

Country Club Vista HOA

Annual Meeting Report

Association Communications Inc.

3732 Mt. Diablo Blvd. #395

Lafayette, CA 94549

(925) 283-4900

FAX: (925) 283-4907

www.acibhoa.com

After Hours Emergency Service

1 (866) 624-6807

Board of Directors:

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

Committee Chairs

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

Management Team:

Caroline McCormick, CCAM, CMCA

Publication Editor ~ 225

Caroline@acibhoa.com

Besy Bobulano, Accounting Dept. ~223

Besy@acibhoa.com

The Annual Meeting this year did not reach quorum. We have not reached a quorum of 258 for the past three years and received less than 100 responses this year. The Board determined to proceed with the presentations even though no business could be conducted.

Anthony Norris, Parks and Recreation Superintendant for the City of Richmond, spoke to the 30 or so members present about the Hilltop Landscape and Lighting District. Projects on the horizon include new signage throughout the area. Vandalism and wire theft have kept crews busy with repairs. Anthony encouraged residents to report all problems. He gratefully acknowledged Michelle Marshall for her commitment to the community serving on the Hilltop Advisory Board.

In addition to the presentation by Anthony Norris, Sean Ward of Urban Brothers Painting attended to discuss his firms bid to waterproof and seal the masonry wall and various wood elements in the Tot Lots. Urban Brothers Painting has put together a quote for those of you who would like to repaint your homes this summer. They have also quoted to waterproof and paint the interior of the masonry wall for any homeowners whose lots are bordered by the wall. House painting, inside and out, in addition to the inside of the masonry wall is the responsibility of the lot owner. Please find a flyer enclosed noting the costs associated with the waterproofing and painting maintenance for your homes exterior. If you have any questions, or are interested in contracting for painting maintenance with Urban Brothers, then please contact them directly:

Sean.Ward@urbanco.com. Painting will begin in late summer.

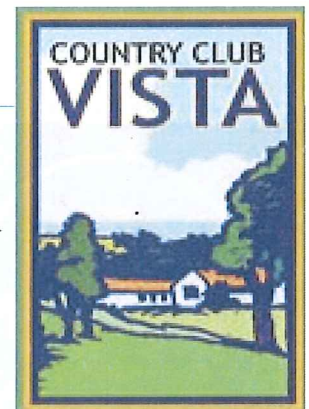
The evening concluded with homeowners concerns about the landscape turnover of the private lots that SCS refuses to maintain, the failure of several water pressure regulators and the fact that the developer plumbed the irrigation system without a regulator at all. Also presented were some concerns about overnight parking of "big rigs" on Hilltop Drive and use and abuse of the "soccer park".

The Board appointed Jane Fry to the long vacant 5th position on the Board since a quorum of the members was not achieved to elect her. We welcome Jane to the Board and thank her for volunteering. The community functions based on the quality and enthusiasm of its volunteers. Please consider donating some time to work on a committee. We have needs for the following:

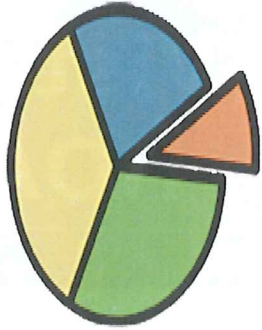
Architectural Committee—reviews all applications for change and makes recommendations to the Board. Time commitment—Less than 1 hour per month

Landscape Committee—Meets with the landscaper monthly, reviews owners concerns, coordinates the beautification program. Time commitment: 1-3 hours per month during the growing season

Social Committee—Organizes the Community Picnic and other social events for the community.



Anthony Norris, City of Richmond Parks Dept. Superintendant speaks at annual meeting...



Where Does your Money Go?

Some homeowners were surprised to find that only \$12 of the monthly dues is for front yard maintenance. Only \$29 is for all landscape maintenance including weed abatement and sprinkler repairs and new plantings. Most of the monthly assessment is reserved for big expenses. For instance, recently when the sound wall was struck by two vehicles on two separate occasions, the cost for repair was \$10,000 per 10 foot panel. Minor repairs to the Tot Lots this year are estimated at \$37,000, that will address a tune-up of the equipment, correction of the drainage problem in the pirate park and new matting and bark replenishment. Other costs covered by the monthly dues are for insurance and administration. The top four expenses are:

Landscape	\$223,930 Annually	\$18,660 Mo	\$29/lot
Reserves	\$200,000 Annually	\$16,666 Mo	\$26/lot
Management	\$93,930 Annually	\$7,920 Mo	\$12/lot
Insurance	\$40,000 Annually	\$3,333 Mo	\$5/lot

What you can find on the Web . .

Did you know that all of the associations' governing documents are stored on a website that you can access anytime? In addition, you can read the minutes, recent newsletters and obtain information about the architectural policies and online banking. So please visit us online if you haven't lately:

www.cc-vista-hoa.org

user name: cc-vista. 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 Chrissy@acihoa.com requesting to be added to the group.



Landscape "Pruning" Boxed or Natural?

When Trimacs Landscaping started providing landscape services to Country Club Vista HOA, more than a year ago, the request at the time was to let the plants and shrubs grow naturally. From a horticultural perspective it is better for the plant. Now that the plants are maturing nicely, please do let us know if you prefer the natural style or if a more manicured look is your preference. Trimacs will try to accommodate individual requests now that the plants are thriving in most cases.



Best Picnic in Town

For those of you who attended last year's "Summer Picnic", held at the Richmond Country Club, you know our secret, it's the best party in town. We are tentatively planning to have another community party at the Country Club in August. Please save the date: Saturday, August 29th. We will need volunteers to help coordinate this catered event—catering options, decorations and ice breaker games. This year we will set-up an online RSVP system.

So, if you had a good time last year, tell your neighbors and join in the fun this year.

To volunteer, please contact Caroline@acihoa.com (925) 283-4900.

Your 2009 Board of Directors

The Board would like to introduce you to the current Board and welcome its newest member, Jane Fry, who volunteered to fill the long vacant fifth Board position.

Director **Jane Fry**—has worked as corporate securities and governance counsel for The Charles Schwab Corporation, a financial services company, since 1997. A native of northern Wisconsin, Jane relocated to the Bay Area in 1994. She and her family moved to Country Club Vista in 2005. They are committed to helping the neighborhood remain a beautiful, well-maintained, safe and supportive community for all of our families. Jane received her undergraduate degree from the University of St. Thomas and her law degree from William Mitchell College of Law, both in St. Paul, Minnesota.

President **Karry Wang**—is a local realtor, real estate mortgage broker, and attorney, has been president of the HOA for the past 4 years. He is an original homeowner.

Vice President **Ellie White** - is a bay area native. She and her husband, Tim Herring, moved into Country Club Vista in 2000. Ellie has very rarely missed an HOA meeting since moving into the neighborhood, whether in the audience as a homeowner or as a board member. She has been serving on the board of CCV since 2005. Even with a housing development as large as ours, Ellie would like to work toward Country Club Vista becoming the tightly-knit, supportive community she believes it could be. Ellie received her undergrad degree from UC Santa Barbara and her MBA from Keller Graduate School in San Francisco. She has been in business operations for greater than 15 years and currently runs the business side of a software development company in San Francisco.

Treasurer **Yolanda C. Aquino** - is a Certified Public Accountant from the State of California. She is a member of the American Institute of Certified Public Accountants and the California Society of Certified Public Accountants. She completed her Bachelors Degree from De La Salle University, Philippines and her Masters of Accountancy from Golden Gate University at San Francisco. She is a Partner at a Certified Public Accounting Firm in San Francisco. She moved to the neighborhood in March 2002 and was appointed to the Board as Treasurer and has been serving the Board for over two years.

Secretary **Michelle Marshall** — Compliance Liaison with Chevron has lived in the community since 2003 and has been on the board since 2006. Other Community Roles: Hilltop Advisory Board and Neighborhood Council. As a board member, I have ensured that the board is providing as much

"It is important to remember that when you live in a community, it is your responsibility to participate."

Pet Owners:

Please scoop your poop. The landscapers will not be mowing lawns with dog feces.



Painting Maintenance

Painting contractors suggest that a good paint job will last five to seven years. Most of the homes within the community are approaching the need for painting maintenance. Please take a look at your home. If you can see any chipping or voids in the wood elements of your home, then it may be time to paint. The stucco should be evaluated for fading and cracking as well. If your home needs painting, then please plan to perform this maintenance during 2009.

Remember you must match the original colors exactly. If you need paint color information, then please contact the Management Company, (925) 283-4900. Urban Brother's Painting quote for the



Volunteerism

On behalf of the membership, the Board would like to recognize and thank the following volunteers:

Linda Hofer—Landscape Committee/ Beautification Committee

Tim Herring—Architectural Committee

Ana Cortez & Sarah Pousho—Neighborhood Council

Terry Goode—Train Noise and **Joseph Narvacz**- Yahoo Group Moderator

Country Club Vista HOA

Association Communications Inc.

3732 Mt. Diablo Blvd. #395

Lafayette, CA 94549

(925) 283-4900

FAX: (925) 283-4907



<http://www.cc-vista-hoa.org>

user name: cc-vista password: shasta

Board Meeting Schedule

Meeting Schedule 2009: 2nd Thursday 7 PM

July 16 (3rd Thursday) - YMCA

September 10 - YMCA

October 8 – Budget YMCA

November 12 – Insurance YMCA

Neighborhood Council

The next CCV NC meeting will be held in June:

Date: **Thursday, June 18th**

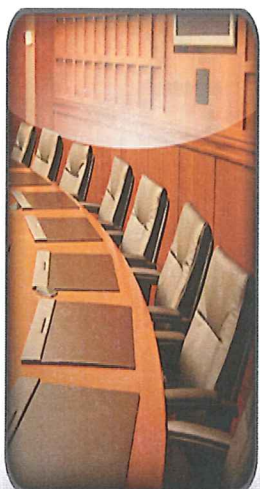
Time: **7 - 8pm SHARP**

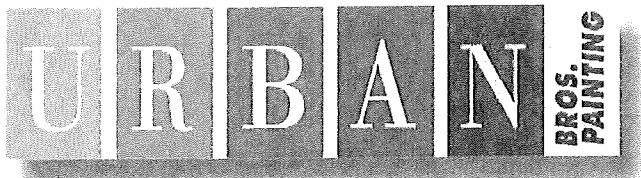
Location: **718 Legends Place**

Attendees should plan on bringing their (renewal) fees of \$1.00 per household. The Neighborhood Council will be soliciting input for hot issues in our neighborhood. They can either bring them to the meeting, or submit them to CountryclubNC@gmail.com for consideration at the meetings. We look forward to working with all of our neighbors to keep Country Club Vista a safe and fun neighborhood!

COUNTRY CLUB VISTA NEIGHBORHOOD COUNCIL (CCV NC)

P.O. BOX 1021 PINOLE, CA 94564-9998





We've got you covered.

Proposal

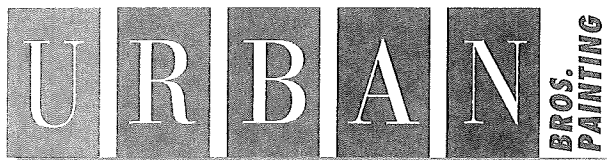
Proposal for Exterior Painting of
**COUNTRY CLUB VISTA HOMEOWNER'S
ASSOCIATION**

Urban Bros. Painting is pleased to present this proposal to prepare and paint the exterior of individual single family homes and masonry perimeter walls of the Country Club Vista Homeowners Association in San Pablo. All materials, labor, equipment, and supplies will be provided by Urban Bros Painting to complete a quality job per the painting specifications detailed below.

Price Per Unit for Thorough Preparation and One Finish Coat of Paint on 1-10 Homes Within the Association:	\$ 2,600
10-20- Homes:	\$ 2,300
20-30 Homes:	\$ 2,100
30-40 Homes:	\$ 2,000
40-50 Homes:	\$ 1,800

Per Unit Price for Preparation and Painting of the Interior Surface of the Masonry Perimeter Wall:	\$200
---	--------------

Scope of Work: The scope of work includes all previously painted exterior surfaces of each home. This includes all masonry surfaces, wood trim, shutters, entry doors and garage doors. Specifically excluded are all walking surfaces, owner installed trellis structures etc. natural wood fences and roof metal.
additional information.



Sean Ward
sean.ward@urbanco.com

415.302.6036
Fax 415.485.5661

40 Lisbon Street • San Rafael, CA 94901 • Lic. #468877 • www.urbanco.com