

May 2010

Diablo View HOA
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"Serving our community since 1985"

News and Views from the Board

The Board took the following action at their meeting held May 5, 2010:

- The Board approved the proposal from Bohdaine Disking and Grading in the amount of \$3500 for annual weed abatement.
- The Board approved the installation of an additional owl box for a cost not to exceed \$600 as part of the gopher abatement program..
- The Board approved distributing voting materials for the purpose of a membership vote to allow CertainTeed Presidential TL Composition Shingles as an approved roofing material type.

2010 Egg Hunt

The annual egg hunt was a success again this year and Management and the Board would like to **THANK ALL** of the volunteers who helped make this event possible. Your time and participation are so greatly appreciated.



The Board of Directors opinion regarding Asphalt Shingles

Recently, a homeowner distributed a flier into all the mailboxes in our Community, the Board would like to take this opportunity to address that flier:

The Diablo View Board has always advised against composition shingles for various reasons and prefers to adhere to a certain level of architectural harmony in a neighborhood such as ours where the homes are in very close proximity to each other. Such harmony tends to be aesthetically pleasing and therefore maintains, and potentially increases, property values. In addition it has been documented that certain types of materials will not prevent the spread of fire as well as others and safety is a top concern. That said, the Board has decided that the matter of using the Presidential TL CertainTeed line of composite shingles recently presented to the Board is being put up to vote to the Membership based on the increased number of homeowners requesting alternative choices for roofing materials. It is also an effort to improve communications between the Board and the Membership as a whole.

Your vote matters. Please return the Ballot ASAP once it is received. Should a 2/3rd's majority be obtained in favor of this new roofing material, please be advised that our governing documents still require ARC requests to be submitted to Management so that the roofing material can be confirmed, colors coordinated and approved and the contractors information be placed on record.

Common Area Usage

The Board of Directors and Management would like to remind all homeowners and residents that the common area belongs to 203 homeowners and no single homeowner has rights to use it other than open space. Disturbing the topsoil accelerates erosion per our soil engineers report. Creating any type of recreational tracks, dirt mounds, pits, or ramps significantly puts the HOA and responsible parties at risk for liability should someone get injured due to such activities. If such activity is witnessed please report the incident ASAP.

Neighborhood Watch

In response to several owners who signed up to participate in a neighborhood watch program, the Board has asked that Martinez Police send their Community Policing Officer to our next meeting on June 16, 2010 to discuss setting up a neighborhood watch program in our Community. The Officer will be speaking from 6 - 6:30PM and will be available to answer your questions directly. Please attend the meeting if you are interested in participating in the program or have concerns about police activity in the area.



Distribution of materials in mailboxes

The Board of Directors and management would like to remind all owners and residents that although it is legal for any person to distribute materials in our community to the residents it is **illegal** to place unstamped items into mailboxes. In addition the materials being distributed should clearly identify the author and provide contact information in the event a resident or the association would like to contact the person or company. Thank you for your time and attention to this and in advance for your cooperation.

Diablo View HOA

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MARTINEZ, CA 94553

[Next Board Meeting is 6-16-10](#)

The June 16, 2010 meeting will begin promptly at 6:00 PM with a guest speaker and then the Homeowners' open forum on the agenda. The next meeting date is:

June 16, 2010

The Board will be meeting at 2327 Sweetwater Drive. All Homeowners are invited to attend the meetings to stay up to date on current Community Activity and Association Business.

[Community Garage Sale](#)

It's time again to plan this year's Community garage sale. Any homeowners interested in participating or helping plan and execute this event should contact Management as soon as possible. In addition, at the Egg Hunt, some owners expressed interest in a Community BBQ. If anyone wants to volunteer to organize such an event please contact Management for information.