



## NEW BOARD MEMBER

Many thanks to Yvonne Tweeten for coordinating this year's Spring Egg Hunt. The weather cooperated and a fun time was had by all.

Great job, Yvonne!



The Diablo View Board of Directors is very pleased to announce the appointment of **Kathy Minard** to the Board, which occurred at the April 19th open meeting.

Kathy has been involved in the community as the Barn Owl Observation (BOO) Committee Chair for the past year, and her volunteer efforts have been instrumental in developing the program on behalf of the Association. Her knowledge of the development, no-nonsense style and enthusiasm for Diablo View is a great benefit to the Association.

*Welcome, Kathy!*



### OFFICER APPOINTMENTS

With Kathy's arrival, the Board re-appointed its officer designations on April 19th:

- President — Bob Ganch
- Vice President — Richard Grzybowski
- Treasurer — Niel Shay
- Secretary — Kathy Minard
- Director — Lou Roessler

## COMMUNITY GARAGE SALE

The Community Garage Sale is quickly approaching!

**Saturday, May 14th from 8:00am to 3:00pm**

If you're interested in participating this year, please contact Stefanie Nightingale at [Stefanie@acihoa.com](mailto:Stefanie@acihoa.com) or 925-283-4900—Ext. 227 no later than Thursday, May 12th.

Please provide your name and address — she will drop off balloons on Friday so you can identify your residence's location for eager shoppers. In addition to newspaper advertisements we'll be placing and posting banners. Our neighbors at Fountainhead will be holding their community sale on the same day, so we will be able to benefit from increased traffic.



### BOARD OF DIRECTORS

**BOB GANCH**

PRESIDENT

**RICHARD GRZYBOWSKI**

VICE PRESIDENT

**NIEL SHAY**

TREASURER

**KATHY MINARD**

SECRETARY

**LOU ROESSLER**

DIRECTOR / ARCHITECTURAL COMMITTEE



### DIABLO VIEW HOA

Managed by

Association Communications, Inc.

3732 Mt. Diablo Blvd., Suite 395

Lafayette, CA 94549

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[www.aciho.com](http://www.aciho.com)

**Stefanie Nightingale**  
Assistant Manager x227

[Stefanie@acihoa.com](mailto:Stefanie@acihoa.com)

**Licia Hofmann**

Payment inquiries x224

[Licia@acihoa.com](mailto:Licia@acihoa.com)



# COMMUNITY APPEAL

**Springtime is in full swing at Diablo View — and it looks really lovely!** Shrubs are blooming, lawns are green and trees are “leafing out”. We’re still hoping to get some wildflowers in May.

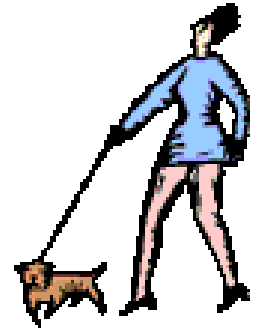
Part of Management’s responsibility is to periodically inspect the community and the front yards to make sure everything looks well cared for. Over the last few inspections, it’s apparent that people in the community really take pride in their homes’ appearance. Lawns look much neater and weeds are minimal for the most part. **Well done and keep up the good work!**

A special thanks also to those who are regularly attending to the areas adjacent to Sweetwater Drive to keep them clear of weeds and debris next to their lots. **Nice job!**

## OTHER RELATED SUBJECTS...

### Walking with Fido

With the beautiful weather — at least on the days when it hasn’t been raining — many people are taking advantage of the sunshine by taking Fido for walks in the community. Please remember to bring a baggie or grab one by the tot lot or other locations to “scoop your poop” and deposit what you collect in your own trash can. This is particularly important if Fido is interested in any of your neighbors’ yards. **Thanks very much for your cooperation with this!** Please also remember to use a leash when walking your doggie and not to let them loose in Diablo View — we want them to make it home with you every time.



### Flora and Fences Don’t Mix Well

The Association has responsibility to maintain all fences that border common area but we need your help to make sure they don’t wear out before their time. Please keep an eye on any backyard shrubs, vines or trees that could grow on or through the fences. Your help with keeping them under control is needed and appreciated.

### Thinking About Painting Your Home?

Signature Painting is pleased to present this proposal to prepare and paint the exterior of the single family homes located in Diablo View HOA. The prices listed include all paint, labor, materials, and equipment necessary for Signature Painting to fully execute the job per the painting specifications detailed below.



**Brian Mitchell**  
[brian@signaturepainting.us](mailto:brian@signaturepainting.us)  
1565 Third Ave.  
Walnut Creek, CA 94597  
**(415) 336-0374 Direct**

Painting contractors suggest that a good paint job will last five to seven years depending on exposure to the elements. Your home needs maintenance painting when wood grain shows through at the eaves and garage door, or you see chipping, cracking or discoloration.

Remember, you must match the original colors exactly and submit a request to the ARC Committee to make any changes. Attached units must paint to match their adjoining neighbor. The form is available on the website, [www.diabloview.org](http://www.diabloview.org) or you may contact the Management Company.

It is recommended that if you do not paint your home yourself, that you hire a contractor that is licensed and insured, check references, and have a written contract.

**Scope of Work:** The scope of work includes all previously painted exterior surfaces of each home. This includes all masonry and wood siding surfaces, wood trim, shutters, entry doors, and garage doors. Specifically excluded are all walking surfaces, owner installed trellis structures, fencing, dry rot, and roof metal. Price Per Unit for “Thorough Preparation and One Finish **\$2,800** for the unattached units and **\$1,700** for one half of the “duets”. There is an option for a second coat.

**A discount will be offered to groups of 5 homes or more.**

## ARCHITECTURAL PROCESS

Improving your home’s appearance can be as simple as removing an unsightly plant or just weeding and maintaining the lawn. Or it can involve more robust improvements such as exterior painting, updating your mailbox or roof replacement.

Please remember that any exterior changes, even if you plan to repaint your home the same color it currently is, requires that you submit and receive approval of an architectural application first. The process is very easy:

- ◆ Go to the website at [www.diabloview.org](http://www.diabloview.org)
- ◆ Select the Architectural Information link on the left
- ◆ Download the Architectural Change Request Form
- ◆ Complete it and send it to Management (ACI)

Management and the Architectural Committee have a streamlined system to address your requests, and we’re also happy to provide guidance with any questions you may have about the process or what may be required. Feel free to contact Stefanie Nightingale at ACI at 925.283.4900 x227 or [Stefanie@acihoa.com](mailto:Stefanie@acihoa.com).



Summer Ewers has volunteered to organize a Kids' Club for the Diablo View community members this year. The purpose of the club is to get parents and kids together to organize play-dates and fun activities in the community and at the tot lot. If you're interested in participating, please contact Summer with your child's name, age, and contact information. You can reach Summer at [summer.ewers@pmigroup.com](mailto:summer.ewers@pmigroup.com).



## BOO PROJECT UPDATE

The Barn Owl Observation (BOO) Committee reports that there is continuing activity in two of the three owl boxes. Owls have been observed perching in nearby trees and much squawking has been heard, as well.

Barn Owls were introduced to aid in the control of the Association's gopher population, and evidence that they are doing their jobs has been observed in the form of the "pellets" they leave behind. They can eat up to 24 rodents in a single day!

If you're interested in seeing a video of the owlets, there is footage available on YouTube — search Diablo View Owls. We're trying to collect additional footage but the owls seem to be shying away from "the paparazzi". We'll keep you posted.

**Please avoid using any poisons for gopher/rodent abatement**, and please refrain from disturbing the owls so they can continue to make themselves at home. Thanks!

## TURKEY SIGHTINGS IN DIABLO VIEW

An owner recently reported seeing a group of at least six turkeys on the common hill. He provided some really good information from the State of California below and they also have a printable flyer here: <http://www.dfg.ca.gov/keepmewild/turkey.html>

If you see turkeys in the common area or even in the neighborhood, please do not befriend them — and **definitely avoid feeding them** or you're likely to have at least six new friends!

Here are some other tips:

California's wild turkeys now occupy about 18 percent of our state, and are a highly valued upland game bird. Many Californians also enjoy watching them.

Some homeowners can't resist feeding them. That's when trouble begins. A few stray visitors soon become a flock of permanent residents that have lost their natural fear of humans.

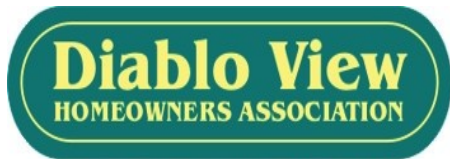
Adult wild turkeys, which can weigh upwards of 20 pounds, can destroy flowers and vegetable gardens, leave their droppings on patios and decks, and roost on cars, scratching the paint.

Turkeys can become aggressive during the breeding season, occasionally even charging, threatening, and acting aggressively toward people.

Prevent problems by discouraging wild turkeys from becoming too comfortable on your property.

- If turkeys begin feeding under hanging bird feeders, remove the feeders until the turkeys leave the area.
- If turkeys are causing problems in your yard, install motion-detecting sprinklers.
- Wild turkeys typically will not enter yards with dogs.
- If confronted by a wild turkey that has lost its fear of humans, an open umbrella may help steer it out of your path.





**Diablo View**  
HOMEOWNERS ASSOCIATION

"Serving our community since 1985"

Managed by  
**Association Communications, Inc.**  
3732 Mt. Diablo Blvd., Suite 395  
Lafayette, CA 94549  
Phone: (925) 283-4900—Fax: (925) 283-4907  
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«Customer»  
«Address Line 1»  
«City ST ZIP»

## NEWS & VIEWS

**The Board of Directors has been working on the following items for the community:**

**Community Enhancement/Entry Monuments and Islands** – The Board continues to collect information about this project and will provide an update as more information becomes available.

**Annual Financial Audit** — The annual audit by the CPA has been approved by the Board and has been sent to all owners.

**Association Insurance** — The Association's liability policy has been updated to reflect a \$5,000 deductible which decreased the annual premium the Association pays. For an updated disclosure, please check the website.

**Weed Abatement** — Weed abatement will be occurring on the common hill and other outlying common areas during May.

**Reserve Study** — Diablo View will have a three-year update reserve study performed this summer, as required by Civil Code.

**As always, if you need assistance  
with anything at Diablo View,  
please contact:**

**Stefanie Nightingale**

[Stefanie@aciho.com](mailto:Stefanie@aciho.com)

925.283.4900—Ext. 227

*She'd be glad to help!*



## UPCOMING MEETINGS

The next open meeting of the Board will be:

**Wednesday, May 25th at 6:30pm**  
**2327 Sweetwater Drive**

The following dates have been tentatively scheduled.  
Please check the posted agenda to confirm.

**Tuesday, June 21st at 6:30pm**  
**Tuesday, July 19th at 6:30pm**  
**Tuesday, August 16th at 6:30pm**

Location for all meetings:  
2327 Sweetwater Drive

*All owners are welcome and encouraged to attend.*

