

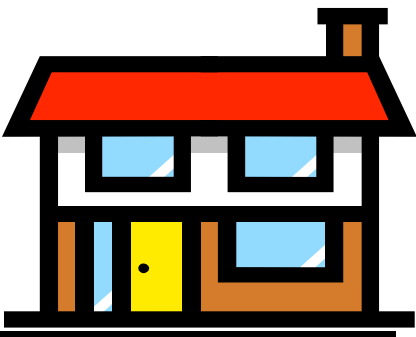
Liquid Sugar Sentinel

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Liquid Sugar HOA Newsletter

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Liquid Sugar Sentinel

We've Moved! Our new address and contact info is:

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News & Views

At the annual membership meeting held Wednesday, December 3, 2008 the members present approved the previous years annual meeting minutes. In addition the Association's legal counsel updated the members present on the litigation status and Building F construction, which is anticipated to last 2 to three more months – thru the holidays. The first settlement conference was considered a success and the association has a positive outlook for resolution. A detailed summary of the construction defect litigation against Pulte Home was given at the annual meeting by counsel but cannot be reprinted here.

The candidates elected to the Board, by the members, are as follows: Steve Leftkovits, Jeff Shaw, Nina Irani.

We would all like to thank Kati Tchobanoglous for all her time and hard work while serving on the Board.

Fire System Inspections

On **December 10, 2008 between 8:00am and 5:00PM** the fire alarm monitoring company, Alarmtech, will be onsite to complete testing of the buildings fire systems. During this test the alarm may sound repeatedly. Beginning in 2009, each quarter 14 units will need to be accessed to have their fire systems tested. Notice will be given to the affected owners in advance of the inspection date for their unit. If you have questions or concerns contact ACI @ 925-283-4900.

Meeting Schedule

The 2009 meeting dates are listed below. A new meeting location is still to be determined and will published to all owners in advance of the next meeting:

Board meeting dates for 2009:
 Wed. February 25th
 Wed. May 27th-Budget meeting
 Wed. August 26th
 Wed. December 2nd-Annual meeting

All meetings begin at

7:00pm

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. Each time the dumpster lids do not fully close, Waste Management bills Liquid Sugar for the extra service. Please do your part to use the recycling provided, flatten your boxes, and do not overfill the dumpsters.



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 at building F, 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.

Holiday Schedule

Christmas - The management office will close at noon Wednesday, December 24, 2008, and re-open Monday, December 29, 2008, so that staff may spend the holidays with their families. Emergency service will be available; however, the office will be closed for regular business

New Year's Day - The management office will Wednesday, December 31, 2008, and re-open Friday, January 2, 2009, so that staff may spend the holidays with their families. Emergency service will be available; however, the office will be closed for regular business

On Behalf of the Board please have a safe and happy holiday season and happy New Year!

