

# Sand Dollar Beach Homeowners Association

## Shifting Sands

### Spring 2006

#### *2006 Board of Directors & Officers*

- President: John Linkletter (831) 768-0173
- Vice President: Holly Asadi (408) 358-3097
- Secretary, Judy Kuechler (408) 358-4913
- Treasurer: Sharon Layne (831) 761-3562
- Townhouse Representative and Member at Large: Bob Arnold (831) 722-4475

#### *2006 Committee Chairs*

- Liaison: Claire Hildreth (831) 728-3447
- Architectural Review, Ramona Allen (831) 722-9195
- Landscape, Nancy Lenihan (831) 728-5635
- Townhouses, Zonia Sandoval Waldon (831) 761-1761
- Insurance, Mary Ann Basler (650) 348-7676
- Facilities, John Basler (650) 348-7676
- Security, Harold Lucht (408) 499-5555
- Website: Cynthia Haines-Devogelaere (650) 940-1066
- Gardener, Mike Driscoll (831) 724-9118
- Newsletter Editors, Dave Mack (831) 728-4575 & Bill Russell (408) 868-9835



**[www.SandDollarBeachHOA.com](http://www.SandDollarBeachHOA.com)**

### Message from John Linkletter— 2006 SDBHOA President

As I write this article, believe it or not, the sun is shining, the sky is blue, the rain clouds are far in the distance, and the skunks have moved from The North townhouse Building into mine!!!!!! The smell of skunk at 3 AM is quite nice, just ask Zonia or Lynette. No worries though, as the "Skunk Proofing" will be done soon. I feel lucky to live here at Sand Dollar. Close to civilization, but not too close, the sound of the ocean, clean air, serenity from the Silicon Valley, where I own a small electronics company, and most of all, my kids think it's cool to live at the beach.....

New trash and recycle bins will be arriving at the bottom of both stairways on the beach soon. Catherine Philipovitch has opened a new Law Practice and will be acting as the attorney for the Sand Dollar Beach HOA. She was formally with the Bosso-Williams Law Firm. We may need her help in dealing with the new laws relating to the governing of the homeowners association election process. I have been informed that the new laws will be effective on July 1<sup>st</sup> of this year. The eucalyptus trees are still standing, the sewer is hanging in there, our insurance premiums haven't gone up too much, we are getting interest on our reserve monies and summer is coming.....

Fireworks, run-ins with surfers, parking problems, architectural disputes, are just a few of the problems that our Association has had to deal with in the past, not to mention the floods of 1982. Does anyone recall that event? I am sure we will have to deal with some or all of these issues at some point, but PLEASE....Can we wait until I am out of office? Seriously though, I am happy to be the "acting" President and I am doing the best job I know how to do.....

I am grateful to my fellow Board Members for their participation, as well as the Committee Chairpersons and Volunteers who serve this community well. So.....when you receive the "dreaded" phone call from a nominating Committee Member, please remember that this a volunteer operation and YOU are the association. I want to personally thank all of the people who have served this association over the last 30+ years. This HOA is financially stable, property values are high, the crime rate is low, accidents are infrequent, and I have been told that we are one of the "better" associations in Santa Cruz County. This is from a reliable source, I assure you. Until next time.....

## From our County Supervisor, Ellen Pirie

Thank you to the Sand Dollar Beach Homeowner's Association for this opportunity to communicate directly with the members of the Association. It's been my honor to represent the Second District on the Santa Cruz County Board of Supervisors for the past five years. Since I live on Crest Drive off of San Andreas Road, I am very familiar with the issues that particularly affect this area.

Before being elected to the Board of Supervisors in 2000, I was a practicing attorney for 24 years. Although I first practiced in Oregon and Washington, my family and I moved to Santa Cruz County 22 years ago.

We have the good fortune of living in an incredibly beautiful area. In many ways it is also an environmentally delicate place which requires constant awareness of our surroundings and attention that we do nothing to degrade the environment.

It is important that we all do our best to recycle as much as possible and dispose of all hazardous substances (paint, oil, batteries, and pesticides, for example) carefully and legally. If you have any questions about either recycling or waste disposal, please call Waste Management at 768-9505, the County's Recycling Hotline at 454-2333, the County Department of Public Works at 454-2160, and, if all else fails, my office at 454-2200.

I meet with my constituents on a drop-in basis on Wednesdays from 9:00 a.m. until 10:00 a.m. at the Sheriff's Office in the Rancho del Mar Shopping Center. Please feel free to come by. In addition, I can be reached at my office at 454-2200 or by e-mail at [ellen.pirie@co.santa-cruz.ca.us](mailto:ellen.pirie@co.santa-cruz.ca.us).

If you have any suggestions on topics that you would like me to discuss in this newsletter in the future, please feel free to let me know.

## Landscape Committee Report by Nancy Lenihan

Gardening on the central coast is a recurring set of challenges. We live with excessive rainfall or lack thereof, wind driven storms that punish the trees, shrubs, & flowers alike, & overcast periods that keep the sun's rays at bay. And how about that snow fall in March?

We are indeed fortunate to have the landscape services of Mike & Tamara Driscoll. Mike's parents were charter owners at Sand Dollar Beach, building a home and living here from 1973 to 1989 (lot 39). Mike & Tamara have been the association's landscapers for over 25 years.



In addition to their care and maintenance of the common areas they routinely assist individual residents with many special projects as well. Anyone who's lived here for any length of time has been helped by the Driscoll's. Whether it's disposing of our yard trimmings, purchasing plants for us at a nice discount, or giving landscape advice based on their experience in our micro-climate, their interest in our horticultural well being is admirable.

The landscape committee members along with Mike & Tamara have a lot in common. They share a love of our beach community, the wonderful sunsets, waves, fresh air and even the storms. They agree all are wonderful perks that come with living and working at the beach.



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Kendall & Potter manages many vacation rental homes in Sand Dollar Beach. They have many repeat guests that love the ambiance and seclusion of Sand Dollar. If you have a second home and would like to vacation rent it, please give them a call. ALSO, they encourage homeowners to contact them with any problems with vacation guests in their properties.

## Townhouse Tidbits by Zonia Sandoval Waldon

We are happy to announce that Draeger Construction Company completed the installation of the Townhouse ocean side gutters and downspouts in March; just in time for the last round of rain storms. They will be doing final “wet” testing in April, and will take care of any overlooked issues. This has been a large project, and the cooperation of all the Townhouse owners was appreciated.

The problem with skunks under the Townhouse Units is continuing to be addressed. Several experts in pest control have been consulted. In March, plywood sheeting was installed to block the skunks and other unwanted wildlife access to underneath Building One. Evaluation of this method and contracting for a similar solution for Building Two and Three is planned for the near future.

An increase in the number of campfires on our beach is anticipated with the approach of summer and seasonal beach activities. The State Parks Department has been contacted regarding our request for fire rings on our beach. The Parks Department initially informed us that they will NOT be providing fire rings for our beach. Per an official from the Parks Department, the primary reasons are fiscal constraints and limited supply of fire rings. Their priority for fire ring placement is for public campgrounds and State Beaches. However, after significant further discussion that position has been reversed as you will see below!!

### Excerpt from the letter from Department of Parks and Recreation!

State of California · The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

Arnold Schwarzenegger, Governor

Ruth Coleman, Director

Dear Mrs. Haines-DeVogelaere:

As per our discussions I have formulated an agreement for volunteer cleaning of three fire rings along the Manresa State Beach in front of the Sand Dollar Beach community.

State Parks will provide 3 fire rings to the beach area between Manresa Uplands Camp Grounds and the Manresa State Beach day use area. The owners of the community adjacent to this area, Sand Dollar Beach, will accept the responsibility of maintaining these fire rings. It is recognized that the fire rings are available for any member of the public to use and they are not for the exclusive use of any persons or communities.

*The letter continues with more details.....*

### Jim Emmons Remembrance

Jim Emmons, past president of our Sand Dollar Beach Homeowner's Association died at his home on 2 February.

Jim is remembered as one of our community leaders who was deeply concerned with all facets of the Sand Dollar neighborhood and one who contributed enormous time and personal resources on behalf of our residents. He served on the board of directors & was president in 1995, 1996, and part of 2002.

Jim had an impressive and diverse background. He was a graduate of Oklahoma State University with a degree in music, a dance band leader, a high school teacher, a veteran of the Korean War, and a well decorated member of the San Jose Police department.

As the chairman of the Security Committee he was largely responsible for restructuring our entire program & improving our First Alarm patrol effectiveness. His oversight efforts resulted in sizable budget returns to the association.

Our sympathy goes to Pat, his wife of 30 years.

## Facilities Committee Report by Jack Basler

Monte Pehrson and Jack Basler recently met with the Public Works Staff to review the proposed taxes for the operation of our sewer plant. The bottom line is that our fee will increase from 1300 to 1410 or 8.5%. We concur with this proposal, and here are the major elements:

This fiscal year the projects to be completed include:

- Install cathodic protection on our sewer plant--\$20,000.
- Rehabilitate the equalization tank--\$6000.
- Install auto transfer switches on the emergency generator.
- Assess the condition of the leach field caissons.
- Study the possibility of combining the two sewer plants to save on operating costs and reduce the force requirements.

The County will provide us the following information as soon as available:

- An assessment report on the condition of our plant.
- An assessment of the sludge level in our leach field.
- The volume of treated sewage discharged into our leach field.
- A cost-Benefit Study of combining the two plants into one.
- An evaluation of the condition of our two pump buildings.



Drainage Projects in the Common Areas.

Work is now completed on the drains from the Lenihan Residence, the Sato/Rocha Residence, and the Dobbins Residence. The associated easements will be recorded with Santa Cruz County as soon as the forms have been signed and notarized. Our contractor on this work was Earthworks and each property owner requiring drain construction is being billed directly by Earthworks for the time and material costs.

We are experiencing water problems on the Common Area between Sea Horse and Sand Dollar Drive. Water is penetrating the following properties: Hildreth (Lot 32), O'Malley (Lot31), Allen (Lot28) and Harbut (Lot27). Further evaluation of these problems is required to determine the cause of each and the corrective action required.

The Facilities Committee continues to review the Reserve Study to ensure that funds are properly allocated to these various projects.

## Internet Update by Cynthia Haines

We have organized a Yahoo Group called "SandDollarBeachHOA". This can really help to improve communication between owners and The Board and Townhouse Committee. There is a calendar which sends reminders about meetings and events. There is a place to keep files, such as board meeting minutes that can be referred to whenever needed. When a new file has been uploaded, you can choose to receive notification and a link to access the information.

If you wish to join the group, send me an email, and you can be added immediately. When you join the group, you can choose to receive all email, only email marked urgent or get a summary of email sent during the day, so please specify which you prefer. If you don't have a Yahoo account, you cannot access all the information on the group site, although you can still get email notifications and send email to the whole group. If you want to access the calendar and stored files, you have a few choices:

First you can get a Yahoo account - they are free. When you sign up, you can tell them to send any email to another account if you like, so you don't have to use the Yahoo account for anything other than accessing group info.

Second, you can use the account I set up for anyone to use. Go to Yahoo on your browser. Look for "sign in" and use the user name: "SandDollarBeachHOa" and password: "lovethebeach" (all lower case letters). Then you should see a list of things you can access. One is "groups". Select groups and you can then see the calendar and other items.

This is all free, so let's see if it works for everyone. Thank you helping us stay in touch.

## ARC news by Ramona Allen

The 2006 Architectural Review Committee consists of Ramona Allen, Chairman (2006), Normand Barbano (2008), Carol Sabatino (2008), Ginny Lebacqz (2007) and Peggy Schnoor (2007).

Don Breuner, 2005 Chairman of the Architectural Review Committee has created the Architectural Review Guide, which is a condensed version of the SDBHOA Architectural Standards Manual. The Architectural Review Guide has been approved by the ARC and forwarded to the SDBHOA Board for review on May 11, 2006. Once reviewed and approved by the SDBHOA Board, the Architectural Review Guide will be distributed to all SDBHOA current owners to help make your home improvement projects easier to plan. Thanks to Don Breuner for all his hard work in 2005, and for his "extra" effort in creating the Architectural Review Guide.

Some 2006 Sand Dollar Beach Homeowners projects which have been SDB ARC and Board approved are as follows: Epes, 600 Sand dollar Drive, home remodel. Greiner, 800 The Shoreline, deck improvements. Strelitz, 630 Sand Dollar Lane, replaced all exterior windows and will repaint the exterior of their home. Dager, 510 Sea Horse Drive, replaced front steps. Lebacqz, 490 Sand Dollar Drive, lower deck addition and garden renovation.

Please, when planning exterior improvements/renovations to your homes, please submit your plans to Claire Hildreth, SDBHOA Coordinator, and she will distribute the plans to the Architectural Review Committee for prompt action.

## Manresa Uplands Canyon Committee Update by Mary Ann Basler

On Friday, April 21, a 13 member firefighting crew from the Ben Lomond Conservation Camp thinned and pruned eucalyptus trees adjacent to homes on Sand Dollar Lane. They did an excellent job. This work was carried out through a cooperative effort involving the State Parks Dept., the Aptos/La Selva Fire Protection District, the Calif. Dept. of Forestry & Fire Protection, and the SDBHOA. The project's principal objectives were to improve fire safety, enhance slope stability, and to demonstrate good vegetation modification techniques. The work was completed at no cost to us. Our thanks to Dave Mack for arranging this project.

The crew were limited to pruning from ground level. There is a minimal amount of high pruning required, and we are securing bids for this part.

## Flotsam & Jetsam by Miki Pehrson

Chances are you've driven by it or occasionally through it. The village of La Selva Beach is a community with soul. It has that small town pride that serves it well.

Just a mile to the north of us, La Selva Beach offers a diverse set of things to do. Their community clubhouse has holiday celebrations, art lectures & cultural presentations. Town hall discussions on local & county issues are also routinely scheduled. The clubhouse occasionally serves as a theater for big screen sporting events.

The village has a branch of the Santa Cruz Public Libraries. Weekly scheduled activities include Storytime (ages 3-6), book discussion groups for adults, and "Book Talkin" for (ages 8-10). Phone contact is 831-661-4770.

The El Patio Grocery & Deli sits at the center of town and boasts of being "Open 365 Days a Year". This small business is friendly, convenient, and a popular gathering spot. The market also provides space for our closest branch of the U.S Postal service.

This community has a waterfront park, a playground and another small park for public use. La Selva Beach conveys a spirit of welcome to locals and visitors alike. If you want to learn more about "LSB" check out their monthly newsletter the "Beachcomber", available through the La Selva Beach Improvement Assn., 314 Estrella Ave. LSB, 95076.



Sand Dollar Beach Homeowners Association  
Bill Russell, Co-Editor, Shifting Sands  
14568 Horseshoe Court  
Saratoga, CA 95070

Place  
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## Shifting Sands

Sand Dollar traffic control gate

The access code is available for trades people by e-mail at [regclaire@aol.com](mailto:regclaire@aol.com), or by mail to SDBHOA.

Key tags and remote transmitters will continue to operate as usual.

When a guest calls for access on the traffic gate phone entry system, press "9" on your phone pad to open the gate.

If the gate needs service, call Pete Kraljev at 724-8963 - this number should only be used for gate service.

Repair costs will be charged to anyone causing damage to the gate!

Realtors can now use a lock box at the traffic gate for an electronic tag. Our special thanks to Dan Sedenquist of Bailey Properties for providing the lock box for use by all realtors.

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Our community depends on dozens of people who serve Sand Dollar in various ways. Some are under contract or agreements, some are government workers, one is a paid employee, most are volunteers from our homeowner group. The homeowner's have the most influence and policy direction of all involved. We need and welcome participation by new volunteers and we invite you to consider joining one of the advisory groups to the board of directors or to include your name as a candidate for election to the board.

We will actively begin the recruitment effort in mid-summer. Three director positions are up for election (in 2007) and several vacancies on important committees will occur as well. Please give thought to this invitation and direct any questions or comments to board directors or Dave Mack, chairman of the nominating committee.