

# SAND DOLLAR BEACH

# AUTUMN NEWSLETTER

Date: September 24, 2021

## GENERAL INFO

### TH Retaining Wall & Stair Project:

The construction of the Townhouse Building #3's retaining wall has begun, and is expected to be completed at the end of November. During this time, main public stairway between Building #2 and Building #3 will not be accessible during the project.

### Sealcoat Rescheduled:

The roadway seal coating project has been postponed and will be rescheduled for May 2022. Homeowners will be notified once the date has been determined.

### Homeowners with Tenants:

Homeowners, please remember to share your governing documents and any other relevant information with your tenants so they are familiar with the Association's Rules & Regulations. Homeowner's whose tenants fail to abide by these rules may be subject to a Disciplinary Hearing and/or fined.

For any other questions, please refer to the Sand Dollar Beach website or contact King Management.

## CHANGE IN LANDSCAPING PROVIDER:

After decades of providing exceptional landscaping services to the Sand Dollar Beach Association, Michael Driscoll will be retiring at the end of September. After the landscape committee and the HOA board reviewed multiple vendors and bids, we are pleased to announce that Emerald City Landscaping will be our new landscape provider starting in October.

If you have a personal service arrangement with Michael Driscoll, please reach out to him with any questions. We greatly appreciate your patience in this transition period.

## ARCHITECTURAL MODIFICATIONS

Please remember that any exterior change, including in kind repairs, requires an Architectural request and approval prior to work taking place. The request forms can be found on the Sand Dollar Beach website and on your AppFolio homeowner portal.

<http://sanddollarbeachhoa.com/>

## BOARD AND TOWNHOUSE COMMITTEE MEETING DATES

Townhouse Meeting;  
October 11, 2021 - 2:00 PM

Board Meeting:  
October 25, 2021 - 2:00 PM

Townhouse Meeting:  
November 8, 2021 - 2:00 PM

Board Meeting:  
November 22, 2021 - 2:00 PM

Townhouse Meeting:  
December 13, 2021 - 2:00 PM

Board Meeting:  
December 27, 2021 - 2:00 PM

## ENVIRONMENTAL ROUNDS

King Management will be at Sand Dollar Beach in early October 2021, to perform Environmental Rounds. They will be reviewing any needed exterior repairs, maintenance, and lot maintenance. We request that homeowners take the time to inspect your Sand Dollar property and remember to follow the Association's regulations, such as making sure that garbage cans are not visible from the common areas. For additional details, please log on to the Sand Dollar Beach website.

<http://sanddollarbeachhoa.com/>

If you need help or have questions, please contact King Management.

## TOWNHOUSE ROOFS

We would like to notify the community that repair contractors are expected to begin replacing the composite shingle roofing starting around May 16th, 2022.

Homeowners will be informed of the final date and periodically reminded in advance.

## INTRODUCTION TO APPFOLIO



We would like to remind homeowners about AppFolio, an online homeowner portal software that connects information to you, in a user-friendly and up-to-date way. AppFolio offers homeowners the ability to;

- Securely and instantly paying your dues online via e-check, credit card, or automatic payments.
- Effortlessly submitting architectural requests.
- Easily submit maintenance requests as you spot them for your common areas, even directly from your mobile device.
- Digitally access CC&R's, meeting minutes, agendas, and other documents.

There are many other benefits such as receiving invitations in your email whenever there are new documents to review. We also know how helpful it is when you are refinancing to have access to certain documents such as insurance declarations, you will be able to do that now. AppFolio has sent all residents an activation message to their registered email addresses.

To login to your account after activating, you may use the following link;

[https://kmgmt.appfolio.com/connect/users/sign\\_in](https://kmgmt.appfolio.com/connect/users/sign_in)

For any questions, please contact King Management or refer to AppFolio's Help Page:

<https://www.appfolio.com/help/online-portal>

## EMERGENCY CONTACT INFORMATION

- Emergency - 911

- Soquel Water - 831-688-2288

- First Alarm & Patrol: 831-684-1111

- SC Public Works: 831-744-3907

- King Management:

Amy King or Lilly Webber:  
amy@kingmanagement.net

lilly@kingmanagement.net

- Office & Emergency Phone Number  
(831)475-9100

## TOWNHOUSE FUMIGATION:

Please note that the Sand Dollar Beach Townhouses are scheduled to be fumigated by O2 Termites later this year. Townhouses Buildings #1 and #2 must be vacant from November 1st through the 7th. This time frame includes both the fumigation period and the time necessary for each unit to air out. Building #1 includes the 5 units spanning from 783 to 805 The Shoreline. Building #2 consists of the 8 units from 737 to 773 The Shoreline.

Townhouse Building #3 must also be vacant from December 13th to the 18th. This time frame includes both the fumigation period and the time necessary for each unit to air out. Townhouse Building #3 includes the units from 695 to 733 The Shoreline.

During these times, homeowners will need to ensure that these dates are blocked out and that there are no individuals present. O2 Termites will turn the gas off for each unit, but it is the responsibility of the homeowner to arrange a time with PG&E to turn the gas back on.

An outdoor, in-person meeting or a Zoom meeting with O2 Termites will be held in early October. We strongly encourage all homeowners to attend. The specific meeting date will be determined in the near future. At this meeting, O2 Termites will be available to answer any questions you may have. Depending on the format of the meeting, protective bags will be given to homeowners or left at each respective unit.

## FIRE SAFETY

While the summer may be over, the warm weather that came with it is expected to stay!

The Ad Hoc Fire Committee would like to remind the community that we are in the peak of fire season and to practice caution. We strongly encourage all homeowners to assess their lots for potential fire hazards, such as foliage within reach of any structure.

In addition, please note that fireworks, fires not in fire rings, and unattended fires are illegal and strictly prohibited. Violations of this policy may result in a Disciplinary Hearing and/or fines.



## COMMUNITY GARDEN:

We would like to encourage homeowners to visit the Community Garden located in the common area behind Sea Horse Drive. The Community Garden is open to all homeowners to enjoy. The garden features a variety of plants, including fruits, vegetables and flowers. However, we request that you do not pick the flowers growing, so they can be enjoyed by all members of the community. In addition, while working in the Community Garden is beneficial for one's health, it is also a great way to engage in the Sand Dollar Beach Community! If you are interested in volunteering, please reach out to the Landscape Committee Chair, Tim Garrigan.

