MASSINGHAM
&
ASSOCIATES

SLEEPY HOLLOW HOMEOWNERS ASSOCIATION

July 2009

Board Members

- Donelle Meniketti, President
- David Tothero, Vice President
- Guner Broseker, Secretary
- Judy Stephenson, Treasurer
- Jack Wiltse, MAL
- Dave White , MAL
- Mike Thomas, MAL
- Rick Rikalo., MAL
- Ed Sumner, Past President

Community Manager

Jeannine Muser, ext. 204
jeanninem@massingham.com

NEIGHBOR CONCERNS

We have had many phone calls regarding concerns, such as fire hazards, environmental issues, abandoned vehicles, within Sleepy Hollow. Listed below is the contact information for the governmental agency handling these types of complaints? Please contact the appropriate agency listed below regarding your concerns. Often you will get a recording. It is important to give the address and any other information regarding the issue of concern.

Fire Hazards – Cal Fire - 530-622-3858
Environmental Health - 530-621-5300
Vehicle Abatement – Deputy Dave Cook - 530-621-6573

IMPORTANT ADDRESSES:

PAYMENTS:
SHOA
c/o Remittance Processing.
PO Box 45401
San Francisco, CA 94145

(Make checks payable to: SHOA)

CORRESPONDENCE:
Massingham & Assoc.
6060 Sunrise Vista Dr.
2440
Citrus Heights, CA 95610
Phone (916) 676-0024
Fax (916) 676-0032

MARK YOUR CALENDAR

IMPORTANT DATES :

Aug. 15, 2009 - Lake Clean p
Aug. 17, 2009 – Board Meeting
Sept. 19, 2009 - Lake Clean Up
Sept. 21, 2009 – Board Meeting
Oct 17, 2009 – Annual Meeting
Oct. 19, 2009 – Board Meeting
Nov. 14, 2009 - Lake Clean Up
Nov. 16, 2009 – Board Meet
December 2009– No Meeting

SLEEPY HOLLOW'S BULLETIN BOARD

A Big Thanks to Both:

Diamond Springs Fire Dept.
And
Weidert Construction

For our Beautiful New Bulletin Board located at the Fire Station

All Notices will now be posted on the bulletin board!

Sleepy Hollow Website

Check out our Website at www.shoanews.org. You will find current information from board meeting minutes, agendas, newsletters, links to important websites, and community events.

Architectural Requests

Please remember 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 Massingham & Associates *at least 30 days (preferably 60 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 SHOA website at www.shoanews.org or by contacting Massingham

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 please make your payments to the Management company as soon as possible. We have or will be accomplishing many of our goals this year (road repairs, road signs, lake fire safety, lake clean up and beautification, community bulletin board, meeting chairs, and other items). We are managing under a very tight budget and need your help in meeting our budget requirements. Please pay your assessments and late fees. It will save you money and the association time.

Thank You!
Judy Stephenson

Lake Clean Up Dates – Meet at Quail Lake at 9am.
Bring your gloves, sunscreen, and tools!

2008
August 15h
September 19th
November 14th

2009
March 20th
April 17th

A Big Thank You to the individuals who worked our Spring Lake Clean Up:

Debbie & Don Davis
Cathy Maloney
Jim Bell
Shelley Klinkhammer
Darlene Bryden
Diamond Springs Fire Fighters and Explorers
The Brannon Family

Animal Clean Up

Please clean up after your animals. Keep our new roads beautiful!!!
It doesn't matter how big or small your animal is. This is your responsibility!

President's Message

What a great and exciting time to be Sleepy Hollow's President! I must say the road has been bumpy, but the hard work and determination is paying off with great results! We are moving forward by leaps & bounds!

I want to thank so many of you for your personal letters, emails, and telephone calls in support of the efforts of the board. It has given us the strength during adverse times to continue to work for the betterment of the community.

I appreciate all of your responses to the survey. This information has helped us move forward in the direction that most of you desire. There will be another survey coming out soon. Please be sure to respond to any survey or information requested so we know how to represent your interests. Let's become a proactive instead of a reactive community. So often, people wait until something is wrong to get involved and it is often too late, as we found out several years back when a situation arose within our neighborhood. I know many of you are at the point in your life that you may not want to or are unable to get involved. Some of you have health issues and/or don't have the ability to physically participate. This is OK. It does not mean your desires and concerns are not important. I believe my job as a SHOA board member and as your president is to represent all of the residents in Sleepy Hollow.

The exciting times have just begun! Our lake area has been cleaned and much of the fire dangers have been greatly reduced. The Fire Safety Committee with the assistance of Fire Chief Cunningham did a great job in making Sleepy Hollow a safer place. The Lake Committee is putting together a plan to remove the remaining fire ladders; such as low tree limbs and the debris from the brush clearing. They are also working on a plan to plant some native plants, wildflowers, and grasses. There are plans to create picnic areas, recreational or activity areas. Doesn't this sound great! Please join in on the community lake work days & help make the Quail Lake dream become a reality.

Our Community Bulletin is almost finished! The Fire Department is providing all of the materials and labor for our Bulletin Board. A huge Thanks to Chief Todd Cunningham and the Diamond Springs Fire Department for being so generous to our community and for the fire fighters and explorers who helped during lake clean up. I also want to thank Mike Weidert of Weidert Construction, who is also a volunteer fire fighter. Mike worked so hard in the heat of the summer building our bulletin board. He did a great job and I would highly recommend Mike if anyone needs to hire a contractor. He can be reached at 530-368-0671.

Finally, we have accomplished our goal repairing all of our roads repaired with the exception of Oakvale (this will be our next big project). Hats off to the Road Repair Committee for their time and effort in accomplishing this long awaited goal!

We have formed a new Architectural Review Committee and DC&R Committee. They will be working on updating our current documents. I ask each of you not to jump to conclusions when this information is presented. Please read the documents and ask questions. The controversies over these issues often end up costing the association. We need to work together to get things done.

I want each board member and resident to know that without each of you looking out for the community as a whole we could not have accomplished what we have. I want to first thank so many of my board member's for standing strong during such turbulent times. I know it is not easy when you are personally attacked. Without the strength of our board and their desire to do what is right for all, we would not be able to represent the silent majority within Sleepy Hollow.

May all of you have a wonderful, safe, and relaxing summer!

Donelle Meniketti

Community Information

Sleepy Hollow Email Communication

We want to **Thank** everyone for participating in our email program. We have over ninety percent homeowner participation. This program has saved and will continue to save our community a great amount of money, not to mention a few animals including a horse, a couple of dogs, and two baby goats find there way back home!

If you change your email address, please email your new address to shoa_email@yahoo.com

If there is an issue that our residents need to hear about please contact Donelle Meniketti at shoa_email@yahoo.com or call 677-2026. **Email is best unless time sensitive then please call and email**

Drainage

With our roads now complete we need to make an extra effort with our drainage. Those of us that have drainage pipes on our properties please check them to make sure they are open enough for the water to flow through.

Without the drains functioning properly our roads will be damaged from the water. Please clear around the drain to be sure the water can flow properly!

Sleepy Hollow Annual Picnic

Because of lack of interest & volunteers to organize the annual picnic we will instead have Coffee and Muffins or Danish at our annual meeting. Please bring a fruit plate to share. Hopefully, we will have volunteers to organize our annual picnic next year!

Road Repairs

HOORAY!!!! We have accomplished our goal of 8+ years. Our road repairs are complete with the exception of Oakvale. This will be our next major road repair project. Accomplishing this project means more than just nice roads, it means we can now get our reserve study accurately done. What this means is that with a more accurate reserve study we should be able to stop the 20% dues increases we have experienced the past 10 years. Watch for our next newsletter and budget!

Thanks to the commitment & efforts of our Road Repair Committee, Mike Mohr, Sam McClellan, and David Tothero, we have finished the majority of our road work project. A big thank you to each of you for your patience and understanding during this project. We know it was inconvenient at times, but everyone did their part and now we have our roads complete!

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.
* Removal of a living oak tree greater than 6" in diameter must 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 or contact Massingham. We are all in this together. A wildfire knows no boundary or property line.

Community Concerns

Trespassing & Unauthorized Lake Visitors

Community support is needed to protect our development!

The Lake is a wonderful asset to our community. It is to be used by SHOA resident only or guests when accompanied by a resident. We are continuing to have trouble with trespassers and in the past have found evidence of campfires, bottles of alcohol, sleeping bags, blankets, and even a twin mattress. Residents have seen lights flashing at night around the lake. Most recently a non-homeowner attempted to put a motorized boat in our lake. This is a serious problem and we need to find a way to control the situation. We are responsible for these trespassers if they get hurt on our property. The only way we can identify residents is by checking vehicles for the Sleepy Hollow Car Decals or by approaching them personally. Please see the information below about the Sleepy Hollow Decals below and contact Jeannine at Massingham or Donelle Meniketti if you need additional decals.

Car Decals

These decals are static cling and we prefer them to be placed on the **Lower Corner of the Left Front Window (driver's 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.

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 report unsafe drivers to Massingham & Associates. Get a description of the car, license plate number if possible, description of driver, and address to which they drove to if possible. The more information the better.

PLEASE WATCH YOUR SPEED & USE CAUTION!!!