



September 2017

EDEN SHORES *Living*

The Newsletter of the Eden Shores Homeowners Association ■ The Bay, The Breakers, and The Cape

2017 ELECTION RESULTS

Ballots for the election of three (3) Directors were tabulated on Wednesday, July 26, 2017, at 7:00 p.m. in the Clubhouse, the results of which were announced at that time and included below:

| | |
|-------------------|-----------|
| Maria Adas | 123 votes |
| Candy Chen | 111 votes |
| Ken Kinzler | 118 votes |
| Bhalinder Pandher | 32 votes |
| Jimmy Uen | 58 votes |

Congratulations to Maria Adas, Candy Chen, and Ken Kinzler, who were elected to the Board of Directors for a two-year term. Thank you to all of the Director candidates for their willingness to serve their community by participating on the Board of Directors. Thank you also to retiring Director Jimmy Uen for his years of service.

The following resolution pertaining to the disposition of any budget surplus was also approved by a vote of 59 to 46.

“Resolved, that any excess of membership revenues as defined in IRS Reg. 1.277-1, to be refunded to homeowners as provided by IRS Revenue Ruling 70-604.”

Congratulations to Dennis Agoncillio, Michael Fu, Joselita Iringan, Moe Janda, and Linev Nguyen, who each won a free IP home security camera at the prize drawing held during the election.



FROM THE PRESIDENT

First, I would like to thank our past and current Board of Directors for their unpaid service for our community. They have invested a lot of energy and countless hours to enhance the value of Eden Shores and make it a great place to live. Special thanks to our CFO, Candy Chen, who manages our community's financials and ensures that we have a healthy reserve fund.

I would also like to thank the many community volunteers. Through their collective time and effort, we were able to help keep the monthly dues low for everyone, while also making wonderful and creative improvements to our community.

I would like to highlight a few individuals from our list of community volunteers for their lengthy service to our community. My apologies that I cannot list everyone here, but please know that your contributions are greatly appreciated.

Jimmy Uen, Former Vice President and Director, who served from summer 2015 through July 2017. He also managed the internet services and all the video camera systems for the three locations in the community.

Eric Zou was our volunteer HOA webmaster from 2015 to 2016. Currently, **Julius Willis**, Secretary and Director, has resumed webmaster responsibilities and provided us with an efficient up-to-date HOA website.

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ACCESSING CAMERA FOOTAGE

The installation of cameras in several locations in the community has afforded owners and residents, the Association, and the Hayward Police Department with another resource. Residents that have been the victims of theft or other crimes can access and review available footage from these cameras by emailing Jimmy Uen at jimmyuen@hotmail.com. Following receipt of your request, you will be provided with access to an iPad and access instructions to assist you.

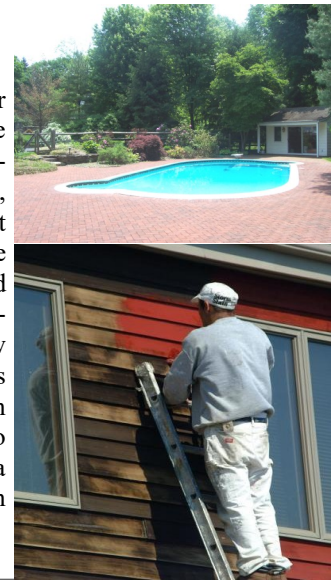


APPROVAL FOR HOME IMPROVEMENTS

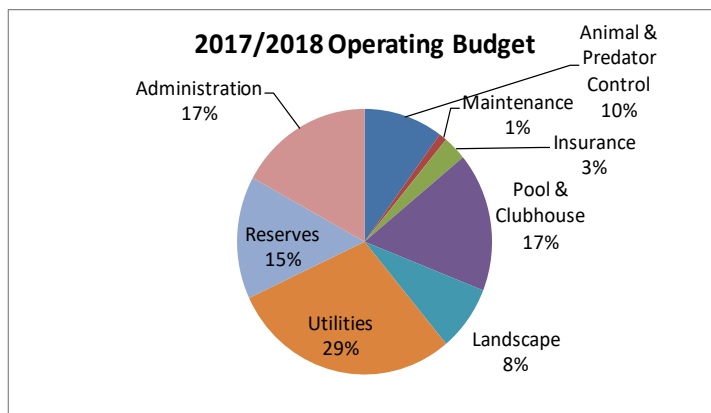
Are you considering making an improvement to your home? If so, please remember that any exterior improvements must be approved in advance by the Association before any work may commence. Examples of improvements requiring the Association's approval include:

1. Home additions
2. Changing exterior paint colors
3. Landscaping
4. Tree planting and removal
5. Driveway modifications
6. Swimming pools

An application for the submittal of your proposed improvement and correspondence instructions are available on the Homeowners Page of the Association's website, www.theedenshores.org. Simply select "Make Architectural Changes" from the "Quick Links" located at the top left-hand corner of the page. Once submitted, applications are reviewed by the Design Review Committee. The governing documents provide the Design Review Committee with guidance in reaching a determination to approve or deny an application. Once a decision is made, it is communicated in writing.



FINANCIAL SNAPSHOT



2017/2018 Annual Operating Budget \$269,595

UPCOMING BOARD MEETINGS

NOVEMBER 15, 2017

Board Meetings are held at the clubhouse at 7:00 p.m.

**VISIT
WWW.THEEDENSHORES.ORG
FOR MORE FORMS,
DOCUMENTS, AND OTHER
HELPFUL INFORMATION**

IMPORTANT CONTACT INFORMATION

BOARD OF DIRECTORS

David Huang, President
Maria Adas, Vice President
Candy Chen, CFO
Julius Willis, Secretary
Ken Kinzler, Director

president@theedenshores.org
vicepresident@theedenshores.org
cfo@theedenshores.org
secretary@theedenshores.org
directorken@theedenshores.org

COMMITTEES

Common Area Facilities
Design Review
Elections
Finance
Governing Documents Amendments
Landscape
Neighborhood Watch
Predator Management
Social

facilities@theedenshores.org
designreview@theedenshores.org
elections@theedenshores.org
finance@theedenshores.org
amendments@theedenshores.org
landscape@theedenshores.org
neighborhoodwatch@theedenshores.org
predator@theedenshores.org
social@theedenshores.org

Clubhouse Manager
HOA Handyman
Webmaster

clubhousemanager@theedenshores.org
facilities@theedenshores.org
webmaster@theedenshores.org

NEIGHBORHOOD ASSOCIATION MANAGEMENT, INC.

(Street light outages, enforcement matters, billing and assessment inquiries, and other concerns)

Office:
Fax:
Email:
After-Hours Emergencies:

(925) 243-1797
(925) 243-1798
manager@neighborhoodam.com
(925) 243-1797, Opt. 4

WWW.THEEDENSHORES.ORG

(Clubhouse reservations, access card requests, home improvements, and other forms and documents)

STREET PARKING ENFORCEMENT

Hayward Police Department - Parking Enforcement

(510) 293-5140

Neighborhood Association Management, Inc.

PO Box 10968
Pleasanton, CA 94588
925-243-1797 Office • 925-243-1798 Fax
www.neighborhoodam.com

LETTER FROM THE PRESIDENT

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Homeowners **Jerome Venezuela** and **Susie Khoo**, who voluntarily took care of programming and managing the card key program system.

Current Vice President, **Maria Ada**, who was re-elected to the Board of Directors in July. She has been managing all aspects of landscaping pertaining to common areas and private lots.

We have accomplished so much because of our ability to work so well together. Thank you, and I encourage each of you to continue the good work as we still can do more to make Eden Shores great.

One of the major projects we completed in 2017 was the successful conversion of all yellow HID street lights within community, including HARD park, to 6000k LED lights. As a result, our community's power consumption will be reduced by 75% while increasing the build life by 25 times while using the existing HID bulbs.

The next project we are working on is to design and install a solar system for the pool filter pump and the clubhouse. Our goal is achieve long-term savings of \$770,000 over 25 years. The system we are proposing is a 22 to 23 kw system with around 37,349 kWh produced each year. The number of panels is estimated to be between 55 to 66 panels. We are evaluating three (3) proposals from solar companies, and we hope to begin installing this system before the end of the year.

Although maintaining the monthly dues at only \$35 per month, we have still been able to save \$1,012,539 in the reserve fund and \$187,400 in the operating account. Our CFO Candy Chen will be working with Lydia of NAM to mail out excess operating fund to all homeowners. Each owner will receive a refund of approximately \$100.

Thank you for the opportunity to be of service, and I look forward to providing you with another progress report soon.

Sincerely,

David Huang

President, Eden Shores Homeowners Association



FIVE GUIDELINES WHEN DEALING WITH CONTRACTORS

Thinking of remodeling your kitchen, building an addition, or embarking on some other construction project that will require the services of a contractor? If it's something that needs association approval, don't forget to follow the necessary steps to obtain advance approval for your project. Once your project is approved and ready to break ground, you can keep your project nailed down with five simple guidelines:

1. **Reconcile your contractors' objectives with your own.** You want your project to be completed on time and on budget. Contractors want to maximize their compensation. Design a compensation plan that, at each stage of the project, maximizes your contractors' profits when they achieve your objectives.
2. **Nothing drives down prices like competition.** Any price you obtain without competition will be higher than a price you obtain with it.
3. **Write down everything you expect.** Effective competition requires a complete, accurate, and final definition of the goods and services involved in the project.
4. **Use standard forms for your contracts.** The American Institute of Architects offers a variety of sample documents at www.aia.org/docs_default. Just realize there's no such thing as a standard project and customize your contracts accordingly.
5. **There is no substitute for professionalism.** An architect, contractor, or other participant in your project who has a track record of character and professionalism will likely demonstrate those qualities on your project. A participant with the opposite track record will probably remain true to form.