

Liquid Sugar Sentinel

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Liquid Sugar HOA Newsletter

National Night Out, August 12th

INSIDE

News & Views	1
HO6 or Condo Insurance Policy? ...	2
Financial Report	2
Warranty Repair Protocol	2



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News & Views

From the Board of Directors

The Board took the following actions at their meeting held Thursday, June 15, 2006:

- ❑ The Board met in executive session with their attorney Mike Hughes to discuss ongoing negotiations with Pulte just prior to the meeting. Mike then addressed the members present recapping the current situation. Pulte has agreed to pay the cost of a "joint expert" to review repair plans prior to allowing Pulte to make the repairs. This protection for the HOA was put in place after several repairs failed, causing continued water intrusion. Dan Chekene of Richard Avelar and Associates has been retained as the joint expert. The Board authorized that deadlines be utilized to try to gain accommodation from Pulte. Due to the nature of the process, negotiations have not proceeded as quickly as we all had hoped. As such the Board and attorney set some deadlines to follow should communications break down.
- ❑ The Board approved the 2006-07 Budget setting the monthly assessment at \$222 per lot per month. You will be receiving the Budget and related disclosure documents under separate cover. In addition, you will receive a coupon book from First Bank with 12 coupons and envelopes from which to pay the assessment. We will send quarterly statements of account as well.
- ❑ The Board approved CDM Maintenance performing a light check during the first week of the month for each quarter. In the mean time, if you notice a light bulb that is out, then please notify the management company.
- ❑ The Insurance policy renewed and a summary is enclosed for your review with the 2006-07 budget. We were able to secure better coverage within the same budget. Please refer to the insurance information on page 2 of this newsletter in regard to what insurance individuals need to carry.
- ❑ The Board meeting schedule is as follows:
3rd Thursday in the even months 7:00 P.M. at the Gallery of Urban

Art:

August 17th October 19th
The Annual meeting will be in December

First on the agenda is homeowners concerns followed by regular

Board business.

HO-6 or Condo Insurance Policy

Although the Association may meet its requirements for providing insurance for the common property and liabilities of the Home Owners or Condominium Owners Association, there still remain uncovered exposures for the owners of the units that can be protected against by obtaining an HO-6 or Condominium Owners policy.

Personal Liability

The individual Unit owner's personal liability is not covered by the Association policy. An HO6 policy can provide coverage in cases where the unit owner's negligence may lead to property damage and/or bodily injury to others. An example would be one unit owner leaving a bathtub running or an iron on and damaging the property of another unit owner property or causing physical harm to others. If someone is visiting your home and is injured you could become liable for their injury. A personal homeowners or condominium owners policy is the protection you need. In some cases this personal liability coverage extends into other areas of your life. You can get details on this by discussing the specifics with your personal lines insurance agent.

Personal Property

An HO6 (Homeowners Policy) is also able to provide coverage for the personal property (contents) of the unit owners. The Association's policy provides coverage for the Common Property of the Association but not the personal property of the individual property owners. This can also include permanent improvements to your unit, as well as your personal belongings. Since your personal property can be insured separately

you can elect to have a lower deductible than the Association Master Policy. Finally in the case of the destruction of your own property by a covered cause of loss, or in case of an accident, loss due to the negligence of others, you can get quick help and allow the insurance company that provides your HO-6 or Condo owner's policy to handle your claim first and then deal with the headache of pursuing any responsible parties, if need be.

August 12th, 2006
1pm to 5pm
Emeryville Marina
BBQ Dinners sold by ECAP
Activities include:
Games
Jumper
Finger Painting
Emeryville Fire Department
Safety Tips
For more information:
www.ci.emeryville.ca.us

Landscape	<u>\$11</u>
Subtotal	<u>\$173</u>
Misc.	<u>\$49</u>
Total	<u>\$222</u>

The reserve item at \$70 per lot per month is a savings account for the maintenance and replacement of major components such as roofs, paint, streets, and other systems within the community. The association is required by law to have a savings plan called a reserve study. The Board then must annually disclose whether or not the HOA is meeting its plan and funding the reserves. Every three years, a reserve study update is required to make sure that costs are current and that the funding plan is adequate.



Warranty Repair Protocol



The Board would like to remind all owners that it has a fiduciary responsibility to protect the value of the assets including all structures in the association.

As such, a protocol was established requiring that all warranty claims be submitted to the HOA via Management (not the board directly) and not to Pulte directly.

Currently there are 16 units awaiting repairs to the building envelope, which includes windows, decks, roofs, doors and walls. The HOA is keeping a general list of issues and monitoring repairs to curtail repeated repairs and possible long-term damage that could result if repairs are not performed properly.

Thanks for understanding that this process will take a little time, but that in the long run, it's the best protection for you, the homeowners.

