

August 2010

Diablo View HOA

Visit us at

www.diabloview.org

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Association

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Visit us at:

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"Serving our community since 1985"

Community Garage Sale

The Community Garage sale will be held
Saturday, August 21, 2010.

Residents who are interested in participating should contact Management prior to Thursday, August 19, 2010 for information and to be included in an online listing.

2010 Fence Repairs

On August 30, 2010, A & J Fencing will be completing fence repairs and replacement throughout the common area. The work will be completed between 8am -5pm. Please follow instructions from the crew if they are working near your lot.

Architectural Standard Vote Results

At the August 5, 2010 meeting, a quorum was present with 118 homeowners represented. The quorum requirement of 51% or 104 homes was present.

Inspector of Elections, Caroline McCormick, reported that 203 owners were entitled to vote, 114 votes were cast, two were determined to be void, the additional architectural standard was approved by the members with 85 votes in favor and 27 votes opposed. No abstentions were reported.

A motion was made duly seconded and carried and it was therefore unanimously resolved to approve only the:

CertainTeed Presidential Shake TL roofing materials

as a standard replacement roofing material for the Community with the exception that colors Yosemite, Spanish Tile and Charcoal are not approved and are prohibited for use in the Community.

Please remember that applications for all exterior modifications to the homes must be submitted and approved **prior to** the work being started.

Dog waste in trash cans

It has been reported that dog waste is being placed in other residents trash bins.

THIS CAN BE A HEALTH HAZARD.

Please **DO NOT PUT YOUR DOGS WASTE IN OTHER RESIDENTS TRASH CANS.** Violators should be reported to

Management and may face fines for continued non compliance.

PLEASE DO NOT DIG ON THE

CENTRAL HILL

Recently it was discovered that someone had erected a seating area made out of wood on the central hill. Such activity is strictly prohibited and violators may be prosecuted for trespassing and vandalism of private property.

Whooo's eating our gophers?

We have owls at Diablo View! In response to our ever growing, and expensive problem of gophers tunneling in our open space, three owl boxes were erected on our common hill. This past January, we had a pair of barn owls nest, and successfully produce and raise **SEVEN** owlets.

Kathy Minard, BOO (Barn Owl Observation) Committee Chairperson and homeowner within Diablo View, carefully watched the owls' progress from Feb to May, and observed that as many as 24 rodents were consumed within one night! This is a huge victory for the HOA, since it means that we have owls helping us deplete our gopher, mice, and rat populations without expensive, toxic and temporary alternatives. As this is a natural, sustainable form of control, it isn't going to completely eliminate all populations of rodents at once, but should keep them down to an acceptable level, hopefully for years to come.

The Association requests homeowners **not use toxic methods of rodent control**, so that our owls will not be in danger of eating a poisoned rodent, which may in turn kill the owl and endanger our owl families (as well as hawks and other rodent predators).

To read more about the project with updates by Kathy, and links to non toxic pest control methods, please visit our website at <http://www.diabloview.org>

The Board would like to extend a special thank you to Kathy for her dedication and commitment to this project from the very beginning.

NOTE: Barn owls are protected by State and Federal laws and moving, destroying or disrupting a nest is a serious crime. Please be sure to share this information with ALL members of your household. In the past we have experienced vandalism of our owl boxes but now that they are occupied the same event could result in very serious criminal charges.



Community Enhancement Contest

The Board of Directors would like to invite all homeowners to submit suggestions for Community enhancement projects such as updating the tot lot or entrances.


The suggestions should be submitted to Management by September 15, 2010 via fax, email or "snail" mail using the contact information for the Management Company on the front of this newsletter

The prize for the top submission will be a \$50 Gift card. Please join the Board in continuing to improve Diablo View for all of those in our Community by participating in this great contest!



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2010 Board Meeting Schedule

The Board will be meeting at 2327 Sweetwater Drive. All meetings will begin promptly at 6:30PM with Homeowners' open forum first on the agenda. The next meeting date is:

September 16, 2010 6:30PM

All Homeowners are invited to attend the meetings to stay up to date on current Community Activity and Association Business.

News and Views from the Board

The Board took the following action at their meeting held 7-21-2010:

- **The Board approved bark installation at the upper entry as well as the tot lot and aeration of the turf at the tot lot.**
- **The Board approved the purchase of workers compensation insurance for a total cost of \$603 annually.**
- **The Board approved common area fencing replacement work throughout the Community for a total cost of \$11,580.**