



# SOUTH PARK VILLAGE VOICE

## OCTOBER 2013

### BOARD MEMBERS

Myron Tuttle	President
Trudy Wardrop	Vice President
Bruce Johnson	Treasurer
Janet Agnew	Secretary
Brian Failing	Director
Eric Gelke	Director
Brian Moret	Director

### NEXT BOARD MEETING

**Tuesday, October 15th at 6:30 pm**  
**Clubhouse**

*Homeowners are welcome to attend.*

Board meeting agendas are posted on the Clubhouse door at least four days in advance of the meeting date. If you have an item for inclusion on the agenda, please have it to the association manager at least ten days prior to the meeting date.

The Pool Heater will be shut off on  
Monday, October 14th

**COMCAST 'CONCIERGE SERVICE'**  
For South Park HOA: 1-888-824-4142

**Santa Clara Police Non-Emergency—615-5580**  
**Emergency—9-1-1**

**City of Santa Clara**  
Animal Control: 764-0344  
Noise Abatement: 615-5580

Our website:  
[SOUTHPARKHOA.ORG](http://SOUTHPARKHOA.ORG)

**SPEED LIMIT**  
**IS 15 MPH**  
Within  
South Park

**Community Management Services, Inc.,**  
1935 Dry Creek Road, Suite 203  
Campbell, CA 95008  
(408) 559-1977 / fax (408) 559-1970  
Roger Wert, Association Manager  
[rwert@communitymanagement.com](mailto:rwert@communitymanagement.com)

### **MAJOR TREE TRIMMING WORK IS TO BE DONE IN OCTOBER.**

#### Painting Project Update

Please see the enclosed letter containing important new information about the painting of your home. We appreciate all the work owners are doing to repair exterior damage on their homes and prepare for painting. Please keep in mind how this investment in maintaining and improving our homes increases their value on the market!

#### Trash & Recycling Bins

Bins must be stored out of view from the common area. Bins may be placed outside on the night before pickup and should be returned to out-of-sight storage by the end of the pickup day.

#### Fire Lanes Must Be Kept Clear

Parking is not allowed on the blacktop roadways or on garage aprons—the concrete area in front of garage doors on units that do not have full driveways—except while the vehicle is being tended to: washing, loading, unloading. The courts are all marked with no parking/fire lane signs at the dead-end of each one of them. Parking in the roadways is grounds for towing and/or fines. “My neighbor does it too.” is not a good excuse, because they can say the same about you or someone else to justify their actions. **Please obey the South Park parking rules and the posted signs.**



#### AFTER HOURS EMERGENCIES

Call CMS at the regular number 408-559-1977 and follow the recorded instructions for emergencies only to have the manager on duty receive the message and respond. Routine issues can be reported on the general voicemail system for customer service to respond on the next business day.

## NOTICE AND UPDATE

To: All South Park Owners  
From: Board of Directors

September 20, 2013

As you know, we are in the process of redoing the flat roofs as well as painting the wood components of units. Along the way we have made some unanticipated discoveries that we have been able to turn into what we hope you will agree is a positive outcome: a resultant savings to the association of about \$50,000, and completion of the both projects in their entirety in 2014. The following explains our decision process.

The original plan was to paint all the units with wood siding along with all wood trim on the stucco units and all patio fences in 2013, and paint the remainder of the stucco units in 2015 and 2016.

The new plan is to treat this as one painting project, not three, following the roofers: Painting of wood units and ALL patio fences will be completed this fall as well as about half of the stucco units; the remainder of stucco units will be completed next Spring/Summer, after the roofing job is completed, at which time, ALL units in all phases will have new flat roofs and new paint. Roofing is more weather dependent than painting, so that project dictates the schedule.

*Some of the reasons this decision was made:*

- Replacement of flat roofs has resulted in exterior touch-up painting being needed on all the units. The old paint colors were not stock colors and were extremely difficult to match. (You've probably seen some of the patchwork appearance throughout the complex.) We are now using stock colors from a different vendor, Dunn Edwards, which are close, but not exactly identical to the old colors.

Many owners of stucco units have replaced wood trim and fascia and extended their primer onto stucco areas that will have to be left that way until they can be painted with the new stock colors.

- The association is saving about \$50,000 by consolidating the project into one phase and painting all complete exteriors rather than painting wood parts now and stucco later.
- The entire community will have a fresh new look in 2014 rather than waiting two more years.
- Painting complete exteriors as one project is less disruptive to residents

Please note that as part of this year's project, we will prime all new wood elements on the stucco homes that are scheduled for painting next summer (i.e., wood that some owners left unprimed) so that they are protected through the winter months. They will be reprimed prior to finish coating next summer.

*We estimate that the following stucco unit exteriors will be completed this year - weather permitting:*

Mosswood, Rockridge, Poett, Robertson, Roblar, Wickham, Royal Ridge, Lancaster and 2434-2444 South Park Lane (SPL), 2477-2483 SPL, and 2541-2547 SPL.

The remaining stucco units will be done in 2014.

**One last piece of information regarding the exterior wood repairs we have asked all owners to complete:**

There are no further notices coming regarding your exterior repairs. Either you have done them by now, or you haven't. However, our painting and roofing contractors, while prepping units, are finding NEW (i.e., previously undiscoverable) dry rot and decay. We have an agreement with LBN Contractor (Long Nguyen) to repair exterior damage that owners have either failed to repair despite our notices, or is newly discovered by Varsity Painting or Four Seasons Roofing. We are not having LBN find this damage, it is being found by others and marked with orange or red paint and then photo-documented. If you wish to see what is marked on your unit, take a look outside after Varsity has pressure washed your unit. You will have a very short amount of time to take care of this damage on your own (a day or two at most). When we have LBN do the work, we will bill each owner for the work done; however, you are welcome to contact Long at **(408) 759-2789** and arrange for a direct payment.

We know this has been a painful process for many of you. It has been for us too. But the units are 40 years old now, and many were overdue for new 'facelifts'. We hope you will be pleased with the end result, which should remain looking really good for 7-10 years.

We appreciate the patience so many of you have exhibited.