bridges, landings and approaches should be at least forty four (44) inches across to allow full access to emergency crews. No foliage or personal property should interfere with this clearance. This is a mandatory code dictated by CA Fire Code.
- Absolutely no plants should be placed such that roof access or any other maintenance related activity is interfered with.
- Personal furniture and other items, such as benches or chairs, placed in common areas should be considered as a donation to the complex and available for use by any homeowner or their guest and cannot interfere with adequate passageway.
- Storage of personal effects in common areas is not allowed.
- Ground areas being personally maintained and gardened should be minimal and when possible given over to the contracted landscaping company for maintenance.
- The Board and its contracted landscaping company reserve the right to at anytime takeover the maintenance of any personally maintained and gardened common areas.
- The Board and its contracted landscaping, general contractor, maintenance and janitorial company reserve the right to at anytime remove personal property items stored or left for long periods of time in the common areas.
- No common area shall be used in such a manner as to obstruct or interfere with the enjoyment of that same common area by other owners.
- No common area shall be used in such a manner as to obstruct or interfere with the maintenance of that common area by the landscaping, general contractor, maintenance and janitorial company appointed by the board.
- After all of the above conditions are met. The personal property item or plant that is placed in common area must also be in acceptable condition as defined by a reasonable Pacific Point Board.

These rules will be strictly enforced.