

# SLEEPY HOLLOW

## OWNERS ASSOCIATION

NEWSLETTER

WRITTEN BY THE BOARD OF DIRECTORS

FALL 2008

### President's Message



Sleepy Hollow is now recruiting qualified individuals to lead our community. As you know, the government of Sleepy Hollow is all-volunteer. As elections to the Sleepy Hollow Board of Directors draw near, I encourage all homeowners to take an assessment of their position as a resident in Sleepy Hollow. By Position I am referring to quality of life issues, safety concerns (if any), property valuations, and so forth. What is your position on issues that affect you?

In order to effect change, or keep the status quo for that matter, or even to maintain indifference, you must engage your community, less we run the risk that one-day things have run amok. So, you simply must become part of the process. Whether it is baking cupcakes for our annual picnic or serving as Chairman of the Roadways Committee... engaging your community is a healthy thing.

Did you know that over 45 individuals homeowners are Sleepy Hollow Volunteers serving on various Committees, Projects, and other activities that benefit your community! Many of these individuals will remain next year but many individuals will also be taking a break or retiring. Time commitments range from 10 minutes per week to as much as 30 hours per week. You decide what your schedule will allow.

It's easy. Sleepy Hollow is an all volunteer run Association and we can use your help!

Sincerely,  
Dave White

### Note From The Treasurer

We appreciate all of your timely dues payments. We still have several homeowners who have not paid their dues and others who have late fees. To those people who have outstanding balances we would appreciate it if you could make your payments to the management company as soon as possible. We are managing under a very tight budget and need your help in meeting our budget requirements.



Thank You!

### MARK YOUR CALENDAR

#### IMPORTANT DATES:

- September 13, 2008 - Picnic & Meet the Candidates
- September 15, 2008 - Board Meeting
- September 27, 2008 - DC&R's Town Hall Meeting
- October 11, 2008 - Lake Clean Up
- October 18, 2008 - Annual Meeting
- October 20, 2008 - Board Meeting
- November 8, 2008 - Lake Clean-Up
- November 17, 2008 - Board Meeting
- December - No Meeting



### Board of Directors

- David White.....President
- Jack Wiltse.....Vice President
- Don Burkett.....Treasurer
- Donelle Meniketti.....Secretary
- Ed Sumner.....Director
- Jim Shivley.....Director
- Guner Broseker.....Director
- Chris Kamuchey.....Director
- Paul Goldman.....Past President

[www.shoanews.org](http://www.shoanews.org)

**Kocal Management Group Inc.**

**P.O. Box 1459**

**Folsom, CA 95763-1459**

**Phone: (916) 985-3633**

**Fax: (916) 248-8016**

- Customer Service.....Extension 115
- Billing/Statement Questions...Extension 132
- Shelley Nulton.....Extension 106
- Association Manager
- E-mail - [snulton@kocal.com](mailto:snulton@kocal.com)

**Board Meeting**  
**September 15, 2008**  
**6:30 P.M.**  
**Oakvale Fire Station**



**onthly**

## Meetings

Meetings are held on the Third Monday of every month at 6:30 p.m. at the Oakvale Fire House. Please bring a chair.

## Sleepy Hollow Website

Our Website has a new Web Master – Arthur Bell has volunteered his time and talent to help update our website. Go to: [www.shoanews.org](http://www.shoanews.org) and check out current information from board meeting minutes, agendas, newsletters, links to important websites, and community events. If you would like information posted to our website or newsletter please contact a board member.



## Architectural Requests

Please be reminded that, prior to any exterior change to your lot or home, an architectural request must be completed and approved by the Association.

Applications should be submitted to the Committee *at least 30 days BEFORE the work is to begin*. The Association will make every attempt to process your application as quickly as possible.

Architectural request forms can be obtained on the Sleepy Hollow website at [www.shoanews.org](http://www.shoanews.org) or by contacting Kocal Management.



## Community Information

### Sleepy Hollow Email Alert Program

We want to **Thank** everyone for participating in our email alert program. We now have over ninety percent homeowner participation. If you are one of the 4 people who have not signed on please contact our email alert coordinator: Donelle Meniketti at [shoa\\_email@yahoo.com](mailto:shoa_email@yahoo.com) or call 677-2026.

We will be posting future newsletters on the website and sending out a link to everyone's emails. This will save us \$500 - \$600 annually. Those who don't have computers will continue to receive their newsletters via U.S. Mail.

If there is an issue that our residents need to hear about please contact Donelle Meniketti at the email or phone number listed above. Email is best.

## Car Decals



We are proud to present the residents of Sleepy Hollow with SHOA Car Decals. These decals are static cling and are to be placed on the **corner of left front window (drivers side)**. These decals will help us to identify each other as residents and allow us to know if the people parked at Quail Lake are SHOA Residents. We have had trouble with trespassers at the lake and on the horse trails. We hope this will be a step to controlling the problem without having to question residents. We appreciate your support of this program. If you need more than 2 decals please notify the management company or a board member.

## Picnic & Meet the Candidates Day



Please see the flyer enclosed about this event. September 13, 2008 will be our annual picnic combined with the opportunity to meet the candidates running for the board. Come out to enjoy a day with other residents of Sleepy Hollow.

## DC&R's

### Town Hall Meeting:

September 27, 2008 9:00am

Oakvale Fire House

Please Bring a Chair



As a community association, the contents of our Declaration of Covenants and Restrictions and our Bylaws are subject to the Davis-Sterling Common Interest Development Act. Since this law has been amended several times in past years, SHOA's management documents are out of date and, in many respects, not in compliance with the law.

We have been working towards updating our documents to ensure that they comply with the current law and are more workable for our community.

The purpose of this meeting is to serve as a workshop where you can come and present any input which you may have. Please note that no formal action or voting will take place at this time. All property owners must receive a copy of any proposed amendments and provided with a certain minimum notice before a vote can be taken to formally adopt any changes.

Please note that a draft of the proposed DC&R Amendments is posted at the Association's website for your review. Thank you for providing any input, which you may have!



## Road Signs

Enclosed with this newsletter is a map that shows the new stop signs that will be placed sometime in October or November.

Please familiarize yourself with these locations so you won't be caught off guard when they are installed.

Some of these locations currently have yield signs that will be switched to stop signs.

There will be a poster showing the locations of the new stop signs at both our picnic and annual meeting.

The Road Safety Committee could use some help with marking the roads and installing the signs.

Please contact Carl Brockman @ 677-9557 to volunteer your time.

## Road Repairs

As many of you have noticed there are markings on all of our roads. This has been the work of our Road Repair Committee.



There will be a poster showing the areas of proposed repairs at the Picnic and Annual Meeting.

We will be moving forward with obtaining bids and will hopefully see this project completed in the next 6 months.

## Dues Increase

This is a very difficult subject.

We want you to know at the July meeting the board voted 5 - 3 against increasing the annual assessment.



After this vote, it was pointed out that without the increase the Association would not be in compliance with statutorily mandated reserve requirements.

These reserve requirements are in place to ensure that the Association's maintenance obligations are met.

Therefore, the Board rescinded their original vote and voted to increase the 2009 assessments by 20%.

## Animal Clean Up

Please clean up after your animals.

It doesn't matter if your animal is big or small it is your responsibility to clean up after them.



## Lake Clean Up

Hopefully, all of you have had the chance to see the beautiful view of the lake from the street.



This past spring we had two lake clean up days and accomplished so much.

We are planning two-fall lake clean up days on:

Saturday October 11<sup>th</sup> @ 8AM

Saturday November 8<sup>th</sup> @ 8AM

Please set aside this date to help out. Believe it or not it is a pretty fun day and hope you will join us. We will be sending additional information out, as the dates get closer.



**WE NEED YOU!!!**

## Seasonal Reminders

### Fire Safety



We are in a very dangerous area in which a small fire could easily escalate and destroy our community. Please protect our community and keep your property in compliance with the new fire safety laws. The board has given a blanket approval (therefore no individual board approval will be needed) for the following:

- Tree branches (including oak trees) can and should be trimmed at least 10' from chimneys.
- Trimming of limbs (including oak trees) can and should be trimmed within 6' of the ground.

Only Living Oak Trees are protected by our DC&R's. Any other species can be trimmed or removed without SHOA approval.

It is still required that any living oak trees greater than 6" in diameter receive SHOA Board Approval. It is very important to remove dead trees and limbs, brush, weeds and flammable materials from your surrounding property. Keep your gutters and roof clear of leaves and needles that can build up. If there is a problem with a neighboring property please talk to them. We are all in this together. A wildfire knows no boundary or property line.

### Hydrant Maintenance & Testing

EID has checked the pressure of our water lines to the fire hydrants and found that they are well above what is required.



We are currently working with the Diamond Springs Fire Department to have our hydrants checked to be sure they work.

We would like to organize a neighborhood volunteer group to help paint the hydrants and to apply the blue dots to our roads, which help the fire department locate the hydrants in an emergency.

Please contact Jack Wiltse @ 677-8360 to sign up.

## Community Concerns

### Trespassing & Unauthorized Lake Visitors

**Community support is needed to protect our development!**



The Lake is the most abused area by non-SHOA residents. There are evidence of campfires, bottles of alcohol, sleeping bags, blankets, and even a twin mattress found under trees.

Residents have seen lights flashing at night around the lake.

This is a serious problem and we need to find a way to control the situation.

Please come to the meeting and help us find solutions.

### Driving Safety

The roads are becoming more and more dangerous. We are a community that has narrow roads, no sidewalks, lots of wildlife, and many people enjoying our quiet shaded areas for walking, bike riding, and horseback riding.



**PLEASE WATCH YOUR SPEED & USE CAUTION!!!**

### Septic Tank & Drain Field Maintenance Information

**Watch you Water Usage**

- Spread out your laundry loads.



**Washing Machines are one of the Major causes of Septic System Failure Install lint and effluent filters.**

- The Filtrol 160 Filter is supposed to be a good washing machine filter. The lint screens and nylon traps found in hardware stores trap less than 5% of lint particles

Did you know that a typical family washing machine produces enough lint each year to carpet and entire living room floor!

Because they are so light and small, the lint particles do not settle out in the septic tank. Instead, they stay in suspension and are flushed out to the drain field, where they plug up the pores of the soil bed.

To compound the problem, much of our clothing is now manufactured with synthetic materials such as polyester & nylon.

These substances are not biodegradable, & will not break down in a septic system. Instead, they accumulate & plug the soil. Once these materials enter the soil, there is no way to remove them.

### **The Toilet Isn't a Garbage Disposal**

- Never flush cat litter, disposable diapers, sanitary napkins, tampons, paper towels, facial tissues, coffee grounds, or cigarette butts and filters. They'll clog your septic tank.

### **Use Garbage Disposals Wisely**

- A garbage disposal cans double the amount of solids added to a septic tank.
- Choose a top-line disposal that grinds food into tiny particles that are easier for a system to digest.
- Compost your garbage or put it in the trash

### **Minimize Use of Household Cleaners and Choose Carefully**

- Overuse of heavy cleaners kills beneficial bacteria in the septic tank; solids won't break down as well.
- Minimize Bleach Use – it kills the beneficial bacteria
- Don't use powdered detergents, as they contain plastic fillers, which plug your lines & drain field. Automatic toilet bowl cleaners have put some systems out of commission.

### **Do Not Pour Grease Down the Drain**

- Grease can clog the septic drain field, making it impossible for soil to absorb liquids.

### **Avoid Hazardous Chemicals**

- Don't dump solvents, oils, paint thinners, disinfectants, pesticides or poisons down the drain as they can disrupt the treatment process and contaminate the groundwater. Dispose of them properly.

#### Perform Regular Maintenance

- Add bacteria to your system. This can be done by purchasing bacteria for septic tanks and flushing them down the toilet.
- Solids must eventually be pumped from the tank. Many experts advise a family of four with a 1,000-gallon septic tank to have the tank pumped after 3-5 years of full time use. Other experts say you can go much longer between pumping operations.
- Never attempt to open a septic tank yourself. Gases and bacteria in it are dangerous.

#### Drain Field Line Maintenance Tips

- Divert surface runoff water from roofs, patios, driveways & other areas away from your drain field.
- Don't Dig in your drain field or build anything over it.
- Don't Drive over your drain field or compact the soil in any way.
- Don't Plant trees or shrubbery close to the septic system, the roots can get in the lines and plug them. Grass is the only thing that should be planted on or near a drain field.

#### If Your Drain Field System Fails

- In quite a few cases, a tune-up can fix your system and you can avoid the high costs of replacing the system.

**Septic Seep** can help clay soil, which has become plugged due to sodium from wastewater binding with the clay. These product releases sodium bonded clays and reopens soil, restoring passages air & water. It also has the benefit of dispersing greases and scum that clog the soil.

If the above measures don't work, fracturing the soil can rejuvenate some failed systems. This process utilizes a hollow tube inserted into the soil and then a 300-pound blast of air is injected into the soil creating thousands of tiny fissures. These fissures allow the drain field to drain, creating an oxygen atmosphere & the aerobic bacterial colonies to repopulate. Aerobic bacteria, which require oxygen, typically live in the top 26" of the drain field & process waste more quickly than anaerobic bacteria. This process can be performed

in a matter of hours with no digging or damage to the yard. One company, which performs this service, is Terralift International.

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