

Pacific Point Homeowners Association

MAY 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.

The Manor Association

353 Main Street, Redwood City, CA 94063
Telephone (650) 637-1616 Fax (650) 637-1670

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

HOMEOWNERS MEETING: The next meeting will be held on **Monday, May 19, 2008 at 7:30 p.m.** in the Clubhouse.

LANDSCAPE USE RULES - The April Newsletter included a statement pertaining to common area use by residents and approved Rules for Vegetation and Personal Property in Common Areas. The approved rules were submitted to the membership for review have become effective as of May 1, 2008.

JANITORIAL SERVICE CHANGE: TLC Janitorial Services will change their weekly service date, effective June 1, 2008, from the present Thursday service to Friday service to follow garbage collection. This adjustment to the service dates is expected to improve the aesthetics of the grounds for the weekends.

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.

ONE WAY ROADWAYS: Residents are reminded (and requested to advise any contract vendors they may retain) that the roadways within Pacific Point are **one way**. For the safety of all residents, we request the posted direction for traffic and speed limits be observed.

COMMUNITY ACTIVITIES: On May 17 the Board will host an Open House at the clubhouse and a Community Clean Up Day to assist residents in disposal of personal property, including electronics. Look for further information at the document hangers at the mailboxes.

RECYLING: 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, are 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.

Mothers Day is May 11

Memorial Day is May 26