



**The Acorn - Sunset Oaks
Community Newsletter**

675 Picasso Terrace
Sunnyvale, CA 94087

Tel: 408-735-8012

Fax: 408-735-8540

URL: www.sunsetoaks.org

• **2012 Budget Planning**

The Board has reviewed and approved the projected expenses for next year, including roofing work and property maintenance. Packets have been mailed out and a summary breakdown is provided below.

• **Board of Directors Opportunities**

The Board of Directors still seeks one candidate who would like to serve on the Board. No prior experience is required! If you have an interest in getting more actively involved in your Sunset Oaks community and helping preserve the prestige and beauty of our complex, please contact us today! Only a few hours per month are needed to contribute.

• **Roofing Project Status Update**

Roofing work is projected to be completed soon on 15 buildings. Please visit the website www.sunsetoaks.org for the most up-to-date schedule; for any unresolved items, please contact Roger Pollard at 510-415-5547 or by email at pollardunlimited@comcast.net.

The Board will put out to bid the *next* phase of the roofing project. Any homeowners interested in vetting proposed roofing contractors with the Board are welcome to attend the Board meetings and participate in the discussions, which are slated to start early 2012. Please refer to the monthly meeting agendas, posted each month prior to the meeting, for agenda items relating to roofing work.



• **Thinking of Home Improvements?**

Homeowners seeking to put in new windows, doors, air conditioners, skylights or sun tunnels, or making other architectural improvements, are reminded to submit their ACC plans to the Sunset Oaks Board. Sometimes the City of Sunnyvale also needs to approve new plans, depending on the type of work planned. Please visit the Sunset Oaks' and City of Sunnyvale's websites for more information.

• **2012 Budget Breakdown- where do your dues go each year?**

Category	2012 Budget	% of total
Property Maintenance	350,200	28%
Admin, Staff	345,450	27%
Utilities	307,500	25%
Reserve Provision	250,000	20%
Totals	1,253,150	100%
Dues for 2012	\$365/unit	

• *US Bank will accept your online payments electronically as of July 22, 2011. If you are mailing in checks, or using an online bill payment system, you may want to switch to online payments to ensure timely receipt of your monthly dues. Please contact our accountants for more information (contact information on following page).*

December Quote for the Month: "Most folks are about as happy as they make their minds to be." - Abraham Lincoln

• *ACC Reminders - Decorations*

The ACC committee periodically inspects the property to review improvements, alterations, and changes, and investigate violations of the CC&R's and Resolutions. To ensure your unit and area meet guidelines, please refer to the CC&R's and Resolution 27 for more details. As the holidays approach, please be reminded of our rules:

- Decorations for religious and national holidays are allowed on the homeowner's property but not in the common area or on the outside of fences. They may be displayed beginning 3 days before and until 7 days after said holiday.
- Decorations may be displayed beginning 3 days before Thanksgiving and until 7 days after New Year's Eve.
- One holiday wreath may be displayed on the outside of the fence, if hung using a wreath hanger.

Your attention to keeping our property aesthetically pleasing is appreciated!

• *Upcoming Board Meetings*

December 14, 2011 7pm

January 18, 2012 7pm

February 15, 2012 7pm

• *Association Information at a Glance*

Board of Directors

Patti Selan – President

Debbie Kaya – Vice President

Bill Tom – Treasurer

Kathy Schaefer – Secretary

David Ecsery – Director

Nicholas Briggs - Director

Vacancy (1) - Director

Association Manager

Kathy Buckley, Property Manager

(408) 735-8012

Emergency Pager (408) 991-0113

Email: sohamanager@aol.com

Accountants

NA Shade & Associates, LLC: (408) 225-2001

Master Policy Insurance Agent: Ron Vierra

Vierra Insurance Agency: (tel) 650- 321-7637 or

(fax) 650-326-2684



• *Tips for Our Environmentalists:*

Wash cars at car-wash facilities. Most car washes use substantially less water than if you wash your car at home. In addition, a car-wash facility disposes of the chemicals and detergents in accordance with local regulations, but washing cars on our property unfortunately dumps detergents and toxins into the bay.

Sweep instead of spray. Use a broom instead of a hose to clean patios and garages.

Rinse recyclables by putting them in the dishwasher.

Recyclables should be rinsed before being recycled, but doing so by hand can consume gallons of water. Instead, put them in the dishwasher with your regular cycle. Also, run your dishwasher (and washing machine) only when it is full – saving 1000 gallons a month per unit.

Christmas tree and other Large Item Disposal!

Please do not place Christmas trees in or along side of the dumpsters. The Christmas tree drop-off location is at the front of the Clubhouse, where the trees are picked up and recycled. The dumpsters are emptied once per week and extra pick-ups are very expensive. Please do your best to break down all items as best possible before placing them inside the dumpsters during the holiday season. Large boxes must be flattened down and placed flat into the dumpsters. Please refer the dumpster signage and discard only allowable items. Otherwise, the driver could refuse to empty the container, resulting in extra dollars being spent unnecessarily by the Association. Thank you.

December & January Gardening Guide

Plant: Decorate your home with greenery and festive plants for the holidays. Create beautiful winter gardens with cyclamen, pansies and violas. Select and plant dormant roses to ensure a fragrant summer rose garden.

There is still time to plant perennials, shrubs and trees to get roots established. Developing strong root systems over the winter months will promote lush spring growth.

Prune: Evergreen shrubs to give them the proper shape and size to accommodate next year's growth and prevent winter damage. Clean out winter debris from beds. Pull unwanted weeds before they go to seed.