

Liquid Sugar Sentinel

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Liquid Sugar HOA Newsletter

Annual Meeting – December 3rd

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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
LiquidSugar@aciho.com

Board of Directors:

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

Management Team:

Caroline McCormick, CCAM, CMCA
Publication Editor
Caroline@aciho.com x226
Besy Dela Cruz, Accounting Dept.
Besy@aciho.com x225

News & Views

At the Board Meeting held Wednesday, September 24, 2008, John Gill of Hughes and Gill and Tim Stokes of Richard Avelar and Associates updated the seven members present on the Building F construction, which is anticipated to last 2 to three more months – thru the holidays. The trial date, should the case not settle out of court, is set for February 2009. Pulte has advised that they will not be repairing the remaining buildings but would prefer a cash settlement.

The draft minutes from this meeting were posted to the yahoo group.

Pet Owners

Please do your part in keeping the hallways and staircases relatively clean. Do not allow your pets to roam freely in the hallways or use the walls to rub and scratch. There is a noticeable difference between the stairways where our 4-legged friends reside and those without.

Meeting Schedule

The meeting room at the Bridgecourt Apartments has been reserved for the Liquid Sugar Meetings. It is located in the Home Depot parking lot and the address is:

Bridgecourt Community Room
3990 Harlan Street
Emeryville, CA 94608
December 3, 2008 Annual Meeting

Candidacy form on page 2

Housekeeping



California Janitorial Services cleans the hallway interiors monthly on the first Wednesday and polices the disposal areas weekly on Wednesday.

They are contracted to:

- Clean the glass entry doors inside and outside
- Sweep the exterior stairs and porch
- Clean the directory telephone
- Sweep and mop concrete entry floors
- Vacuum carpeted areas
- Vacuum stairs
- Wipe down tops of handrails
- Clean the exterior of the light fixtures
- Wipe down baseboards and window sills

The service excludes window washing, carpet cleaning and removing dirt from the walls. If you have a specific concern about the services provided, then please let us know.

Disposal

Your assistance in using the disposal services provided is appreciated. The Board is considering locking the enclosures to prevent illegal dumping. Each time the dumpster lids do not fully close, Waste management bills Liquid Sugar for the extra service (see photo below). Please do your part to use the recycling provided, flatten your boxes, and do not overfill the dumpsters.

Financial Report

Please find reprinted below a summary of the association's financial position as of the FYE July 31, 2008:

| | MTD | YTD |
|------------|----------|---------|
| Income | \$15,377 | 180,180 |
| Expenses | \$15,483 | 180,180 |
| Net income | (\$106) | \$0 |

Reserve Account Balance

\$119,428

Operating Account Balance

\$18,115

The loan balance is

\$156,360

Delinquent Accounts Total

\$3,483



Light Check

CDM Maintenance performed the quarterly light check and replaced bulbs. They noted that 10 of the courtyard exterior lights had been broken during Pulte's Construction on Building F. These will be repaired/replaced by Pulte before Building F is completed.

Parking



There are two units at Liquid Sugar that do not have a garage space. These two units have been deeded the four spaces in the central courtyard. It had been previously reported that these were guest spaces, but a review of the parking plan, obtained through a local title company, confirmed that these spaces are for the use of these residents only. They will be marked upon completion of the construction signifying that they are reserved parking. Please do not park in these spaces or anywhere inside the community other than your enclosed garage. Ample street parking is available. If you have a specific concern about the parking, then please let us know.