



MISSION PARK OF SANTA CLARA

JULY 2008

NEWSLETTER

GUIDING PRINCIPLES AND PRIORITIES OF OPERATIONS

The Association, Board and Management Company makes decisions based on these priorities:

Life/ Safety Protection

Preservation of Physical Structures

Maintain Property Values

Aesthetics and Community Standards



REVISED BOARD MEETING SCHEDULE FOR 2008

The Board of Directors has scheduled their regular open meetings for all of 2008. The meetings will be held on the second Wednesdays' of the selected months. The meeting dates for the remainder of 2008 are July 23 (TBD see bulletin board confirmation), and November 12. All of the meetings are held in the HOA clubhouse and begin at 6:00 p.m. with the Owners' Forum scheduled at the beginning of the meeting to listen to the community for the first 20 minutes of the business meeting. We hope to see you at an upcoming meeting.



UPDATED POOL HOURS

Summer extended hours

6:30am to 9:00pm on Friday and Saturday

6:30am to 8:30pm on Sunday to Thursday

Security Guard will monitor to insure all users have cleared the facilities before closing time. **If you see or live near the pool and see ANYONE in the pool after these hours, you are instructed to call the SC PD @615.5580 to remove them.** Thank you.

POOL SECURITY AND SAFETY

Professional Uniformed Security Guard is monitoring the pool. You must have an activated FOB to use the pool.



Go to the website <http://www.geocities.com/missionparkhoa/index.html> for the form and pool rules and fax completed form to Management Company to turn on your Fob.

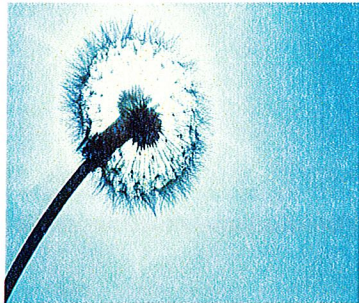
Tail-gating into or using the pool without an activate FOB is a security breach and is prohibited. Security Guard will enforce that you use your activated FOB for entry.

The Security Guard is not a lifeguard and pool safety is your responsibility when you use the pool. Enjoy the Pool safely!!

TOWING



Per the CC and R's and signage, if you are parked in the motor courts, you will be towed. This poses a significant first responder safety issue and also inconvenience to others who obey the no parking rules and are trying to navigate in or out of courtyards.



HOME PAINT COLORS

It has been over 10 years, and many of the Kelley Moore paint colors of your home's exterior and interior have been discontinued or updated. So the codes on your water heater or garage may or may not be useable.

The HOA recommends that you use "color matching technology" at Kelley Moore, Home Depot, or Lowes. Just inquire about the requirements for color samples and bring it in to match to the exact color of the existing paint color. Note CC&R's state that you must keep the same colors on the exterior of your home including the garage door if you replace the garage door as a Planned Development.



You will be in violation if you materially change the colors which could result in fines and re-painting by the owner. If you have any questions on the CC and R's please call the Management Company.

GARAGE LIGHTING



The HOA encourages an above garage light if you do not already have one. If homeowners are looking to replace or add your exterior garage light and/or wiring, both can be purchased at local stores such as Home Depot, Lowes, and Wal-Mart. We will enforce similar existing designs and colors and encourage the addition especially where dark to mitigate criminal activity and tripping safety hazards in the dark. Contact the Management Company or Home Depot or General/Electrical contractor for assistance since existing wiring inside the garage makes this easy to do.

CABLE AND SATELLITE DISH WIRING

Please remember when you are installing cable television, satellite dish and/or computer wires in your home unit, they must be installed inside the building so they are not visible to the common areas. Violation letters and fines will be imposed if wiring is not concealed.



PET RESPONSIBILITIES

JULY 2008

It is the intent of the Association to control the handling of pet within Mission Park for the protection and comfort of humans as well as the safety and humane treatment of animals. To that end, the following rules and regulations regarding pets have been adopted and compliance is required of all members, tenants, and guests.

1. Pets shall be leashed or otherwise maintained under positive control while in Mission Park. The City of Santa Clara may be called by any resident to pick up animals running loose in Mission Park. Call SC PD at 615.5580 with detailed descriptions and locations.
2. Pet waste on or visible from Mission Park shall be cleaned up immediately by the owner or person in control of the animal and shall be disposed of in a sanitary manner. Violations will result in a fine of \$50 per incident.
3. Pet noise, including barking or other sounds, shall be controlled to prevent disturbance of members, tenants or guests anywhere in Mission Park. Talk to your neighbor if you can and then escalate to SC PD if no progress at 615.5580 with exact details and locations.
4. Pets shall be controlled to prevent nuisance behavior, such as digging or unfriendly actions towards humans, in Mission Park.
5. Animals required by the City of Santa Clara and State of California code to be licensed, shall be licensed while in Mission Park.
6. No structure or attachment to existing structures for the care, housing, or confinement of any pet shall be constructed or maintained without Architectural Form approval.



LEASING YOUR HOME

Per the CC and R's you must register each of the names and contact information of your Tenants within 10 days of leasing your homes with the Management Company. For security the Management Company will enforce this rule and will fine if not providing details within the time required.



Also please remember that all homeowners leasing their units must fill out an addendum to the lease confirming they have provided their Tenants copies of all of the governing documents (Pool rules, CC&R's, Bylaws, and Association Guidelines).

Failure to do so within 10 days of the commencement of the lease will result in a \$100 fine payable by the homeowner. This information is required to help provide proper use and security for all of the common areas within the Mission Park development. If your Tenant is in violation of any of the rules, you as the Landlord will be assessed the fine. Thank you for your cooperation.

Patio Fence Maintenance Responsibilities

The HOA would like to remind all homeowners they are responsible for maintaining your patio and lot line fences. After 11 years, fence replacements are needed. Per the CC and R's violation letter will be issued as this lowers our property value and may pose a safety issue. All homeowners must use the HOA approved water proofing material. The approved materials are colored cedar, redwood, and/or brown. Please keep your fence in good condition. It helps to maintain everyone's property values. Thank you for your cooperation and understanding.

PLANTING UPGRADE INFORMATION

As the Mission Park HOA common area landscape continues to mature, some of the trees are becoming diseased, stressed, or are now too large for their planter areas. The result is some are becoming maintenance and safety liabilities to pedestrians or to the buildings. Therefore over the next six (6) months the Association will be removing/trimming these trees.

The Association may not replace these trees depending on the amount of growing space available. If there is not enough planting and growing space the Association will install tan bark to keep the area weed free and attractive.

If, however, there is enough space the Association will be offering homeowners an opportunity to select at their cost suitable replacements. An approved plant list is enclosed for your records and review. Should you decide to choose your own tree, shrub or groundcover you may pay the Dinsmore Landscape Company directly. If the plant material is not a concern for you the Association will plant and maintain that area. In either case the Association will maintain the newly planted common areas.



Thank you in advance for your cooperation with this program.



TRASH AND RECYCLING CAN PLACEMENT

The refuse containers and recycling bins may be placed at the end of your driveway along the curb the night before pick up and not before. After they have been picked up everyone is required to put them away and store them inside your lot line so they are not visible to the common areas. Thank you for your compliance.

NEWSLETTERS ON WEBSITE

Mission Park is attempting to move towards less paper and postage and encourage posting of news and information on the Website and emails in the future.

Please view information on our website:

<http://www.geocities.com/missionparkhoa/index.html>



ANY SPRINKLER HEADS BROKEN, FOBS NEED REACTIVATION, HOA QUESTIONS???? WHO DO YOU CALL?

Massingham 540.5050

Important Phone Numbers and Reminders

Massingham & Associates, South Bay	408-540-5050
Mark Bonvechio, Association Manager	408-540-5025
Escrow	510-780-8587, ext. 331
Accounts Receivable	408-540-5030
Dinsmore Landscape Company	408-595-2680
HOA Emergency Phone Number	866-673-5415
HOA Fax	408-371-5130

