



ANNUAL MEETING & ELECTION VOTING RESULTS

The Diablo View Homeowners Association conducted its Annual Membership Meeting & Election of Directors December 2, 2010. A quorum of 65 ballots was achieved for the re-convened meeting, 51 is a quorum. There were five open Board seats with four candidates. On the ballot were the Election of Directors, the Federal Tax Resolution vote and the approval of 2009 Annual Meeting Minutes. Following are the results of the voting:

ELECTION OF DIRECTORS
Elected Unanimously to one year terms:
Bob Ganch
Richard Grzybowski
Lou Roessler
Niel Shay

TAX RESOLUTION / MINUTES
Tax Resolution (passed)
Approve 30
Disapprove 0
2009 Minutes (passed)
Approve 30
Disapprove 1

The one open Director's seat will be filled by Board appointment. **If you would like to be considered for this appointment to the Board, please contact Stefanie Nightingale of ACI at Stefanie@acihoa.com to submit your candidacy statement (also available on the website, or attend the next Board meeting.**

On behalf of the membership, the Board would like to thank Christine Gregory for her service to the association over the past year and wish her well in her future endeavors.

*On behalf of the Board of Directors and ACI,
we wish you and your family a
Happy Holiday Season!*

BOARD OF DIRECTORS

- BOB GANCH**
PRESIDENT
- RICHARD GRZYBOWSKI**
VICE PRESIDENT / SECRETARY
- NIEL SHAY**
TREASURER
- LOU ROESSLER**
DIRECTOR / ARCHITECTURAL COMMITTEE



DIABLO VIEW HOA

Managed by
Association Communications, Inc.
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Phone: (925) 283-4900—Fax: (925) 283-4907
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www.diabloview.org

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Assistant Manager x225
Stefanie@acihoa.com

Payment inquiries: **Licia Hofmann**
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Licia@acihoa.com

COMMUNITY APPEAL

A communitywide endeavor in 2011 will be to improve the Association's appearance, both common area and residential lots. By focusing on improving the visual representation of the community, this will help the marketability and value of the residential properties — individually and collectively.

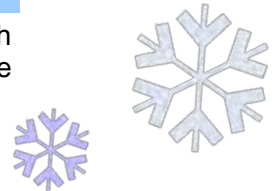
Common Area

The Board of Directors is currently working on common area enhancements. Based on recent contest submissions, we will be implementing two ideas that showed good potential:

- ◆ **Entry Monuments and Island Sculptural Installations**
- ◆ **Broadcasting Wildflower Seed in Open Common Area**

The Board is reviewing different designs and materials for the entry monuments and will be working with a hardscape design firm for assistance with this project. We anticipate the island sculptural installations will resemble the entry monuments, either in style or materials, so the design is continuous throughout the development.

We would like to thank the contest contributors, Graznya Grzybowski and Polly Retiguez for their submissions. They suggested the monument/island installations and wildflower seed broadcasting, respectively. The two winning contributors each received \$50 gift cards at Home Depot for providing the winning suggestions.



Residential Properties

At the Annual Meeting, we heard a presentation by Lupe Kemper of Diablo Realty about local real estate trends. Lupe has been working in local real estate for many years and is very familiar with the Martinez marketplace. She had good, practical advice about improving your home's appearance in a range of methods. We have included her flyer from the meeting for your review — check it out!

Whether you're planning to live at Diablo View for the long term or perhaps sell your home in the near future, improving the appearance is always to your benefit, as well as the community's.



ARCHITECTURAL PROCESS

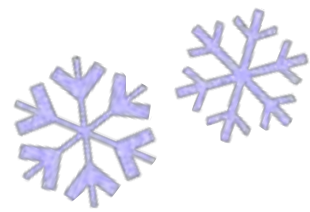
Improving your home's appearance can be as simple as removing an unsightly plant or just weeding and maintaining the lawn better. Or it can involve more robust improvements such as exterior painting or roof replacement.

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
- ◆ 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 or Stefanie@acihoa.com.



2010 HIGHLIGHTS

The Association had many accomplishments in 2010 — following are some highlights:

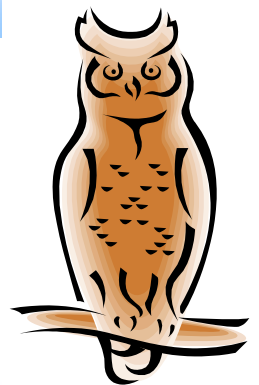
- ◆ Barn Owl Observation (BOO) Committee was formed to manage and nurture the Association's new Barn Owl population for Natural Gopher abatement.
- ◆ A new roofing material was approved—Certaineed Presidential TL composition shingles.
- ◆ Successful social events included the Spring Egg Hunt and the Community Garage Sale.
- ◆ Common area fence replacement project was conducted throughout the development and damaged fence was repaired on Muir Road.
- ◆ Phase Three common area tree maintenance project was completed in late December.
- ◆ Annual weed abatement was performed in community open space.
- ◆ Tot Lot maintenance and refreshing was done. This included aeration of grass, reseeding some areas and removal of damaged edging.



BOO PROJECT UPDATE

As part of the Association's gopher abatement strategy, Barn Owls were introduced to aid in the control of these and other troublesome critters. Diablo View has had two successful broods of numerous owlets with two of the three owl boxes having activity this year. The owls are an integral part of the abatement strategy, eating 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 very excited about the success of the Barn Owl Project, and would like to extend thanks to BOO Committee Chair Kathy Minard for her efforts to support the owl population at Diablo View.



UPCOMING MEETINGS

The next open meetings of the Board are:

Annual Dinner Meeting
Wednesday, January 12th at 6:30pm
Peking-Tokyo Restaurant
522 Center Avenue in Martinez
Please RSVP by January 3rd
to Stefanie@acihoa.com

Regular Board of Directors Meeting
Wednesday, February 9th at 6:30pm
2327 Sweetwater Drive

Regular Board of Directors Meeting
Wednesday, March 9th at 6:30pm
2327 Sweetwater Drive

All owners are welcome and encouraged to attend.

DIABLO VIEW WEBSITE

Diablo View's website is a great place to get information.

Whether you need to obtain governing documents, an architectural application, get information about community events or need contact information for a maintenance issue, the website is the place to go.

www.diabloview.org

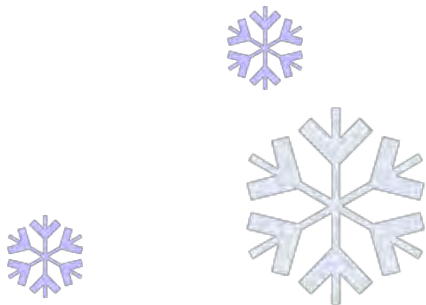




Diablo View
HOMEOWNERS ASSOCIATION

"Serving our community since 1985"

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ACI will be closed on December 24th and 31st in observance of holidays.

If you need assistance with an urgent matter, please call 925.283.4900 and press "0".



*The Board of
Directors and
ACI wish
you a safe and
happy holiday
season and a
prosperous
2011.*



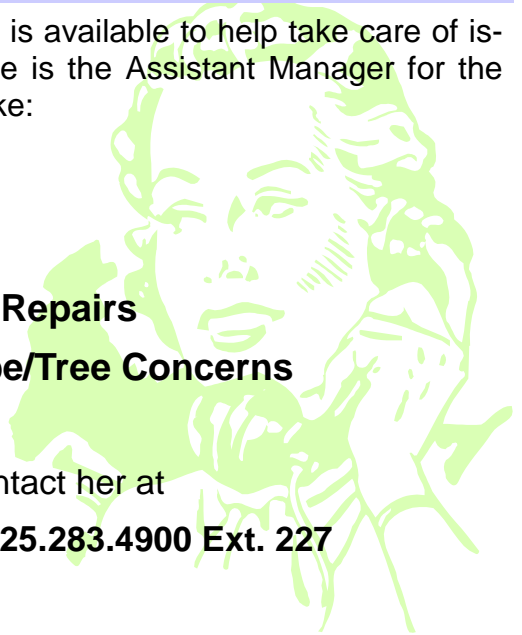
NEED SOME HELP?
Call Association Communications, Inc.

Association Communications, Inc. (ACI) is available to help take care of issues that come up. Stefanie Nightingale is the Assistant Manager for the Association and can assist with things like:

- ◆ **Architectural Requests**
- ◆ **Graffiti Removal**
- ◆ **Common Area Irrigation Repairs**
- ◆ **Common Area Landscape/Tree Concerns**
- ◆ **Any Community Issues**

Feel free to contact her at

stefanie@aciho.com or 925.283.4900 Ext. 227





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diablo
REALTY

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How to Improve Curb Appeal

Home Selling Advice to Help You Attract Potential Buyers

A large percentage of home buyers decide whether or not to look inside a house or take it seriously based on its curb appeal—the view they see when they drive by or arrive for a showing. You can help make sure they want to come inside your house by spending some time working on the its exterior appearance.

It's difficult to look at our own house in the same way that potential home buyers do, because when we become accustomed to the way something looks and functions, we can't see its faults. Decide right now to stop thinking of the property as a home. It's a house—a commodity you want to sell for the highest dollar possible.

Curb Appeal Exercise

The next time you come home, stop across the street or far enough down the driveway to get a good view of the house and its surroundings.

1. What is your first impression of the house and yard area?
2. What are the best exterior features of the house or lot? How can you enhance them?
3. What are the worst exterior features of the house or lot? How can you minimize or improve them?

Park where a potential buyer would and walk towards the house, looking around you as if it were your first visit. Is the approach clean and tidy? What could you do to make it more attractive?



Take photos of the home's exterior. If you have a digital camera, view the color versions first, then remove the color and look at it in black and white, because it's easier to see problems when color isn't around to affect our senses.

Make a list of the problem areas you discovered. Tackle clean up and repair chores first, then put some time into projects that make the grounds more attractive.

- Kill mold and mildew on the house, sidewalks, roof, or driveway.
- Stow away unnecessary garden implements and tools.
- Clean windows and gutters.
- Pressure wash dirty siding and dingy decks.
- Edge sidewalks and remove vegetation growing between concrete or bricks.
- Mow the lawn. Get rid of weeds.
- Rake and dispose of leaves, even if your lot is wooded.
- Trim tree limbs that are near or touching the home's roof.

Don't Forget the Rear View

Buyers doing a drive by will try their best to see your back yard. If it's visible from another street or from someone's driveway, include it in your curb appeal efforts.

Evening Curb Appeal

Do your curb appeal exercise again at dusk, because it isn't unusual for potential buyers to drive by houses in the evening.

One quick way to improve evening curb appeal is with lighting:

- String low voltage lighting along your driveway, sidewalks, and near important landscaping elements.
- Add a decorative street lamp or an attractive light fixture to a front porch.
- Make sure lighting that's visible through front doors and windows enhances the home's appearance.

Landscaping Decisions

There are times that adding elements to your landscaping can improve curb appeal, but there are other times when *removing* something is even more effective.

For example, we had a listing for a large brick house with large white columns. Tall evergreens, planted in front of each column, had grown taller than the roof. They obscured the columns and windows and made it difficult to see the front of the house.

We suggested that the owner remove them. She trimmed them back, but it didn't do the trick—they were unattractive and still kept potential buyers from seeing the true character of the house.

I sold the house to a couple who could see past the trees. One of their first tasks after closing was to yank them out of the ground, instantly boosting the home's curb appeal.

Most buyers cannot visualize changes, and often won't take a second look at a house if the first look doesn't appeal to them. Home buyers who can visualize changes, and are prepared to make them, expect *you* to reduce the price of the house to compensate for the work they plan to do.

A Few Curb Appeal Tips

- If you can budget it, a fresh paint job does wonders for a dingy house. Drive around your town to find color schemes that are appealing.
- Install a more attractive front door, maybe something with leaded glass inserts.
- If you can't justify the cost of a new door, consider replacing plain doorknob hardware with something more attractive.
- If new hardware is beyond your budget, repaint or stain the door and polish the hardware.



If you brainstorm, you'll find that there's a solution to most problems—one that lets you stay within your budget. The trick is to find the areas where improvements are needed, then work on them as best you can.

Feel free to contact Lupe Kemper for all your real estate needs. 925.997.1290.