

EDEN SHORES NEWS

Board of Directors

President – D Huang
V President J Uen
Treasurer- C Chen
Secretary – J Willis
Director- K Kinzler

Management

Neighborhood Association
Management
Henry Romero
P.O. Box 10968
Pleasanton CA, 94588
925-243-1797 ext 104
925-243-1798 Fax

Lydia Zuniga
(925) 243-1797, ext. 108
lyzuniga@neighborhoodam.com
**Accounts Receivable and
Financial Reports**

Sheresie Dyer
(925) 243-1797, ext. 107
sdyer@neighborhoodam.com
Accounts Payable

After-Hours Emergencies
(925) 243-1797, Option 4
*Weekend, holiday, and after-
hours emergencies*

CALL FOR NOMINATIONS



There are three (3) seats on the Board of Directors that is up for re-election. If you are interested in serving on the Board for your association, please fill out the enclosed form and return it to management no later than 5 pm on March 24, 2017. Any member, in good standing, may submit his or her name as a candidate for the upcoming Election. If you have any questions regarding the duties or commitment of a director, please contact management.

Holiday Decorations & Lights

Thanks to all that had festive lights, they really adorned our community this past year. Please remember that the Board requests your exterior holiday lights and decorations be removed from your home by January 31, 2017. We appreciate all the hard work that goes into making your homes look festive for the holidays and thank you in advance for the less enjoyable task of removing all those decorations by the end of January.

2017 Changes in the Law

California Civil Code §4041 requires that all members provide the following information to the Association on an annual basis:

- (1) The address or addresses to which notices from the association are to be delivered.
- (2) An alternate or secondary address to which notices from the association are to be delivered.
- (3) The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
- (4) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.

The law further states that if an owner does not provide the information requested in (1) and (2) above, the property address shall be deemed to be the address to which notices are to be delivered. The enclosed form has been provided to assist you in providing updated information for the current year.

Keeping Our Community Looking Good

We need all of our residents help in keeping our community looking its best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure trash containers are stored in your garage or other fenced-in-side yard areas (except for the night before and day of pick up).
- If you have a commercial vehicle that you park at the community, please find parking outside the community.
- Do your best to park as many cars as possible in your garage.

2017 Board Meeting Dates

Below are the tentative dates for 2017. All Board meetings are on a Wednesday.

May 13th

August 16th

November 15th

Pet Reminders

Thank you to all the owners who bring along a baggy when walking their dog and pick up after their pet does his or her business. For the few owners who sometimes forget their bags: we ask that you please be a responsible pet owner and do not let your dog soil other homeowner's yards or the common area. Please take a bag with you on your walks, pick up after your dog and properly dispose of the trash in your own trash can.

Please also remember that City Code and our CC&Rs require dogs to be on a leash at all times.

Lastly, please be cautious about leaving pet and bird food out in the open as it often attracts unwanted visitors, such as rats and mice.



Lighting around the Community

We have received calls and emails from the community about street lights been out and have done our best to repair/replace the bulbs, as you can see the Association was a little short-handed in this department. We will be back up to speed here real soon, so please keep let us know when street lights are out or damaged. Report these immediately by sending an email to facilities@theedenshores.org so they can be repaired as quickly as possible. You may also email management at henry@neighborhoodam.com. Please be aware that some repairs take longer than others due to the cause of the repair. It may not be as simple as changing a light bulb; however, be assured that it will be taken care of as soon as possible.



◇◇ COVENANT CORNER ◇◇

Section 5.22 Trash

- 1. No trash or recyclable materials may be kept or permitted upon the properties or on any public street abutting or visible from the properties except in containers located in the garage or other fenced-in-side yard areas.*
- 2. Each owner or other resident of an Owner's lot shall ensure that trash is kept in secured containers inaccessible to predators, scavengers and foraging animals, such as raccoons, squirrels or foxes.*
- 3. Trash containers may be set out at curbside not to exceed twelve (12) hours before or after scheduled trash or recyclable materials collection hours.*



Clubhouse Volunteers

The Association is currently looking for volunteers to help the current clubhouse personnel. Job description would be to do a pre and post walk through with the homeowners who rent the clubhouse for the day. You would have to be available on most weekends and possibly on Friday evenings to do the pre walk. For more information please contact Henry Romero at 925-243-1797 Ext. 104

Landscaping

Homeowners are responsible for the maintenance and upkeep of their front lawns and trees. Please mow, water, and fertilize your lawn on a regular basis. If you notice that the tree(s)/shrubs/bushes in your front/side yard(s) are dying and/or not thriving, please replace them.

The landscape committee periodically drives through the community inspecting the front/side yards. There are many homes in which the front yard/side yards do not have lawns, overgrown with weeds and/or have dead or dying plants and trees. Letters are sent to these owners requesting that the owners maintain their yards. Those in violation are called to hearing and may be fined according to the fine policy. The Association may elect to have their landscapers mow and/or remove the weeds. This charge will be charged to the homeowner. If you need information on how to bring your lawn in compliance, you may contact the management company. Healthy and well maintained lawns helps increase the value of your home and the surrounding area.



HAS THE GRASS IN YOUR FRONT YARD DIED?
**ARE YOU SPENDING TOO MUCH MONEY IN WATER, FERTILIZER
AND LABOR TO KEEP A GREEN FRONT LAWN?**

Did you know, that the City of Hayward and the State of California offer rebates to homeowners who replace their grass with water efficient landscaping?

You may qualify for both rebates!

You can have a water efficient landscape, with a combination of rocks/mulch and California native/drought resistant plants.

But, before you start your grass conversion, learn about these programs at:

www.hayward.ca.gov and www.saveourwaterrebates.com

Or contact the City of Hayward and the State of California for details regarding the programs, to make sure your project will qualify for the rebates.

TAKE ADVANTAGE OF THESE REBATES AND
YOU WILL HAVE AN ELEGANT AND PRETTY FRONT YARD,
THE CITY AND THE STATE WILL PAY YOU TO DEFRAY YOUR EXPENSES,
AND YOU WILL SAVE IN WATER, FERTILIZER AND MAINTENANCE.



NOT ONLY WILL YOU ADD BEAUTY TO YOUR HOME,
EDEN SHORES WILL LOOK BEAUTIFUL,
AND ALL HOMES IN OUR COMMUNITY WILL INCREASE THEIR VALUE.

Download your Architectural Approval Application today at
www.TheEdenShores.org