

Liquid Sugar Sentinel

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Liquid Sugar HOA Newsletter

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Liquid Sugar Sentinel

Association Communications
Inc.

1460 Washington Blvd. A203
Concord, CA 94521
(925) 672-2221
(925) 672-4224 FAX
www.aciho.com

Board of Directors:

Steve Lefkovits President
Jeff Shaw Vice President
Kati Tchoganoglous. Secretary/Treasurer

Management Team:

Caroline McCormick, CCAM, CMCA
Publication Editor
Caroline@acihoa.com x226
Jessica Struckman, Asst. & Escrow
Department Jessica@acihoa.com X 228
Besy Dela Cruz, Accounting Dept.
Besy@acihoa.com x225

On Wednesday, May 30, 2007, John Gill of Hughes and Gill and Tim Stokes of Richard Avelar & Associates presented photos to the 12 or so members present on the status and results of the recent inspections. The photos clearly showed significant damage to the buildings including framing and siding.

There is a misconception that some owners have that since they don't see anything inside their home, then their unit is not affected. The truth is that several of the units that were opened up in many cases had little or no visual signs of damage. The damage is confirmed to be in all buildings.

Pulte broke off negotiations for repair and as such, the association filed suit against the developer per the attorney's letter dated May 22, 2007. A copy of which was mailed to each of you. As details become available, we will provide you with more information.

Other News

Pulte and their landscape architect and Roger Fiske on behalf of the HOA have completed the landscape inspections - and we're working with Pulte to make improvements.

The open ticket on the interior and exterior lighting and why it's still open: due to the extent of the water intrusion and related damages, we have been unable to repair all interior and exterior lighting.

There was a car break-in on 66th St on Saturday 5/12 about 3:30AM. Don't leave anything in your vehicles including loose change, bags, or personal ID.

Recycling and garbage must be put in proper areas. Boxes must be broken down. Bulk garbage must be privately hauled. Please call manager with any violations.

The Board approved a proposal from Levy and Co. CPA's to prepare the tax returns and review the financial statements for the period ending 6/30/07. The cost is \$1,450.

The Board approved a 20% increase in the monthly assessment effective July 1, 2007, to \$273 per home per month. You should have received a new coupon book directly from First Bank from which to make your payments.

The Board approved forwarding 5 accounts to collections for lien and foreclosure action.

The Board approved the insurance renewal a copy of which is enclosed for your reference.