

Sand Dollar Beach Homeowners Association

Shifting Sands

Spring 2004

2004 Board of Directors & Officers

??President, Dan Halloran (831) 768-1706
??Vice President, Karen Strelitz (831) 722-9096
??Secretary, Bill Russell (408) 868-9778
??Treasurer, Lou Pavlina (408) 738-1777
??Townhouse Liaison, Cynthia Haines-Devogelaere (650) 940-1066

Committee Chairs

??Liaison, Claire Hildreth (831) 728-3447
??Architectural Review, Terry Dager (831) 724-6242
??Landscape, Nancy Lenihan (831) 728-5635
??Townhouses, Dudley Frost (831) 684-1361
??Insurance, Mary Ann Basler (650) 348-7676
??Facilities, John Basler (650) 348-7676
??Security, Jim Emmons (831) 728-5810
??Web Site, Cynthia Haines-Devogelaere (650) 940-1066
??Gardener, Mike Driscoll (831) 724-9118



www.SandDollarBeachHOA.com

Announcement

Dear Sand Dollar Beach Homeowner:

As you may be aware, Ronald and Esther Ubaldi have submitted an application to the homeowners association for a remodel to their home, located at 807 The Shoreline.

There has been some controversy over this remodel. Their application will be discussed at the next Board of Directors meeting to be held on **Saturday May 8th at 9:30AM at the residence of Board member Mr. Lou Pavlina, 763 The Shoreline.** (Please note that this is a new date for the board meeting, which was previously scheduled for April 25th).

Members who wish to attend the meeting to speak to this issue are requested to contact Dan Halloran (768-1706) in advance, in order that we can accommodate additional attendees at this meeting. Copies of the Ubaldi's plans are available for viewing with our Architectural Committee Coordinator, Mr. Terry Dager. Please contact him to make an appointment.

If you have information that you would like the Board of Directors to consider but are unable to personally attend the meeting, you may submit something in writing. Please contact our SDBHOA Secretary, Bill Russell (408-868-9835 or wvrussell@yahoo.com), to arrange for delivery of your written statement.

Thank you,

The Sand Dollar Beach Board of Directors

Message from Dan Halloran— 2004 SDBHOA President

Spring has sprung, weather is improving, and we are digging our way out of the weeds. A great time to live at or visit the beach! In this edition's article, I'd like to give you some news, and then a request (oh, yeah—the parking thing again):

In the news: Your Board is, through our "Super Security and Facilities Committee", reaching out to the responsible members of the surfing community to determine ways to improve the synergy between us. Who can fault them for wanting to enjoy our surf? It is a great beach! Our main effort is geared to encourage the surfers to walk down Sand Dollar Lane to the south stairway, and hope to stop the smaller group who have been trespassing through various means to reach the beach. A meeting with the responsible group on April 24th is intended to spread the word, while obtaining ideas on what we can do to improve the relationship.

Many of you know that the plans to build on the vacant lot on Sand Dollar Lane have been submitted, and your board will be working through that issue, as we have been working through the remodel proposal for 807 The Shoreline. The orange lines are up on the proposed change in the roofline (twice revised downward), and the Board will consider this remodel in its meeting of May 8th.



Now, to the request: with Ellen Pirie's re-election, it is a good time to begin exploring what we can do to improve our parking discipline. Soon an ad hoc parking committee will be formed, and we are looking for volunteers. If you have strong feelings, the time and interest in helping with this issue, please call me (768-1706).

Sand Dollar Beach Homeowners' Association is in its fourth decade, and has been a model of neighborhood cooperation, even with the expected "bumps in the road". I've seen—perhaps you have as well—homeowner associations that have degenerated into factions and ill-will, and it is to the credit (and enhanced property values) that our group of homeowners has maintained a culture of good will and harmony. We have an attractive area that is highly marketable—in large part because of the values of the people who live here. Thank you for making it so!

Water News by Monte Pehrson

Soquel Creek Water District recently announced that a public presentation will be held in mid-May, outlining the various alternatives being considered for supplemental groundwater needs to guarantee a long term dependable water supply to its system. At present, five alternatives are being considered, and the best alternative will be selected in June. The District indicates that it wants public input before making its selection and requests your attendance, if possible, at the May open house. I will attempt to keep the SDBHOA informed as to the time and date of the open house.



Security—Jim Emmons



Many of you noted and advised me of the problems we had controlling our private property (which is our "Common Area"), last year and the beginning of this year.

As a consequence, the Board approved extra monies to beef up security; especially in Common area C (between Shoreline and Sand Dollar), and amongst some of the weekly rentals. You may have noticed that we haven't instituted these extra patrols yet, and that is because the number of visitors has rapidly declined. There are several reasons, including the fact that the sand was moved by the winter storms, the waves are no good, the water's too cold, and GAS PRICES etc! Now, Jack Basler is having a meeting with interested surfers to get their feelings about their treatment by the Sand Dollar Beach HOA, so we may have something come up there, which I have missed. This may cause some changes, but in the meantime I am holding off on putting in more patrols, until the numbers increase. I worked out an arrangement with First Alarm so that we can start the new contract at anytime, and any monies we save will be used next year.

As usual, you can contact me any time at 728-5810 if you have particular problems you would like addressed, or if you have security suggestions, etc.

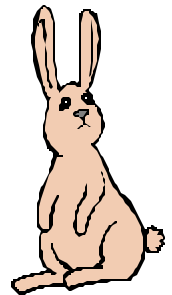
Good To Be Back with Y'all! (Guess I haven't got rid of Nashville entirely.)

Flotsam and Jetsam by Miki Pehrson

Those of us that live at Sand Dollar permanently can enjoy the seasonal changes. This spring has been glorious. Walking in adjacent Manresa Uplands State park, ablaze with color, I just had to put it to verse.

Spring at Manresa
Golden poppies everywhere
The lupine fields are blue
Wild radish covers acres
With its multicolored hue

Purple lilac line the trail
From cliff's edge I see
Blue sky and white clouds
Foaming waves coming to me
This morning's walk
My journey on a perfect day



Since I wrote that, the yellow bush lupine has started to bloom and mustard's yellow has almost reached shoulder height. And there's the delightful bunnies nibbling on the grass and scampering into the underbrush as one approaches. Makes me want to label the entrance "Bunny Alley". Campers arrived at the park April 1st, opening day. So throughout the summer the park will change its character.

It's spring and time to prepare for summer visits by both owners, and , in many cases, long term summer weekly tenants. The Townhouse Committee has been active, as have a number of owners.....

* Some owners are still involved in extensive interior upgrades. Many have completed and several more are planning various modifications later this year or next.

* The professional reserve study was completed in November. The study found our buildings well maintained, but we need to continue aggressive yearly reserve funding. This approach is now in the financial plan. The bottom line; SDB Townhouses remain attractive, valuable properties, in good condition and financially stable.

* Summer is approaching which means all residents and tenants on "The Shoreline" need to cooperate and only use those spaces directly related to each property. Townhouse owners must always park "behind the line" as our contribution.

* The townhouse high pressure gas lines are out from under the buildings. Gas meters were relocated last summer to meet current building codes. This significantly improved Shoreline safety.

* And speaking of safety.....



Have you inspected your fire alarms this year?

Do you have several fire extinguishers charged and on hand?

Is your water heater properly strapped?

Water heaters can also start leaking and can slowly cause damage. Water heater closets should not be storage closets!

What is stored in your closet???

Have a great summer at the beach. Remember we front Manresa State Beach, and only a single staffed lifeguard tower will be available this summer. We sometimes get rough surf and serious riptides. Always be alert and advise your guests.

A black and white illustration of a house with a chimney and a gabled roof.

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Kendall & Potter manages many vacation rental homes in Sand Dollar Beach. They have many repeat guests that love the ambience 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.

BAD NEWS—our sewer fees are going up! Monte Pehrson and Jack Basler met with Santa Cruz County to review the proposed sewer budget for 2004–05. The fee for each parcel is going up from \$1070 to \$1249.90. The maintenance projects scheduled next year are necessary, and some emergency reserve is a must.

WATER QUALITY— Monte Pehrson attends Soquel Creek Water Company Board Meetings to ensure the quality of our water is acceptable and that plans for the water supply to meet future growth are adequate and economically sound.

BEACHWATER HEALTH HAZARD— The fecal count on Sand Dollar Beach rose to alarming levels recently, creating a serious health hazard. This problem was created when the farmer on the adjacent property released a significant amount of water containing fertilizer residue from his reservoir. We are supporting the efforts of Canon del Sol to correct this problem in the future. The count has returned to normal low levels.

DRAINAGE PROBLEMS—We have a number of drainage problems on the lower common area. Some properties backing up to the common area have installed drain pipes without the required Board approval, and some properties are flooding the common area with roof run-off water with no drain pipes, causing erosion and damage to our paths. We will be working with property owners to resolve each problem. Here are the rules: CC&R'S: Use of common area: "No alterations or additions to Common Areas shall be permitted without approval of the Board." Architectural Rules: "Prior to final approval of new construction or alterations, if applicable, a complete drainage plan shall be submitted showing the direction of drainage of all storm and roof-water run-off. Water shall be carried to the street."

A meeting with surfers was held on April 24th on the beach to discuss beach access, parking, and other problems. We are working to develop a spirit of cooperation to resolve our concerns as well as surfer concerns. If you have any questions or suggestions, call me on (650) 348-7676.



Action Requested —Our Sewer Plant Operators report that **PAINT** is coming through the system to our Plant, causing major problems. Owners need to instruct Contractors not to clean brushes or dump paint down their sewer drains and **TO FOLLOW THIS RULE ALSO IF DOING "DO IT YOURSELF PAINTING"**.

REMEMBER – WE ALL PAY MORE ON OUR TAX BILL DUE TO THIS PROBLEM.!

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

Place
stamp
here

Shifting Sands

Sand Dollar traffic control gate

The access code is available for trades people by e-mail at 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.

— Fold here for mailing —



Real Estate Sales
Dan & Lyn Sedenquist
Bailey Properties

1602 Ocean Street Santa Cruz, CA 95060

(831) 818-0412

Email: SoldbyDan@aol.com



Please note the following address / telephone # corrections to the SDBHOA Directory;

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Los Gatos, CA 95030
Tel: 408-395-4020

Jim & Pat Emmons
Tel: 831-728-5810

John Saich
Tel: 408-358-4016