



# CASA DEL REY

An official communication of the Homeowner's Association

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## **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

# January 2003

**The next meeting of the Board of Directors is Wednesday January 8<sup>th</sup> at 7:00pm in the clubhouse. As always, everyone is welcome!**

**Storm Damage:** December's heavy rains and winds have caused roof damage and leaks in a number of units, broken tree limbs and damage to light poles and fences. We're trying hard to keep up with the repairs, but the unusual duration and intensity of the storms is making it an ongoing challenge to complete even the most critical of repairs in the brief breaks between storms, especially when we have to rely on roofers and electricians who are often booked weeks in advance. We thank you for your patience and understanding and ask for your help in promptly reporting any damage you see anywhere, such as cracked, loose or missing roof tiles. Please be sure to report these even if they're not causing immediate leaks.

**Monthly Assessment:** As previously announced, the monthly assessment increases from \$225 per unit in 2002 to \$245 per unit starting the first of the year. Be sure to adjust your payments accordingly.

**Relocation of Karmen Court Recycle Bin Area:** The fences and gates surrounding the dumpster and recycle bin areas on Karmen Court are among the only sections of fence in the complex not replaced in the last few years and are in serious need of repair. After considering all of the input we received from owners, we have decided to combine the Karmen Court dumpster and recycle bin areas into a single area by the clubhouse. The fence around the current Karmen Court recycle bin area will be removed. We anticipate converting that area into an additional guest parking space when weather permits.

**Holiday Trash:** Please be especially careful to follow the trash rules during the holidays so we can avoid overflowing dumpsters. Watch your newspaper for info on the proper way to dispose of Christmas trees.

**Guest Parking:** Please remember that guest parking spaces are for guests only, not for resident parking.

**Annual Meeting:** The HOA's annual meeting will be held in mid-March. If you're

interested in running for one of the two positions on the Board of Directors whose terms expire then, contact Lloyd.



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## February 2003

**The next meeting of the Board of Directors is Wednesday February 12<sup>th</sup> at 6:30pm in the clubhouse.**

*Note the time change.*

**As always, everyone is welcome!**

As you may recall, the Santa Clara Valley area was subject to a severe rain and wind storm in mid-December. Because of this storm, several of the roofs in our complex were damaged.

The Homeowners Association has filed a claim for repairs with our insurance carrier because of this storm damage. Normally, the Homeowners Association insurance would not cover any interior damage caused by a leaky roof. Any interior damage would be the responsibility of the homeowner, possibly with assistance from the homeowner's personal insurance company.

However, if the storm created an opening in the exterior of the building and allowed water to enter causing damage, the Homeowners Association insurance MAY cover the repairs for damage caused by this infusion of water to the interior of the property. There is NO coverage from the Homeowners Association for your own personal property.

**The claim representative for the Homeowners Association needs to know if you have any damage to the interior of your home from this storm.**

If you have any interior damage that you feel may be a result of this storm, you must contact Lloyd immediately, so we can arrange access to your property by the insurance claim representative to assess any coverage that the Homeowners Association policy may cover.

CALL LLOYD today at (408) 735-9355 during business hours to report any damage that may be covered under the Homeowners Association insurance policy. You must report any possible covered damage by February 7th so we can have ALL the possible coverage evaluated at the same time, and proceed with the appropriate repairs if they are covered by the Homeowners Association insurance.



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# March 2003

The next meeting of the Board of Directors is the **2003 Annual Meeting**  
**Wednesday March 12<sup>th</sup> at 7:00pm in the clubhouse. As always, everyone is welcome!**

**Annual Meeting:** The terms of two members of the Board of Directors expire at the end of the annual meeting. Owners who are interested in running for one of these positions should contact Lloyd Kohn immediately. Serving as a board member is a great way to help improve our community.

**Please promptly return your proxy form** *even if you plan to attend the meeting in person.* We often have to go door to door for several days trying to collect proxies. Returning the proxy form does not in any way void your right to vote in person at the meeting. It simply helps us guarantee a legal quorum for the meeting if you are unable to attend.

If you have issues that you'd like to see discussed at the annual meeting, please send an email message to [casadelrey-board@casadelrey.org](mailto:casadelrey-board@casadelrey.org) or call Lloyd at D&L Management. Although we will gladly discuss your concerns at the meeting with or without advance notice, we may be able to give you more complete and accurate answers if we are aware of your concerns in advance.

**Karmen Court Construction Work:** We recently replaced the fence around the dumpster enclosure by the clubhouse. In the near future we plan to finish the conversion of the former recycle bin area by 1310 into an additional guest parking space. For safety and contractor access reasons we can't allow any cars to be parked in that area until the work is completed. We appreciate your help in keeping this area clear.

**Any vehicles parked in the guest parking spaces that interfere with this work are subject to being towed without notice at owner risk and expense.**

**Guest Parking:** Any parking spaces in the complex other than those in driveways are for *guest* parking only, *not for resident parking*. Increasing abuse of these spaces is forcing us to more aggressively enforce parking rules. **Violators are subject to fines or having their**

**vehicles towed without notice.**



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## MARCH 2003 EXTRA

The next meeting of the Board of Directors is  
Wednesday, April 9<sup>th</sup> at 6:30 PM in the clubhouse.  
As always, everyone is welcome!

**Annual Cleanup Weekend:** Next weekend the city is sponsoring an annual cleanup event. This is a rare opportunity for Casa del Rey residents to legally and easily dispose of appliances, furniture or other large items that are not permitted in our dumpsters. We encourage you to take full advantage of it.

You will generally comply with both city and HOA rules if you:

- Remember that this event happens only once a year. Pay special attention to the dates below!
- Place your discarded items on the nearest sidewalk edge on Halford Ave., Lillick Drive or Burnley Way that borders our complex, **not on Karmen Court or Gazdar Court**, between Saturday, March 22<sup>nd</sup> and 7:00 AM on Monday, March 24<sup>th</sup>.
- **Don't put out anything after 7 AM Monday even if you see other items not yet collected.** The city collects items by type over several days.
- Don't block sidewalks, fire hydrants or traffic.
- Don't put out dangerous items (exposed nails, glass panes that are or could become broken, etc.)
- Place your discarded items at least 3 feet from obstructions to give trucks room to maneuver.
- Separate large appliances and tires from other materials so they can be recycled.
- Remove any refrigerator doors to prevent child suffocation accidents.
- Cut brush, branches, and wood to 6-foot lengths or less, stack separately and place parallel to the curb.
- Call (408) 299-7300 any time throughout the year for instructions on the proper way and place to dispose of household hazardous waste, including batteries.

Unacceptable items include garbage, liquids of any type, cars, explosives, live ammunition, hazardous waste or contractor-generated waste.

Questions? Contact Lloyd Kohn at (408) 735-9355, call the city at (408) 615-3080 or visit <http://cho.ci.santa-clara.ca.us/40275.html>



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## APRIL 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is  
Wednesday, May 14<sup>th</sup> at 6:30 PM in the clubhouse.

As always, everyone is welcome!

**Spring cleanup:** Many residents clean up their back yards in the spring. We would especially appreciate it if you would trim vegetation away from your fences (to help reduce wood rot and prolong the life of the fences) and away from roofs/gutters (to avoid roof damage and reduce gutter and downspout clogs). A telescoping tree trimming pole is available for use in minor tree trimming around roof lines.

**Gutter Cleaning:** We're already starting to see isolated cases of clogged gutters in the complex, less than a year after all the gutters and downspouts were replaced. While we try to immediately fix problems we know about, it's very hard to inspect gutters in the back yards without climbing over fences or otherwise bothering residents. If you know of gutters that need cleaning, have leaks or are not properly draining, please notify Lloyd.

**Roof Repairs:** We believe that all necessary permanent repairs of roof damage from last winter's storms have been completed. Please notify Lloyd if you are aware of any remaining work that still needs to be done.

**Oil Recycling:** If you change your car's engine oil yourself, please note that the recycling company will only collect used oil that is in neat, tightly sealed **one-gallon** containers. Rinsed one-gallon orange juice jugs work well for used oil and are usually readily available in the recycle bins. Please don't leave quarts of used oil in the dumpster areas. Doing so just creates a mess for someone else to clean up.



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## MAY 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is  
Tuesday, June 10<sup>th</sup> at 6:30 PM in the clubhouse.

As always, everyone is welcome!

**Night noise:** With warmer weather here and windows open more often, it's important to remember that even 'normal' noise can carry surprisingly far, especially at night, and may disturb those around you. Please be considerate of your neighbors.

**Contact Information:** Lloyd and members of the Board of Directors need current contact information for all owners and residents so we can contact you in emergencies or to conduct routine HOA business. Too often this information is out of date. We ask that owners take a minute to check the contact information on your monthly HOA statement and correct it as needed. This information is for legitimate HOA purposes only. We don't share it with telemarketers, junk mailers, etc.

**Trees:** As our trees mature, some are rubbing against buildings, cracking sidewalks or driveways, clogging gutters, blocking sewage pipes or causing other damage. About every three years we do major tree trimming and/or tree removal in the common areas of the complex to prevent or correct these problems. The next major round of tree work is currently planned for the fall or early winter. If you know of specific trees that are causing problems, please let Lloyd know.

Although the HOA is not responsible for maintaining trees in back yards, we are willing to coordinate the HOA's tree work with any additional tree work owners may request, in much the same way we did with fence replacement a few years ago. Although individual owners would be responsible for paying for this additional work, it is likely that we could negotiate a better price for it and do the work more efficiently by doing it all at the same time. If you are interested in getting on our list, please contact Lloyd. We don't need a commitment yet. Just let us know if you'd like us to talk with you later in the year.



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## JUNE 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is  
Wednesday, July 16<sup>th</sup> at 6:30 PM in the clubhouse.

As always, everyone is welcome!

**Swimming Pool:** Our swimming pool is open for the season. Please respect the rights of other residents and be sure family members, tenants and guests know and follow our pool rules:

- All who use the pool do so at their own risk. *THERE IS NO LIFEGUARD.*
- The pool is for private use only.
- Running and unnecessary noise is not permitted. Please be considerate of nearby neighbors.
- Glassware is not permitted in the pool area.
- Food or drink is not permitted in the pool (water).
- Pets are not allowed in the pool area.
- Swim suits only. To protect the pool filters, other clothing, such as “cut-offs” or “T-shirts” are not allowed.
- Towels must be used by wet swimmers before entering the clubhouse or bathrooms.
- Children under 14 are not permitted without an adult.
- Gate must be kept closed. Climbing over the gate and/or fence is prohibited. If you see anyone climbing over the fence, assume they are trespassers and call the Santa Clara police at 911 and report them as such.
- Visitors (except house guests and relatives) must be accompanied by an adult resident.
- No children under age 2, or in diapers, allowed in pool.
- Leave the pool area as clean as or cleaner than you found it.
- The Management reserves the right to deny use of the pool for improper behavior to anyone at any time.

The pool area closes at 10 PM. Lights will turn off automatically.

We hope you enjoy the pool. Please report any problems, such as abuse, safety issues or pool cleanliness problems, to the management company (735-9355) immediately.



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## JULY 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is  
Wednesday, August 13<sup>th</sup> at 6:30 PM in the clubhouse.  
As always, everyone is welcome!

**Departing Board Member:** Gary Davis has been a member of the Board of Directors since the summer of 2000. He and his wife, Bev, are selling their home and will soon be moving. Thanks to both for their many hours of service to Casa del Rey!

**New Board Member:** Vacancies on the Board of Directors are filled by appointment until elections at the next annual meeting. Contact Lloyd immediately if you wish to be considered for the position. Serving on the Board of Directors is a great way to give something back to the Casa del Rey community and to help protect your investment in your home.

**Maintenance:** Several times in the last few weeks we've had maintenance or safety issues that residents knew about but did not report. We try hard to promptly fix the problems we know about, but can't be everywhere at once. If you see sprinkler leaks, fallen tree branches, burned out street lights in the complex or other problems that the HOA is responsible for fixing, please let us know.

**Ducks:** Ducks enjoy our pool as much as our residents do. Although we don't want to hurt them, we can't permit them to feel welcome, due to sanitation concerns. Please chase them away if you see them near the pool.

**Pool Toys:** We often find everything from nose plugs to rubber ducks clogging the pool filters. Please use common sense when bringing toys into the pool area and be sure toys are accounted for when you leave.



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## AUGUST 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is

Thursday, September 11th at 6:30 PM in the clubhouse.

As always, everyone is welcome!

**New Board Member:** Gary Davis has resigned his position as Vice President of the HOA due to the pending sale of his home. As permitted by the HOA's bylaws, the Board of Directors has appointed Colin McCracken to fill the vacancy until the regularly scheduled election at the next annual meeting. Thanks to both Gary and Colin for their efforts to make our community better!

**Contact Information:** Owners, please take a minute to verify the accuracy of the contact information on the enclosed monthly bill. If anything (including phone numbers) is incorrect, please notify Lloyd.

Due to ongoing difficulty in getting owners of rental units to notify the HOA of new tenant contact information when tenants change, we have been forced to adopt a more aggressive enforcement policy. If needed, the HOA will send a reminder to the unit owner to provide this information. If the information hasn't been provided within a month of that reminder, the owner will be fined \$10, with an additional fine of \$25 each subsequent month until the information is provided. We hate to resort to this, but it seems to be the only effective way to motivate some owners to comply with the HOA's rules for rental units. This information is used only for legitimate HOA purposes, and not shared with junk mailers, telemarketers, etc. Blank forms are available on request.

**Parking:** For safety and emergency vehicle access reasons, parking is not permitted on the private streets within our complex other than briefly for exceptional situations like moving or delivery trucks. We have a growing number of small children in the complex and don't want to see them injured when drivers swerve around parked vehicles. Please be considerate of your neighbors and be sure any guests or tenants know and follow the parking rules.



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## SEPTEMBER 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is  
Thursday, October 9th at 6:45 PM in the clubhouse.

As always, everyone is welcome!

**Tree Trimming/Removal:** We plan to do major tree trimming and some tree removal in the complex in the fall, to help protect the buildings and driveways. If you know of trees that are causing problems, whether the responsibility of the HOA or of individual owners, please let Lloyd know ASAP.

Owners are reminded that they are responsible for any maintenance costs, including building and fence damage, incurred by the HOA due to improperly trimmed trees in back yards. Trees in the back yards of units are the responsibility of individual owners, but the HOA is willing to coordinate back yard tree work with the other tree work this fall if owners reimburse the HOA for all related costs.

**Storm Season:** All known roof, gutter and downspout problems have been fixed. Contact Lloyd if you see any signs of roof leaks, roof tile damage or gutter/downspout problems. We need your help to keep simple problems from becoming expensive ones.

**Pool Heater:** The pool heater will be turned off for the season by early October. The pool is professionally cleaned and treated twice a week throughout the year. Residents are welcome to use the pool during the unheated seasons if they don't mind the colder water.

**Oil Leaks:** Oil leaks from cars are damaging several driveways. HOA rules hold owners responsible for driveway damage from oil leaks and for promptly removing oil stains. If you would like to borrow a pressure washer, contact Keith.



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## OCTOBER 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is

Monday, November 3rd at 6:45 PM in the clubhouse.

As always, everyone is welcome!

**Fences:** Last week we completed the last significant stage of fence replacement in the complex. With very minor exceptions, every section of fence in the complex has been replaced in the last three years. Due to the limited access to many of the back yards, this could have been an ongoing nightmare of patchwork repairs. Thanks to the cooperation of owners and residents, we were able to do the work in logical stages that gave us stronger fences, lower costs, consistent appearance and minimal inconvenience. We hope you're as pleased with the results as we are.

**Water Leaks:** We've had several cases over the years where water pipes in or under the concrete slab of units in our complex have developed leaks. We recently learned of another one. These leaks can waste huge amounts of water, cause mysterious spikes in electricity bills or cause shortages of hot water. We ask all owners and residents to be alert for unexplained warm or wet spots on the concrete slab, shortages of hot water, water heaters that seem to be running much more than usual, sounds of running water that can't be explained, etc. Any of these could indicate a slab leak. Recent water bills for the complex have been over \$1,500 per month. We need everyone's help to keep water costs under control so your monthly assessments and rents don't have to needlessly increase.

**Pool Area Abuse:** Recently a large group of children had to be evicted from the pool area due to rowdy behavior unrelated to use of the pool. Parents are reminded that they are responsible for maintaining control over keys to the pool area gate and that nobody under 14 is permitted in the pool area without adult supervision.



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## NOVEMBER 2003

HOA information is available at <http://www.casadelrey.org>.

The next meeting of the Board of Directors is  
Monday, December 8<sup>th</sup> at 6:45 PM in the clubhouse.

As always, everyone is welcome!

**2004 Budget:** The 2004 HOA budget has been approved. As detailed in a recent mailing, the 2004 monthly assessment will be \$270/month with nearly 60% of the increase attributable to expected increases in insurance costs.

**Paint:** We will soon need to think about painting the complex again. Unfortunately it's very difficult to see some areas of the complex from the street. Please notify Lloyd if you are aware of any problems with chipped or peeling paint or other damage to the exterior of the building. We will be making spot checks throughout the complex in the near future and would appreciate your cooperation in giving us brief access to back yards and balconies if asked.

**Safety:** We've had something of a baby boom in the complex in the last few years. Please be alert for children and their toys when driving and keep a close eye on your children when they're playing near the streets of our complex.

**Tree Trimming:** We recently got several bids for tree trimming/removal/replacement in the common areas of the complex, and will soon choose a contractor. Work should start near the end of the year, with replacements planted where appropriate by spring. We struggled with some of the decisions on removal, but ultimately had to do what we believe best for the long-term benefit of the HOA as a whole. Regrettably this didn't always match the wishes of the most affected owners. In addition to general trimming of all trees in the common areas of the complex away from buildings, lights, etc. our current plan is to remove the following trees. Trees marked with an asterisk may not all be replaced. Contact Lloyd if you have concerns about the removal of any of these, or wishes about replacement trees.

- 1300/Lillick\* several pine trees that are too big for the space they're in and have unexpectedly lost large branches
- 1313/1315 a camphor that is causing driveway damage and improper drainage of water from the driveway at 1313
- 1330\* a small tree near the Karmen Court fence (not planted by HOA, will damage driveway when grown)
- 1370/Burnley several Canary Island Pines that are too big for the space they're in

1387/1389

apparently dead Myoporum

1388\*

badly leaning Myoporum in inappropriate location near dumpster enclosure

1390/1392

olive tree (messy, unattractive)



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## DECEMBER 2003

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The next meeting of the Board of Directors is  
Monday, January 12<sup>th</sup> at 6:45 PM in the clubhouse.  
As always, everyone is welcome!

**Monthly Assessment:** [The monthly assessment is now \\$270. Please adjust your payments.](#) You can authorize the HOA to automatically take the assessment from your checking account each month at no extra charge. Contact Lloyd for details.

**Christmas Trees:** To recycle a Christmas tree, remove decorations and stand and place it on the curb on Halford Avenue early on the morning of Monday, January 5<sup>th</sup>. Do not put trees in the dumpster areas. Questions? Call the city at 615-3080.

**Courtesy:** We're having increasingly frequent problems with inconsiderate behavior in the complex; improperly dumped trash and spilled oil around the dumpsters, abandoned shopping carts around the complex, etc. Continued abuses will force the HOA to pay someone to clean up the messes, which would further increase your monthly assessment or rent. Obviously we don't want to do that when a little common sense and courtesy by everyone would prevent the problems. Remember that we have NO paid maintenance staff in the complex. [If you do nothing else to help the HOA, please be considerate of your neighbors and don't make messes that others have to clean up.](#)

If you must bring a shopping cart home, it's **your** responsibility to promptly return it to the store where it belongs.

[All trash must fit completely inside the dumpsters or recycle bins;](#) not on top of them, not around them. If something you are discarding is of a shape or size that doesn't fit in the dumpsters easily, it's **your** responsibility to cut it up so it fits or to properly dispose of it elsewhere. Quite simply, our trash contractor will **never** pick up any trash that is not completely inside the dumpsters or recycle bins. Please fold boxes flat before putting them in the dumpsters. Stacking folded boxes vertically at the rear of dumpsters minimizes the space used. Regrettably our recycling contractor will not pick up cardboard boxes.

[If you change your own car oil, please dispose of it at a proper oil recycling facility.](#) Although our recycling contractor used to collect used oil under some conditions, they no longer do. Therefore, [please do not leave hazardous fluids of any sort anywhere in the complex, even those that were picked up by the recyclers before.](#)

Lloyd or any member of the Board of Directors would be happy to discuss with you the proper way to dispose of anything you're unsure about. We'd greatly prefer to have that discussion before something is improperly disposed of rather than after. Thanks for your help in keeping the complex looking nice and the monthly assessments lower.