

# California Gardens Community Newsletter

California Gardens Homeowners Association Newsletter

February 2010

**The Next Board of Directors  
Meeting will be held:  
February 18, 2010  
7:00PM  
1800 Cole Ave. #4A**

**THE POOL IS CLOSED FOR  
THE WINTER**

Association Communications, Inc.  
3732 Mt. Diablo Blvd. Suite 395  
Lafayette, CA 94549  
(925) 283-4900  
(925) 283-4907 FAX  
[www.aciho.com](http://www.aciho.com)  
[WWW.CALIFORNIAGARDENSHOA.ORG](http://WWW.CALIFORNIAGARDENSHOA.ORG)

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*Publication Editor x 221*  
[trevor@acihoa.com](mailto:trevor@acihoa.com)  
*Maria Aguayo,*  
*Customer Service &*  
*Escrow x220*  
[maria@acihoa.com](mailto:maria@acihoa.com)  
*Licia Hofmann,*  
*Accounting Dept. x224*  
[licia@acihoa.com](mailto:licia@acihoa.com)

### **News and Views from the Board of Directors**



At the January 21, 2010 meeting, the Board took the following actions:

- ♦ Reconstruction Project: The outstanding items are being addressed and the project documents should be delivered within 30 days.
- ♦ Landscape Maintenance: The Board and Landscape Committee are working on proposals for landscape enhancement and irrigation system rehab to begin now that the reconstruction project is complete. A Landscape Designer may be in attendance at the February meeting to present plans and ideas for the Community.
- ♦ Bike Room Security: A new digital keypad lock and a motion activated light has been installed. **All codes are now programmed.** If your code doesn't work please contact Management immediately.
- ♦ ARC Policies: The Board appointed a sub-committee to amend the ARC window policy and application.

### **Why do we Have and Architectural Review Policy?**

Like many Community Associations, we have a set of written design review standards and processes. Some Homeowners mistakenly believe these standards restrict their freedom of individual expression; actually they provide a framework within which each Homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire Association—that is, property values.

OK, but why do we need processes and guidelines to maintain architectural standards? Perhaps most important, we need a basis for treating all Homeowners fairly and reasonably. Written guidelines allow you and the Design Review Committee to work from the same criteria. Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the Community's standards.

Then there's the application and approval part of the process. The Review Committee Members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making. In fact, they not only provide criteria for the current Committee to make appropriate decisions, but for successive Committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new Committee Members upon completion.

One last purpose of the guidelines is to clarify the Association's authority in this area. State statutes and our Governing Documents give the Association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.



**California Gardens HOA**

3732 Mt. Diablo Blvd. #395  
Lafayette, CA 94549  
(925) 283-4900  
(925) 283-4907 fax



**The Board of Directors has set the third Thursday of each month at 7:00PM as the regular meeting date and time for 2010. Meetings will be held at 1800-4A unless advance notice states otherwise.**

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**[www.californiagardenshoa.org](http://www.californiagardenshoa.org)**