



ASSOCIATION COMMUNICATIONS, INC.

DIABLO VIEW NEWSLETTER

ANNUAL MEETING & ELECTION VOTING RESULTS

The Diablo View Homeowners Association conducted its Annual Membership Meeting & Election of Directors on December 6, 2011. 56 ballots were received by the Inspector of Elections, so the quorum requirement for a re-convened meeting was met (51 needed).

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 2010 Annual Meeting Minutes. Following are the results of the voting:

ELECTION OF DIRECTORS
Elected to One Year Terms:
Bob Ganch
Kathy Minard
Lou Roessler
Niel Shay

TAX RESOLUTION / MINUTES
Tax Resolution (passed)
Approve 51
Disapprove 2
2010 Minutes (passed)
Approve 53
Disapprove 0

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.**

The Board appointed its officers for the 2012 term as follows:

- President -- Bob Ganch**
- Vice President -- (vacant at this time)**
- Treasurer -- Niel Shay**
- Secretary -- Kathy Minard**
- Director -- Lou Roessler**

BOARD OF DIRECTORS

- BOB GANCH**
PRESIDENT
- NIEL SHAY**
TREASURER
- KATHY MINARD**
SECRETARY / BOO COMMITTEE
- LOU ROESSLER**
DIRECTOR / ARCHITECTURAL COMMITTEE
- OPEN POSITION**
DIRECTOR



DIABLO VIEW HOA



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Association Manager x227
Stefanie@acihoa.com

Payment inquiries: **Licia Hofmann**
Accounting Department x224
Licia@acihoa.com

President Bob Ganch provided the President's Address at the Annual Membership Meeting. President Ganch thanked his fellow Board members and the following Community Volunteers: Website Committee Chair Dave Piersall, Landscape Committee Chair Johanna Scherrer, ARC Committee Chair Lou Roessler, BOO Committee Chair Kathy Minard, and Spring Egg Hunt Event Volunteers Yvonne Tweeten and Dave Sanders. President Ganch also thanked current and previous Board members who helped set the stage for success at Diablo View. Following is an excerpt from the address:

Architectural

- ◆ There were 22 applications received and approved (no declines).

Barn Owl Observation (BOO) Efforts

- ◆ Another successful year of owls taking residence in Diablo View.
- ◆ Board approved an annual program for owl box maintenance with the Hungry Owl Project for \$250. Monitoring occurs in spring and summer, and clean-out occurs in the fall. This clean-out maintenance was performed in November; Chair Kathy Minard observed the process.
- ◆ Committee has recommended the installation of sun shields to further protect the owlets from harsh conditions.

Community Social Events

- ◆ Spring Egg Hunt – The weather was inclement leading up to the event, making the tot lot a bit too muddy, but Yvonne Tweeten relocated the festivities to her house and the event was a success. There were approximately 40 attendees including a large bunny.
- ◆ Garage Sale – Eleven homes participated in this year's Community Garage Sale. Ads were placed in the Contra Costa Times and in the Martinez Gazette, which also has a Facebook presence. Reports from participants were that the turnout was steady and the event was well attended.

Tree Maintenance

- ◆ Phase 4 Tree Project will be conducted shortly. Phase 4 section encompasses 58 common area trees; the development overall has approximately 280 trees. There will also be a small handful of other maintenance projects done as part of this larger project.
- ◆ Due to safety concerns, a large, leaning pine tree was removed from the lower entry area.
- ◆ A "Free Street Tree" program was implemented by the Board. Some front yards do not currently have "street trees". Periodically, lots are inspected to determine if a yard could benefit from the addition of a tree. If a yard is identified, the owners are contacted and a tree is offered. Materials and labor are funded by the Association; owners are responsible for the maintenance and any liability associated with the tree. 24 owners have been contacted; 4 have accepted this offer. Trees will be planted at the end of December.

Common Area Maintenance

- ◆ Three retaining walls were replaced, two at the tot lot and one on Alps Court. One wall was a time-intensive but successful combined endeavor involving efforts by both the homeowner and the Association.
- ◆ Wildflower seeds were sown in common area.
- ◆ Four "Sound Carriers" signs were installed at trail entrances and on the central hill as a noise control measure.
- ◆ There was a fire at Tot Lot on Sept. 4th. Rubber mulch was ignited by two youths who used some type of accelerant. One spring rider and an alpha panel will be replaced, and the damaged rubber mulch will be removed and the full tot lot will be replenished with new playground grade wood mulch. This should all take place in the next 4 weeks. The cost of the damage is \$5,679. The Board has offered a \$250 reward for information leading to the arrest of those responsible.
- ◆ Annual weed abatement project was completed by the fire department's deadline in early July.
- ◆ Board and Management worked with the City to get two "Children at Play" signs installed on Sweetwater to help control speeding.
- ◆ Problems with East Peak Court's asphalt and sidewalk were identified and attributed to common area tree roots. The City will not assist with repairs. The Board is working on addressing repairs to these damaged areas and has flagged them for better visibility in the meantime. A significant amount of the Board's attention has been devoted to working on this issue and is anticipated to continue into early 2012. Repair costs have not yet been determined but these may be notable.
- ◆ A large fence was replaced at the end of Rock Pass Place and a small number of other fence repairs were made around the Community as needed.
- ◆ A thorough V-ditch inspection was conducted and the cleaning and repairs are in process. The inspection revealed that there were no significant problems with the swales and that routine repairs/maintenance are called for.
- ◆ Community landscaping and entry area enhancement project is in development but significantly curtailed. This will be conducted in phases to better address cost concerns.

Other

- ◆ Newsletters will generally go out every other month unless there is a need to send them on a more frequent basis. This saves the Association \$112 in postage costs for skipped months (\$668 per year). Six newsletters were issued in 2011.
- ◆ The Association has 203 residences. Of those, 50 reflect offsite addresses.
- ◆ Only one home is bank owned at this time and the assessments are current. Two others were bank owned earlier in the year but have been purchased.

TREASURER'S REPORT

At the Annual Meeting, Treasurer Niel Shay reported Diablo View's financial status as of November 30, 2011:

- ◆ The Association is very well funded in reserves; approximately \$190,735 which equates to 100% funding. There is \$19,600 in the operating account.
- ◆ The Association will have a budget surplus and the monthly dues will not be raised in 2012. The monthly assessment per unit is \$46. The 2012 budget and disclosure package was mailed to all owners in mid-November.
- ◆ The 2010 fiscal year CPA Review was completed and placed on the website.
- ◆ The Board continues to carefully invest the Association's funds according to recommendations, statutory limitations and industry best practices.
- ◆ The three year reserve study was completed. This entailed a professional inspection of the Association's physical assets as required by law. The reserve disclosure, which summarizes the report, was included in the budget package.
- ◆ The Association's liability coverage deductible was raised to \$5,000, saving Diablo View \$219 on the annual premium.

EAST PEAK COURT UPCOMING ASPHALT/SIDEWALK REPAIR PROJECT

As President Ganch reported at the Annual Meeting, several common area Stone Pine trees on East Peak Court have significantly damaged the asphalt and sidewalks. The trees are identified by tags numbered 78, 79, 80, and 81. These trees have roots that were unable to grow correctly downward into the earth due to very hard sandstone substrate. Over time, the roots have travelled downward into the substrate and asphalt, creating very large lumps. These lumps – as well as disrupted cement at the adjacent sidewalk area – have created a hazardous situation for pedestrians and vehicles.

We have been in contact with the City of Martinez about the condition of the asphalt and sidewalk and have been informed that the responsibility of conducting repairs lies with Diablo View. In light of this, the Board has decided that it must address these repairs to enhance the safety of residents and visitors and to help protect the Association from liability.

The first step towards making these repairs was to determine if the Stone Pine trees could safely remain at that location or if removal is required. The Association had the trees inspected by a Registered Consulting Arborist/ISA Certified Arborist with ValleyCrest Tree Services who provided his report to the Board.

Due to the size of the trees, the location, the hard-packed substrate and the likelihood that the trees could die or become unstable if the roots are cut, it has been recommended that the trees be removed. The Board regrets that this is the only viable solution but must proceed with the removal of these four trees for safety reasons.

Based on all of this information, the Board has approved the tree removals, which will be conducted sometime during the month of January. We will keep you updated on the status of the overall project as it progresses. If you have any questions, please contact Stefanie Nightingale at 925.283.4900—Ext. 227 or Stefanie@acihoa.com.

COURTESY STATEMENT ENCLOSED

Enclosed with this newsletter, for homeowners at Diablo View, is a periodic statement/reconciliation of your account. ACI Management issues this to each owner from time to time so you can keep track of your account's status. If you have any questions about the enclosed statement, then please contact:

Licia Hofmann at ACI's Accounting Department.

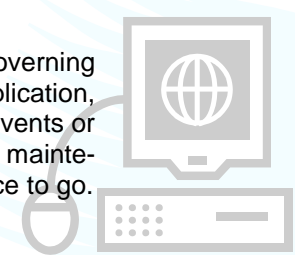
licia@acihoa.com — 925.283.4900—Ext. 224

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



MARTINEZ POLICE COMMUNITY CONTACT

January 2012
Page 4

The Martinez Police Department (MPD) has a program called The Neighborhood Policing Area Initiative (NPA). The mission of the NPA is to develop partnerships between the department and the Community to resolve problems and improve the safety and quality of life in Martinez.



The program is designed to encourage the Community to assist the police by reporting ongoing/long term issues and concerns to an individual officer. Once these concerns are shared with this officer, they then coordinate with patrol officers to help combat the issue.

The police officer that has been selected to support the Diablo View neighborhood is Officer Craig Schnabel. If you have any questions or concerns you are welcome to contact him at cschnabel@cityofmartinez.org or by leaving a voice-mail at (925) 472-9658. If you require immediate police assistance please call MPD Dispatch at (925) 372-3440. In the event of an emergency, please dial 911.

We have received concerns from residents regarding trespassers on the central hill, at the tot lot and in other areas near the Community's v-ditches. If you see people onsite in common area who are trespassing, please contact the MPD Dispatch at (925) 372-3440 to give them the location and a physical description of the trespasser(s). The Police Department has been very cooperative and helpful with citing and removing people who are uninvited.

SAFETY NOTE

Please remember that the speed limit anywhere in the community is **25 mph**, unless conditions are present that require an even slower pace. Additional conditions can include people walking or riding bikes, children playing, poor visibility and surface conditions caused by inclement weather, among others.



Happy New Year!

As we look forward to 2012, the Board of Directors and ACI Management hope it is a prosperous and Happy New Year for you and your loved ones.

UPCOMING MEETINGS

The next open meetings of the Board are:

Annual Dinner Meeting
Wednesday, January 11th at 6:30pm
Peking-Tokyo Restaurant
522 Center Avenue in Martinez
Please RSVP by January 6th
to Stefanie@acihoa.com



Regular Board of Directors Meeting
Wednesday, February 15th at 6:30pm
2327 Sweetwater Drive

Regular Board of Directors Meeting
Wednesday, March 14th at 6:30pm
2327 Sweetwater Drive

*All owners are welcome
and encouraged to attend.*



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 Association Manager for Diablo View 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@acihoa.com or 925.283.4900 Ext. 227

