



The Slope Replanting Project: Progress Report

We have hired Tony Lawson of ADL landscaping who made a great presentation at our year-end board meeting In June. Tony has over thirty-five years of experience as a landscape architect. He provided us with a thorough plan for replanting our slopes. His detailed plan includes: soil analysis, types of plants that will flourish and remain green year-round, shade and sunlight, location of existing eucalyptus trees, and visibility from the entry streets. A part of his proposal is the renovation and upgrade of our aging sprinkler system. About 20% of our 40+ year old sprinkler system was installed using metal piping. That piping is now rusting through and needs to be replaced. Also, installing new sprinkler heads that more efficiently disperse water will reduce water usage by 20%. At the June board meeting, Mr. Lawson provided five plan options with varying degrees of elaboration. His presentation included Photoshop renderings generated from actual slope pictures. These give us a clear idea of how the renovated slopes will look (see below). Out of 67 homeowners who voted by preliminary ballot at the June meeting, 60 voted for adoption of the plan. Volunteers will be visiting all in the community so that we can get opinions and a preliminary vote on the project.

A 2/3rds vote of homeowners is needed to approve the project.

The project will require a special assessment, the payments and details of which will be provided to you well in advance. A brochure is available from the volunteers.

We are very interested in your opinion.

New Landscaping Contractor

We are happy to announce that we have re-hired Mario Martinez and Martinez Landscaping for our slope maintenance. Mario provided the best bid and he is certainly very familiar with our slopes.

Mario's bid is for the maintenance contract only, and does not include the needed sprinkler system overhaul, renovation of the soil, or the re-planting of the slopes, as was proposed by Tony Lawson of ADL Landscaping. The latter work will have to bid and paid for separately, as is described in the "The Slope Replanting Project: Progress Report" column. We welcome Mario back.

One New Board Member Needed:

With the departure of one of board members in September, a replacement is needed soon. The board meets only once per month at 6:30 pm for ~2 hours. Serving on the board is a rewarding experience. As a board member, you will be able to participate and vote on key issues. You will also meet and interact with more people in the neighborhood. If you are interested in serving, please contact the HOA board by email at: info@sanelijohills1.org.

Volunteers Are Need to Help Oversee the Landscape Crew

Al Benner has generously donated his time to oversee the landscape crew during the day. Al is no longer able to walk up and down the slopes, therefore, we need volunteers to help with landscape supervision. This job has usually been done by a person who has available time during the day. Your help is needed! Please contact the board by email at: info@sanelijohills1.org.

Potential New Look for Monuments



Potential New Look for Santa Victoria



HOA Fees for the 2017 Year

The homeowner's association fee will be increased by 7% for this upcoming year. As you know, these fees go toward paying for slope maintenance, including replanting and mulching, water costs, electricity, bookkeeping/secretarial, insurance, irrigation repair, tree trimming, tree replanting, and legal fees.

- PLEASE READ -

Get Approval from the HOA Before Making Changes To Your Property

Homeowners who wish to make changes to their property are required by the PC&R's to get approval from the HOA. Simple matters like interior painting and repairs do not need approval. However, if you intend to: build, change windows, add a second story, change landscaping, change exterior colors, or remove or change visual barriers between yourself and your neighbors, **please get approval from the HOA**. The process is simple and usually fast.

Even if you have obtained a permit to build or renovate from the City, the HOA board still needs to approve your plans. You also need to inform your neighbors of your plan.

Easements Between Neighbor's

Make sure that you abide by the easements that exist between you and your neighbor's property lines.

Save yourself a lot of problems and possible fines. Get HOA approval and ask questions before building. Fillable PDF Architectural Proposal forms are downloadable from our website: <http://sanelijohills1.org>

For all other issues, please contact the HOA board at info@sanelijohills1.org. Your issue will be forwarded to the appropriate members of the board. Please refrain from contacting individual board members.

Our website is: <http://sanelijohills1.org>. Many important details about the HOA are on this site. Alternatively, attend the HOA board meeting which is held on the fourth Wednesday of each month and announced by signs placed near the entry monuments.