



CASA DEL REY

An official communication of the Homeowner's Association

Board of Directors

President: Keith Stattenfield
(408) 246-6376 / (408) 974-0230 (work)
Vice President: Gary Davis
Secretary/Treasurer: Doug Hosking
Towing Problems: SVLE Tow 736-9645

Association Management

D & L Management
(408) 735-9355
1355-K Sage Hen Way
Sunnyvale, California 94087
Office Hours: Mon-Fri 9 am-5pm

July 2002

The next meeting of the Board of Directors is Wednesday August 14th at 7:00pm in the clubhouse. As always, everyone is welcome!

Gutter Replacement: As of today our gutter contractor finished the replacement of all of the gutters and downspouts in the complex, with the possible exception of any issues we identify during a final inspection of the work. Because it is difficult to access some portions of the complex without climbing fences or disturbing owners, we would appreciate your help with this inspection. Please take a minute now to check the gutters and downspouts on your unit for any obvious problems related to this work (location missed, quality problems, construction debris not picked up etc.), please contact Lloyd at (408) 735-9355 immediately so we can get these resolved before making the final payment for the work. Thank you for your patience and cooperation during the past few weeks.



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September 2002

The next meeting of the Board of Directors is Wednesday September 17th at 7:00pm in the clubhouse. As always, everyone is welcome!

Dumpster Problems: As we have all seen in the past week, it only takes a few really inconsiderate residents to cause massive dumpster overflows and major headaches for all of us. We apologize for the inconvenience they caused for everyone, and are pursuing the matter with the owner of the unit that caused the problem. This is a great example of why we have trash rules. Simple actions like fully folding up large boxes, using recycle bins where practical and throwing out large amounts of trash gradually instead of all at once can greatly reduce these problems.

We try hard to avoid overflowing dumpsters, but have to make tradeoffs between capacity and cost. Adding another dumpster on each side of the complex would force us to raise everyone's monthly assessment by about \$13.00. Our existing dumpster capacity is sufficient if everyone uses common sense. Please help us avoid the need to raise your monthly assessments by following our trash rules, which are reproduced for your convenience on the other side of this page.

Remember that there are four dumpsters in the complex; two by the clubhouse, one by 1387 Gazdar Court and one by 1388 Gazdar Court. Residents are entitled to use any of them. It's not uncommon for one dumpster to be full, but there's almost always room in another one nearby.

If a dumpster is so full that your trash does not fit completely inside the dumpster with the lid fully closed, please use another dumpster. It is never acceptable to put your trash on top of, next to, or hanging out of the dumpster. Violators are subject to being fined by the HOA. Please be considerate of your neighbors.

Gutters: With gutter replacement completed and all known problems fixed, all that's left is to test them. Please report any leaks or other problems you see during the first rains of the season.

An Important Message from the Board of Directors of Casa del Rey

Casa del Rey's Board of Directors and management company try hard to make it a clean, safe, enjoyable place to live, and to keep expenses low. We need your help to keep it that way.

Several times a week we're finding improperly disposed of materials around the dumpsters. This not only makes the dumpster areas look messy, but also costs the association extra for cleanup costs. Ultimately these costs must be passed on to you and your neighbors in the form of higher monthly assessments, rent and/or fines. The Board doesn't want to do that, but will be forced to if residents continue to disregard the existing trash rules.

Casa del Rey's trash rules are very simple. One of the most important things to remember is

Trash belongs in the dumpsters, not on top of them or next to them. Our trash disposal company will not pick up anything that is not completely inside the dumpsters or recycle bins. There are no exceptions to this rule, no matter how full a dumpster is.

Other important trash rules include:

- Cardboard boxes must be folded flat before being placed in the dumpsters. ***Do not stack boxes (or anything else) next to the dumpsters.*** Please cut boxes that don't easily fit.
- Dumpster lids should be closed to help discourage rodents and insects.
- Do not overfill a dumpster. If a dumpster is full, the next closest one to it almost never is. Please use another one or keep your trash until the dumpster is emptied (usually Tuesday and Friday mornings). ***If you have an unusually large volume of trash, such as when moving in or out, please try to dispose of it gradually instead of all at once.***
- Do not put hazardous materials, such as gasoline, motor oil or car batteries in or around the dumpsters. The newsletter in your electric bill periodically explains the times and places you can drop off these materials for proper disposal.

There are four dumpsters in the complex; two in front of the clubhouse (1303 Karmen Court), one by 1387 Gazdar Court and one by 1388 Gazdar Court. Residents are entitled to use any of these. If you have a large volume of trash to dispose of, please use the least full dumpster. The ones by 1387 and 1388 tend to fill the quickest. There is almost always room in the dumpsters by the clubhouse.

Please keep in mind that the city of Santa Clara has an annual spring cleanup week specifically intended to allow residents to properly dispose of bulky items such as appliances, furniture, etc. During that week, usually in April, all you need to do is carry your bulky items to the curb on Halford Ave., Lillick Drive or Burnley Way for pickup. The city is very liberal about its rules during that week. We encourage you to take advantage of the spring cleanup week.

Please do your part by following the simple trash rules. If you see someone violating them, please try to identify them and report the problem to D&L Management at (408) 735-9355. If you are renting your unit, please be sure your current and future tenants see this message.

Thanks for your help in keeping our community cleaner and our costs down.



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October 2002

The next meeting of the Board of Directors is Wednesday October 9th at 7:00pm in the clubhouse. As always, everyone is welcome!

Pool: The pool heater will be turned off for the season around the first week of October. Residents are welcome to use the pool for swimming throughout the year, not just when it is heated. The pool is professionally maintained twice a week throughout the year, so the water quality should still be fine even during the colder months.

Pool Abuse: Recent abuses force us to specifically state what should be obvious. The pool is to be used for swimming only. Earlier in the year we spent many thousands of dollars completely resurfacing the pool shell. To protect that investment, and for obvious safety and courtesy reasons, no large or sharp objects of any sort are allowed in the pool at any time. If you see inappropriate use of the pool or any of our other facilities, please notify our management company or a member of the Board of Directors immediately.

Monthly assessments: Thanks to all of the owners for paying your monthly assessments on time. We haven't had a serious delinquency in a number of years, and appreciate your prompt payment.

Oil Recycling: Occasionally residents put used engine oil by the recycling bins. While our recycling company will collect this oil, they are very picky about the containers they will collect. Used oil must be placed in ***neat, tightly sealed, screw-top gallon*** containers. Quart containers are ***not*** acceptable to them. Please help us keep the dumpster areas clean by using the proper containers or taking your used oil to an appropriate recycling facility.

While on the subject of oil and neatness, please note that our HOA rules require owners to immediately clean up any oil spills or stains in their driveways. Please help us keep the complex looking nice.



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November 2002

The next meeting of the Board of Directors is Wednesday November 13th at 7:00pm in the clubhouse. As always, everyone is welcome!

Night noise: Those using the clubhouse at night are reminded to be considerate of nearby owners. Even 'normal' noise from a party can seriously annoy neighbors who are trying to sleep. If you use the clubhouse, please help us avoid the need to put severe restrictions on the hours it can be used by being especially aware of noise after 10 PM. Report any clubhouse (or other) noise problems immediately to any member of the Board of Directors (not D & L Management, except during normal business hours).

Even if you don't use the clubhouse, please be considerate of your neighbors. You might be amazed to know how well your neighbors can hear your TV, stereo or musical instrument, or even something as innocent as the tone that announces the arrival of new email when windows are open at 1 AM.

Updated web site: One of our residents, Sandra Ellis of 1392 Gazdar Court, owns a web design business and has generously agreed to give the Casa del Rey web site (<http://www.casadelrey.org>) a face lift. The first phase of the work is already complete, with additional improvements planned in the near future. Please take a look. Suggestions for additions or improvements are welcome!

Monthly assessments: By filling out one simple form, you can authorize us to automatically pay your monthly assessment from your checking account each month. It's easy, reliable and we won't charge you a cent for the service. Contact Lloyd or Doug if you're interested in signing up.

Email: One way we can help reduce the HOA's administrative costs is to send routine announcements like this newsletter via email where possible instead of having to mail or deliver a printed copy. Having current email addresses also lets us more easily communicate with owners and residents at odd hours. If you have an email address and are willing to see HOA announcements and routine communications to you sent by email, please email to keith@casadelrey.org with your name, unit number and email address. If there is sufficient

interest, we may be able to significantly reduce our printing and postage costs. We do not intend to use these addresses for any purposes other than HOA business or make this in any way mandatory.



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December 2002

The next meeting of the Board of Directors is Wednesday December 11th at 7:00pm in the clubhouse. As always, everyone is welcome!

Roof and Gutter problems: The rainy season is here, giving us the first real test of the recently replaced gutters and downspouts. We need your help in promptly reporting any roof or gutter leaks to Lloyd.

2003 Budget: Owners were recently notified that the 2003 HOA budget has been approved and will require an increase in the monthly assessment from \$225 per unit in 2002 to \$245 per unit in 2003. Despite ongoing efforts to monitor and control costs, a realistic assessment of current operating costs and reserve funding needs left us with no real choice but to raise the assessment more than we would have liked.

While many of the expenses that required this increase are beyond the control of individual owners, there are things each of us can do to help keep our costs lower.

- Use water wisely, promptly fix any leaks within your home and promptly report any sprinkler problems you see. Our October water bill was \$1466, 44% higher than for the same period in 1999. Both rates and usage are up over previous years.
- Follow our common-sense trash rules so we can avoid extra charges for emergency trash pickups. Even the normal trash charges are now over \$1066 per month.
- Promptly report any maintenance problems. Last year we spent almost \$1000 to fix several years of damage from a small roof leak that likely could have been fixed for \$200 if promptly reported when it first started. Because it was a slow leak inside the unit and not reported by the tenants for several years, a simple problem turned into a much more expensive one.
- If you use the clubhouse, remember to turn the thermostat way down before you leave.
- If you see opportunities to responsibly save money, share your ideas with Lloyd or a member of the Board of Directors. A few years ago one of our owners suggested a tree trimming company that was both competent and cheaper than the companies we had been considering. We tried them and were very pleased with their work. We appreciate constructive suggestions like this.