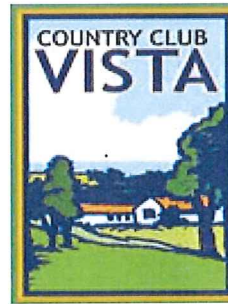




COUNTRY CLUB VISTA HOA NEWSLETTER

Country Club Vista HOA

December 2009



On behalf of the Board of Directors & ACI, we would like to wish you and your family a safe and Happy Holiday Season!



Christmas - The Management Office will close at noon Thursday, December 24, 2009, and re-open Monday, December 28, 2009, so that staff may spend the holidays with their families.



New Year's Day — The Management Office will close at noon Thursday, December 31, 2009, and re-open Monday, January 4, 2010, so that staff may spend the holidays with their families.

Please remember that parking for guests is at a premium during the holidays. Please use your garage and driveway first before using street parking.

Winterize Your Home



As fall approaches it's time to winterize your homes. Check your weather stripping, have your furnace serviced, install an automatic thermostat, and keep your doors and windows closed to avoid heat loss. Replace batteries in your smoke detectors and check your address lights. When the bulb burns out, they can be purchased at a car parts store. Its important that your home be easily identifiable in case of an emergency.

Don't forget to check and clean your gutters and downspouts, including any surface drainage on your lot, and caulk around your windows and doors to prevent leaks.

Association Communications Inc.
3732 Mt. Diablo Blvd. #395
Lafayette, CA 94549
(925) 283-4900
FAX: (925) 283-4907
www.aciho.com

New website:
www.countryclubvistahoa.org

User name: ccvhoa
Password: shasta
After Hours Emergency Service
1(925) 283-4900 press 2

Board of Directors:

Karry Wang	President
Ellie White	Vice President
Yolanda Aquino	Treasurer
Michelle Marshall	Secretary
Jane Fry	Director

Committee Chairs

Tim Herring	Architectural
Linda Hofer	Landscape
Ana Cortez & Sarah Pousho	Neighborhood Council
Terry Goode	Train Noise
Joseph Narvaez	Yahoo Group

Management Team:

Caroline McCormick, CCAM, CMCA
Publication Editor x 225

Caroline@aciho.com

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Country Club Vista HOA

The Country Club Vista Homeowners Association will continue the beautification campaign. The HOA will match up to \$100.00 for landscape improvements to each homeowner's front yard. A member of the landscape committee will evaluate your needs and draw up a proposal based on a predetermined selection of plants, ground cover and trees.

If you have any questions you may contact: Linda Hofer (landscape chair) at LLhofer@comcast.net and please fill out the form below.



If you would like to take advantage of this offer, please attach your check in the amount of \$100 and complete the information below. Return to the offices of ACI no later than 2/28/10. Planting will commence in April 2010.

- ☐ **Yes**, I would like improvements to the landscape in my front yard
☐ Yes I would like mulch at \$55/yard installed
☐ Yes, I would like bender board added to the bed edges at \$4/foot installed.
Enclosed please find my check in the amount of \$100 payable to CCVHOA



ADDRESS _____

HOMEOWNER NAME _____

HOMEOWNER ADDRESS _____

DAY PHONE _____ EVENING PHONE _____

EMAIL ADDRESS _____

SIGNATURE _____

date

RETURN TO: ASSOCIATION COMMUNICATIONS INC.
3732 Mt. Diablo Blvd. #395
Lafayette, CA 94549
Fax (925) 283-4907



News & Views 2009 Report . . . from the Board of Directors

1st Quarter

The Board renewed the contract with Trimacs for a period of one year with no cost increase. The monthly cost for landscape services is \$18,100.

The Board began working on Hilltop Drive at the entry to the Community to establish water service and replant the area and mulch it.

The Board approved the CPA review of the financials statements for the fiscal year end 12/31/08 by CPA John Bellitto for \$2,350. A copy of the review was mailed to each owner.

The Board renewed the Management contract with Association Communications Inc (ACI) at the same cost of \$5,500 per month for 2009 based on management attending 8 meetings annually.

The Board approved a contract with Bodhaine Disking and Grading to abate the weeds in the OSR's three times annually for \$15,700.

2nd Quarter

Jane Fry was appointed to the open Board position.

During the summer, the Board continued with the landscape beautification project—improving the private yards, repaired and mulched the Crossroads pathway - \$1,200, Replaced street trees on 7 lots - \$1,400, Installed Lavatera at Parkridge at Markovitch entry \$420, and continued to place mulch in the open spaces throughout the Community.

The Board hired Urban Brothers Painting to paint the wood elements at the four Tot Lots and the masonry wall that surrounds the Community. The cost was under \$30,000.

The Board contracted with Playgrounds Unlimited for \$14,335 to refurbish and repair the tot lots.

In an attempt to resolve the Hilltop Drive irrigation problems, the Board approved 6 hours of investigative time to locate the sleeve for the irrigation lines to cross the road without the need for trenching.

3rd Quarter

The HOA determined that in order to supply water and plant the landscape on Hilltop Drive, a new water meter would need to be installed and Rock Rose Way would need to be trenched to get the irrigation lines to cross the road. Further options and funding sources are being sought.

Violation enforcement continued with 23 lots assessed \$100 ea. for violations.

The Board hired Tree Care of California for \$1,500 per month to provide arborist services. The crew is onsite the first week of every month working on the trees. It is estimated the HOA has 1,500 trees.

The Board approved the draft budget with no increase to the monthly assessment.

Stats at a glance

The number of owner occupied homes: 540 or 83%, which is excellent for lending

The number of offsite mailing addresses: 105 or 17% (including the by SCS: 10)

The number of delinquent accounts: 72 or 11% in collections

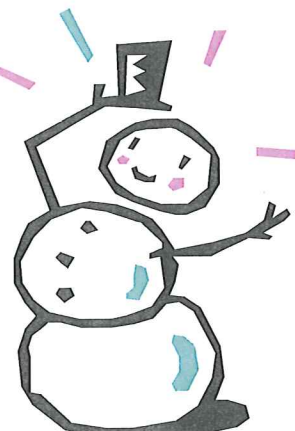
Total dollar amount delinquent \$138,000

The number of violations: 44, with 21 called to a hearing in front of the Board

Total fines billed \$5,8600 YTD

Total unpaid fines \$3,900

Net Income YTD: \$ 53,685.53



2009 was a great year for
our community!

New CCVHOA Web Site

www.countryclubvistahoa.org



Did you know that Country Club Vista has a new professionally designed Website? It is filled with information about the HOA. Content changes frequently and includes a page for the Neighborhood Council, a link to www.StopWaste.org a site devoted to conserving resources, crime prevention tips from the Richmond PD, all the forms required to make changes to your property, set up automatic banking for your assessments, the Covenants, Conditions and Restrictions plus the rules for our community, an opt-in feature for important updates from the HOA, and much more. You can access the website at anytime. In addition, you can read the minutes, recent newsletters and obtain information about the architectural policies.

So please visit us online: www.countryclubvistahoa.org.

*To access the private information on the site, you will need a user name: **ccvhoe**
and password: **shasta***

We also have an online group to discuss neighborhood issues, find a babysitter, discuss the City plans, recommend a vendor or warn your neighbors about a disturbing incident. To join, please send an email to Maria@acihoa.com requesting to be added to the group, administered by Joseph Narvaez.

Board Meeting Schedule 2010

Meeting Schedule 2010: 2nd Thursday 7 PM

At the YMCA—Lakeside Drive, Richmond, unless otherwise noted *

Thursday, January 14 – Goal planning, Fire hydrant curb painting –
NC/City and Vandalism

*Thursday, February 18 – **Legends Place—Neighborhood Watch Presentation, Richmond PD**

Thursday, March 11

Thursday, May 13

*Thursday, June 10 - Annual Meeting at the Hilltop Mall
Conference Room
Agenda: Update CC&R's – Rentals

Thursday, July 15

Thursday, September 9

Thursday, October 7 – Budget Meeting

Thursday, November 11 – Insurance Renewal



Policy Governance