

SILVERTREE MOJAVE

NEWSLETTER

December Treasurer's Report
Homeowner Opt-Out Form
Union Bank Auto-Pay

January 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	V. President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer
Rebekah Johnson	Alternate

Maintenance Vendors for Your Information

1 ST American Air – Duct Cleaning	(866) 887-3828
Animal Services – Fremont	(510) 790-6630
Tri-Cities Animal Shelter – Fremont	(510) 790-6640
Background Checks: www.criminalwatchdog.com	
Construction: Total Construction	(408) 515-7278
Four Seasons Pool Service:	(510) 793-5189
Fremont Police:	(510) 790-6800
Gates: R&S	(510) 489-6881
Hauling Firm: Bill Cotton	(510) 797-0977
Committee Communications Contact: Anand Bhaskaran	
e-mail: abanand@yahoo.com	
Silvertreemohavefremont@yahoo.com	
I.M.E. Equities Electric	(650) 367-9948
Killroy Pest Control	(888) 545-5769
Landscape: Serpico	(510) 293-0341
Locksmith: Sakane Lock	(510) 791-0594
M.C.C. Financials: (Members Accts)	(408) 848-5953
Post Office: Mission Peaks Station	(510) 226-0195
Sinclair – Hall Insurance Ray Hall	(888) 803-1790
Towing: All Day Towing / AA Wheat	(510) 471-2500
The Screen Factory:	(510) 797-1983
The Vent Cleaner:	(800) 793-0333
(Chimneys & Dryer Vents Cleaning)	

This vendor list is not an endorsement of the vendors. Should you select one, any invoice or repairs disputes are between you and the vendor and not the H.O.A.

NEWSLETTER IS LEGAL NOTICE

Your monthly newsletter is "legal notice" to the membership. Board resolutions, articles of interest and notices will be included with the newsletter. Off-site homeowners are required to supply a copy of the newsletter to their tenants, as well as a copy of the Association's governing documents and rules and regulations.

Management Solutions

6200 Buena Vista Dr.
Newark CA 94560

The office is open Mon-Fri 1pm to 5pm

Donald W. Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

Main Office: (510) 659-8969

fax: 510) 656-4495

Escrow Office: (925) 606-9500

fax: (925) 606-4369

Hours: Mon-Thurs 10am-5pm, Fri 10am-4pm

www.ManagementSolutionsHOA.com

ManagementSolutionsHOA@gmail.com

Email is not monitored during nights and weekends. Do not send urgent messages. Please call the office or emergency phone numbers.

AFTER HOURS EMERGENCY:

(925) 584-4401 or (925) 584-4386

When contacting us, please leave your name, address, Association name, telephone contact number with area code and a detailed message.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday, February 8, 2016

7:00 PM

Round Table Pizza
46600 Mission Boulevard
Fremont, CA 94539
(510) 490-0440

See You There!

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION
NEWSLETTER

January 2016

GUTTER CLEANING

Your Board of Directors has approved the quote from BTC Construction to clean the gutters. When weather permits, advance notice will be posted to remind residents to cover or remove items from their patio prior to cleaning.

PETS REMINDER

Residents with pets are required to pick up their pet's waste immediately afterwards and dispose of it in a tied baggie. The landscapers, will NOT do this.

All pets, must be on a leash and under the owner's control at all times within the common areas of the association. Pets are not permitted to be left outside to roam about freely in the common areas, tied up in any of the common areas, etc.

Pets are not permitted to be left out on balconies or patios unattended.

Dogs are not permitted to bark constantly, as this is a noise disturbance violation and owner's will be fined accordingly. Please do not allow your dogs to bark constantly.

Remember, pets are a privilege to have in our association, they are not a necessity. We appreciate everyone's cooperation in abiding by our pet rules.

FINANCIAL UPDATE

Please take a moment to review the attached Treasurer's Report for financials ending 12/31/2015.

OPT-OUT FORM

Attached is the annual Opt-Out Form. Under California Civil Code 5200 and 5230, upon request, owners are permitted to review member's records and personal owner's files. Please sign and return the form to Management Solutions if you would like to keep your member's information confidential and opt-out of allowing other residents to review your information.

MEETING DATE CHANGE

Please note on your calendar, the Board of Directors have approved to change meetings to every other month. The Board will meet on the second Monday of the month in February, April (Annual), June, August, October and November (no December meeting).

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION
NEWSLETTER

January 2016

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

Please remember that all residents are only permitted to park two (2) vehicles within the association; one of the vehicles must be parked in the deeded carport space to the unit and the other in the common area parking. All vehicles must be registered by completing the Resident Registration and turned into Management Solutions, annually.

- If you have more than 2 vehicles, you must park the others on the street. All vehicles must be listed on the Resident Registration form.
- All vehicles must be moved every 96 hours.
- All vehicles parked in deeded carport spaces that are being stored, must be kept clean, in good condition, have no flat tires, no oil dripping and must have current license and registration. No exceptions! They still need to be moved every 96-hours off the property. Moving the vehicle to another space will not be okay!
- No damaged or inoperable vehicles are permitted in any space. No RV's, no commercial vehicles, boats, trailers, or moving trucks.
- No vehicles allowed to be placed up on jacks or have blocks behind the wheels.
- No vehicle maintenance is allowed. (Only exception is: Get it running enough to drive it to a repair shop).
- All vehicle spaces must be kept free from debris and oil stains. Use "Simple Green" to clean them.
- No owner is to dump out their vehicle's ashtray in any parking space. This is a \$250.00 littering fine.
- No vehicle is permitted to rear-end park into any parking space, as this kills the landscape and can allow fumes flow into unit's windows.
- Parking spaces are not to be used for storage of any items.
- Nothing is permitted to be chained to any of the posts in the parking areas.
- No loitering, persons playing in or around the parking areas.
- No revving of vehicle and/or motorcycle engines.
- All motorcycles are to be parked in front of the vehicle in deeded space (if applicable).
- The speed limit within the association is 5 MPH.

First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION
NEWSLETTER

January 2016

ONLINE HOA PAYMENTS

You can pay your dues online at:

www.unionbank.com/hoabankers

Company ID – Association ID –Unit ID
0015-0000SM-630001XXXX

Your Unit ID is the same as your member number and can be found on your account statement (63000-1-XXX-X). Also, please use the Association's zip code, 94539, even if you do not live onsite.

For your convenience, we have attached the form to sign up for auto-pay with Union Bank, as well.

SILVERTREE MOJAVE HOA
Service Request & Comment Form
February 2016

Return to: Management Solutions
6200 Buena Vista Dr., Newark CA 94560
(510) 656-4495 fax
managementsolutionshoa@gmail.com

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report a problem in the common areas, voice a concern, express an opinion or volunteer to serve on a committee for the association

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

Please Make Your Dues Check Payable To: SILVERTREE MOJAVE HOA

Mail your HOA dues to:
Union Bank of California
P.O. Box 15033
Vallejo, CA 94591

Visit www.unionbank.com/hoabankers for online payment.

Please call Management Cost Controls at (408) 848-5953 for questions regarding your account.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
February 8, 2016
Round Table Pizza
46600 Mission Blvd., Fremont, CA 94539
7:00 pm

MEETING AGENDA

- | | |
|---|---------|
| I. Roll Call of Board of Directors At: | 7:00 pm |
| II. Call Meeting to Order At: | 7:01 pm |
| III. Open Forum At: | 7:02 pm |
| IV. Approval of January 11, 2016 Meeting Minutes: | 7:20 pm |
| V. Review of January 31, 2016 Financials: | 7:30 pm |
| VI. Business At Hand: | 7:40 pm |
| 6.1 Homeowner Communications/Items | |
| 6.2 Attorney Items | |
| 6.3 Contractor Items | |
| 6.4 Miscellaneous Items | |
| VII. April 11, 2016 Meeting Agenda Items at: | 8:25 pm |
| 7.1 | |
| 7.2 | |
| 7.3 | |
| 7.4 | |
| VIII. Adjournment of Meeting at: | 8:30 pm |

Next meeting is:
Silvertree Mojave Annual Meeting
Monday, April 11, 2016 at 7 pm

Round Table Pizza
46600 Mission Blvd., Fremont, CA 94539

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

CIVIL CODE SECTION 5220 "OPT OUT"

Pursuant to Civil Code Section 5220 and for reason of privacy, the undersigned expressly "Ops Out" of sharing the member's name, property address, and mailing address by notifying the Silvertree Mojave Homeowners' Association, in writing, that the member demands to be contacted only via the alternative process described in subdivision (c) of the Corporations Code.

This "Opt Out" shall remain until changed by the undersigned.

The undersigned expressly prohibits the inspection of this form without redacting all of the handwritten information below.

Dated: _____

Printed Name: _____

Signature: _____

Property Address: _____

Mailing Address: _____



**AUTHORIZATION AGREEMENT FOR
PREAUTHORIZED PAYMENTS**

CUSTOMER: If required, photocopy for your records.

Management Company Name: _____

Association Name: _____

Unit Address: _____

Homeowner Unit Number / Account Number: _____

I/We authorize the above Association to charge my/our checking account at the financial institution indicated on my/our voided check for the payment of my/our monthly association assessment. Your account will be charged on or about the 7th of each month.

I/We understand that these assessments may change periodically, and that such changes will be provided to Union Bank by the above named Association.

(fold)

(fold)

**PLEASE ATTACH A VOIDED CHECK (WITH PREPRINTED NAME AND ADDRESS) FROM
THE CHECKING ACCOUNT THAT WILL BE CHARGED.**

**UNION BANK MUST RECEIVE THIS FORM BY THE 10TH DAY OF THE MONTH FOR THE AUTOMATIC
CHARGE TO BE IN EFFECT FOR THE FOLLOWING MONTH.**

**UNION BANK WILL BE PERFORMING THE ORIGATION OF THESE CHARGES ON BEHALF OF THE
ASSOCIATION.**

STAPLE VOIDED CHECK HERE

You will receive confirmation of start date via U.S. Mail. If you have any questions, you may call Union Bank at 1-800-836-5184.

Please mail this authorization to: **UNION BANK, N.A.
HOA REMITTANCE PROCESSING-MP, 4-30A-812
2001 SATURN STREET
MONTEREY PARK CA 91755**

(fold)

(fold)

I/We represent and warrant to Union Bank, N.A. that the undersigned are all signers required to transact business on said deposit account and understand that electronic transactions on said account will be governed by the terms of my/our deposit account terms and disclosure. Union Bank, N.A. must receive written notification of my/our termination by the 10th day of the month in order to act upon such notification by the following month's payment.

First Name on Account (please print)

x _____
Signature

Date

Second Name on Account (If applicable)

x _____
Signature

Date

SILVERTREE MOHAVE
HOMEOWNERS' ASSOCIATION
 Board of Directors Meeting
TREASURER'S MONTHLY REPORT
 As of:
 December 31, 2015
BALANCE SHEET ITEMS – ASSETS

	<u>BALANCE</u>
A) ASSET CASH ACCOUNTS (bank accounts):	
Union Bank Checking:.....	\$ 52,980.71
TOTAL CASH ACCOUNTS.....	\$ 52,980.71
*November: \$39,454.30	
B) OTHER ASSETS (e.g., pre-paid insurance & taxes, from balance sheet):	\$ 0.00
C) MEMBERS' RECEIVABLE (from balance sheet): (Pages 9 – 10)...	\$ 9,720.42
*November: \$1,859.51	

LIABILITIES & FUND BALANCES

A) PREPAID ASSESSMENTS FEES (from balance sheet) (Pages 9 – 10)...	\$ 14,087.77
*November: \$13,312.40	
B) CURRENT LIABILITIES (e.g., accounts payable, from balance sheet):	\$ 14,112.77
Plus A-One Roofing:	<u>\$ 10,228.00</u>
	\$ 24,340.77
C) DUE FROM OPERATING/TO RESTRICTED (if applicable, from balance sheet):	\$ 0.00
D) OPERATING FUND BALANCE @ BEG OF YEAR (from balance sheet):	\$ 67,447.81
E) CURRENT OPERATING LOSS / <u>INCOME</u> (from balance sheet):....	+\$ 24,738.21
F) TRANSFERS/RECLASSIFICATIONS (if applicable, from balance sheet):	\$ 0.00
G) RESERVES FUNDS BALANCE (from balance sheet):.....Per Budget:	< \$ 122,736.00 >
*November: \$53,828.34	
H) INTEREST EARNED YEAR TO DATE (from income statement, ytd., column):	\$ 36.42
I) TOTAL INCOME BUDGET VARIANCE (budget to actual, ytd., var., column):	+ \$ 9,101.67
J) TOTAL EXPENSE BUDGET VARIANCE (Budget to act, ytd., var., column):	< \$ 15,636.41 >
K) Other.....	\$ 0.00

*Note: If BOD goes to bi-monthly meetings, MSI contract: \$1,200.00 per month.

Respectfully submitted by Don Murphy, for the Treasurer

SILVERTREE MOHAVE
HOMEOWNERS' ASSOCIATION
 Board of Directors Meeting
 Financial Packet as of:

December 31, 2015

Financial Summary

I. <u>Income</u> (Under / Over / <u>Positive</u>) Budget:.....	+ \$	9,101.67
<ul style="list-style-type: none"> • Primarily CC&R's / Rules Fines 		
II. <u>Expenses</u> (<u>Under</u> / Over) Budget:	< \$	15,636.54 >
1. <u>Administrative</u> : (Under / <u>Over</u>) Budget:.....	+ \$	4,016.01
<ul style="list-style-type: none"> • Legal: +\$4,290.50 		
2. <u>Landscaping</u> : (<u>Under</u> / Over) Budget:.....	< \$	13,236.80 >
3. <u>Pool/Spa</u> : (<u>Under</u> / Over) Budget:.....	< \$	469.16 >
4. <u>Utilities</u> : (<u>Under</u> / Over Budget:.....	< \$	7,220.89 >
<ul style="list-style-type: none"> • No water bills in December 2015 		
5. <u>Buildings / Grounds</u> : (<u>Under</u> / Over) Budget:.....	+ \$	1,274.30
<ul style="list-style-type: none"> • Electrical 		
6. <u>Reserves</u> : (<u>Under Funded</u> / On Budget):.....	< \$	122,736.00 >
III. <u>Over Dues</u> : (Pages: 9 – 10):.....	\$	9,720.42
<ul style="list-style-type: none"> • 1 Accounts one month past due • 3 Accounts two months past due • 1 Accounts turned over to Fong & Fong • 0 Accounts Bankruptcy – Foreclosed / Bad Dept: 		

Management sent (4) Collection Letters @ \$35.00 each = \$140.00

SILVERTREE MOJAVE

NEWSLETTER ATTACHMENTS

February 2016

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Tamela Durant	V. President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer
Rebekah Johnson	Alternate

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Management Solutions

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Newark CA 94560
The office is open Mon-Fri 1pm to 5pm

Donald W. Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

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fax: 510) 656-4495
Escrow Office: (925) 606-9500
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Hours: Mon-Thurs 10am-5pm, Fri 10am-4pm

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SILVERTREE MOJAVE CALENDAR

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Annual General Membership Meeting
Monday, April 11, 2016
7:00 PM

Round Table Pizza
46600 Mission Boulevard
Fremont, CA 94539
(510) 490-0440

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION
NEWSLETTER

February 2016

GOOD NEWS

Management Solutions and your Board of Directors have agreed to reduce the monthly Board of Directors meetings to every other month. With this, the monthly contract will be reduced by \$1,000.00 per month. The savings of \$12,000.00 will be applied to the reserves.

The Board meetings will be held on the 2nd Monday in April, June, August, October and November. Please mark your calendar.

SECURITY CAMERAS

A resident in the Association recently reported that their planter and plants had been stolen from their front door area. Other residents have also inquired about installing security cameras to monitor outside their unit. Security cameras are permitted, but they must be installed inside the unit facing out the window. Residents are not permitted to install cameras on the exterior of the building.

NOTICE OF THE ANNUAL GENERAL MEMBERSHIP MEETING

The 2016 Annual General Membership Meeting will be held as follows:

Date: April 11, 2016
Time: 6:45pm - 7:00 pm Sign-In, 7:00 pm Meeting Begins
Location: Round Table Pizza
46600 Mission Boulevard, Fremont, CA 94539

For the following purpose:

- To receive the reports of Officers
- To elect three (3) Directors
- To conduct any other business that may come before the Association

The Association By-Laws requires 51% of the members (36 Homeowners) to be present in person or by proxy to establish quorum at the meeting to conduct business. If this is not met, the meeting will have to be continued to another date and time. If a quorum is not established due to insufficient proxies, members who did not return their proxy will be subject to a \$25.00 fee for a second mailer. Also, if the Association fails to reach a quorum, the Association will be charged an additional \$600 fee for the election inspector. PLEASE RETURN THIS PROXY BY APRIL 11, 2016 EVEN IF YOU PLAN TO ATTEND THE MEETING. THANK YOU!

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION
NEWSLETTER

February 2016

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

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- If you have more than 2 vehicles, you must park the others on the street. All vehicles must be listed on the Resident Registration form.
- All vehicles must be moved every 96 hours.
- All vehicles parked in deeded carport spaces that are being stored, must be kept clean, in good condition, have no flat tires, no oil dripping and must have current license and registration. No exceptions! They still need to be moved every 96-hours off the property. Moving the vehicle to another space will not be okay!
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- No vehicles allowed to be placed up on jacks or have blocks behind the wheels.
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- No vehicle is permitted to rear-end park into any parking space, as this kills the landscape and can allow fumes flow into unit's windows.
- Parking spaces are not to be used for storage of any items.
- Nothing is permitted to be chained to any of the posts in the parking areas.
- No loitering, persons playing in or around the parking areas.
- No revving of vehicle and/or motorcycle engines.
- All motorcycles are to be parked in front of the vehicle in deeded space (if applicable).
- The speed limit within the association is 5 MPH.

First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION
NEWSLETTER

February 2016

ASSOCIATION RULES REMINDERS

All pets in the common area must be on leash and in their owner's control.

The dumpsters are for household garbage only. All construction debris, furniture, mattresses and other large items must be hauled away at the owner's expense. Dumping large items is a \$250.00 fine in addition to the cost of removal.

All shoes outside the front door must be placed in a nice wicker basket to prevent tripping hazards.

All window screens must be on the windows. Screens cannot be torn or taped and the frame cannot be bent.

SILVERTREE MOJAVE HOA
Service Request & Comment Form
April 2016

Return to: Management Solutions
6200 Buena Vista Dr., Newark CA 94560
(510) 656-4495 fax
managementsolutionshoa@gmail.com

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report a problem in the common areas, voice a concern, express an opinion or volunteer to serve on a committee for the association

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

Please Make Your Dues Check Payable To: SILVERTREE MOJAVE HOA

Mail your HOA dues to:
Union Bank of California
P.O. Box 15033
Vallejo, CA 94591

Visit www.unionbank.com/hoabankers for online payment.

Company ID: 0015 Association ID: 0000SM Unit ID: 630001XXXX
Please use the Association's zip code, 94539, even if you do not live onsite.

Please call Management Cost Controls at (408) 848-5953 for questions regarding your account.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Post Annual Board of Directors Meeting
Monday, April 11, 2016
Round Table Pizza
46600 Mission Blvd., Fremont, CA 94539
8:00 pm

MEETING AGENDA

- | | |
|--|---------|
| I. Roll Call of Board of Directors At: | 8:00 pm |
| II. Call Meeting to Order At: | 8:01 pm |
| III. Approval of February 8, 2016 Meeting Minutes: | 8:02 pm |
| IV. Business At Hand: | 8:10 pm |
| 4.1 Election of Officers | |
| 4.2 Member Correspondence | |
| 4.3 Attorney Items | |
| 4.4 Contractor Items | |
| 4.5 Miscellaneous Items | |
| V. Review of 2/29/2016 and 3/31/2016 Financials: | 8:45 pm |
| VI. June 13, 2016 Meeting Agenda Items at: | 8:55 pm |
| 6.1 | |
| 6.2 | |
| 6.3 | |
| 6.4 | |
| VII. Adjournment of Meeting at: | 9:00 pm |

Next meeting is:
Monday, June 13, 2016 at 7 pm

Round Table Pizza
46600 Mission Blvd., Fremont, CA 94539

SILVERTREE MOJAVE NEWSLETTER & ATTACHMENT

February 29, 2016 Treasurer's Report

MARCH 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	Vice President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer
Rebekah Johnson	Alternate

Management Solutions

Donald Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

E-mails received on Saturdays & Sundays will not be addressed and will be deleted, as the office is closed.

MAILING ADDRESS

Mailing Address: 6200 Buena Vista Drive
Newark, CA 94560

Telephone: 510-659-8969

Fax: 510-656-4495

New E-mail: managementsolutionshoa@gmail.com

Web site: www.ManagementSolutionsHOA.com

Office Hours: 1 PM – 5 PM Monday – Friday

Telephone Hours: 10 AM – 5 PM Monday – Thursday
10 AM – 4 PM Fridays

EMERGENCY NUMBERS AFTER HOURS:

925-584-4401 or 925-584-4386

Please leave your name, address, association name, contact telephone number, (with area code) and a detailed message.

Maintenance Vendors for Your Information

- 1ST American Air – Duct Cleaning 866-887-3828
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- Background Checks: www.criminalwatchdog.com
- Construction: BTC Construction 408-515-7278
- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
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- Killroy Pest Control: 888-545-5769
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SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

The Annual Meeting

Monday – April 11, 2016

6:45 PM Sign-In

7:00 PM Meeting Begins

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

NEWSLETTER IS LEGAL NOTICE

Your monthly newsletter is “legal notice” to the membership. If and when possible, notices of work being done throughout the association will be attached to your newsletter, or articles of interest to everyone, as well as, Board Resolutions are placed in your newsletter.

Off-site homeowners who rent their units are required to supply a copy of the monthly newsletter to their tenants, as well, a copy of the association's governing documents, rules and regulations.

NOTICE OF THE ANNUAL GENERAL MEMBERSHIP MEETING

The 2016 Annual General Membership Meeting of the Silvertree Mojave Homeowners Association will be held as follows:

Date: April 11, 2016

Time: 6:45P.M. - 7:00 P.M. Sign-In
7:00 P.M. Meeting Begins

Location: The Round Table Pizza
46600 Mission Boulevard
Fremont, CA 94539
(T) 510-490-0440

For the following purpose:

- To receive the reports of Officers
- To elect three (3) Directors
- To conduct any other business that may come before the Association

The Association By-Laws requires 33 percent, (36 homeowners) of the members to be present in person or by proxy to establish quorum at the meeting to conduct business. If quorum is not established, due to insufficient ballots, then a second mailer for a continuation meeting will be sent and a \$25.00 fee will be charged to the member's account who did not return their ballot. By law the HOA is required to have an election inspector oversee the annual meeting elections. The rate for monitoring the annual meeting elections is \$600.00. If the HOA fails to get a quorum the HOA will have to pay for the elections inspector to come to a meeting a second time. So please turn in your ballots or attend the meeting to vote.

PLEASE RETURN THIS PROXY BY April 11, 2016 EVEN IF YOU PLAN TO ATTEND THE MEETING. THANK YOU!

SAVING WATER – TIPS FOR RESIDENTIAL USE

LAUNDRY

When doing laundry, always wash full loads.

When it's time to replace the clothes washer, choose a high-efficiency washer with a low water factor.

Use low suds detergents.

KITCHEN

If washing dishes by hand, fill the sink with water rather than continually running the tap.

Install an efficient dishwasher.

Only wash full loads of dishes in the dishwasher.

Avoid using running water to thaw frozen foods.

FAUCETS

Find and fix any leaky faucets.

Install efficient faucets and/or aerators.

Turn off the faucet when washing your hands in between washing and rinsing them.

SHOWERS

If it takes a long time for the hot water to reach the shower, use it as an opportunity to collect water for other uses, such as watering houseplants.

Replace showerheads that have a flow rate greater than 2.5 gallons (9.5 liters) per minute (the current national energy policy act standard).

Take shorter showers.

TOILETS

Replace toilets installed before 1994 (1992 for Texas and California) with High-Efficiency Toilets (HETs).

Check toilets to verify they are working properly

For a run-on toilet, check the float valve inside the tank and replace it, as a run-off toilet wastes up to 200 gallons of water per day.

LANDSCAPING

If irrigation system is used, make sure it is properly set up and maintained.

Landscape with water wise landscaping principles, such as a weather controller system.

STOLEN BIKES

Management Solutions received an email from a homeowner on Wednesday – March 9th, reporting their two (2) bikes were stolen from their unit's patio during the night. A blue adult bike and a red youth bike stolen on the Winema Common side of the association. Both bikes were recently purchased and the brand name was Giant.

You may want to keep your bikes inside your unit or lock them up if they are on your patios. Please report these incidents to the Fremont Police Department to file a report, as well as, reporting suspicious activity and trespassers.

Another idea is to form a Neighborhood Watch Committee. Your community if posted for NO TRESPASSING . Remember, these are your homes and your community. If burglars see that the community is being monitored by member's it just may deter them elsewhere.

TREASURER'S REPORT

Attached is the February 29, 2016 Treasurer's report that shows where the association is at with operating financials.

MICE – RATS – BEES – WASPS

The association is only responsible for the treatment of termites. If you are experiencing hearing mice or rats inside you unit's walls, it's the homeowner's responsibility to contact a Pest Control firm.

In the past, your Board of Directors has contacted a firm to trap raccoons or squirrels, but other rodents are the homeowner's responsibility. You may want to set snap traps under the kitchen or bathroom sinks areas. The same goes for bees or wasps and their nests. These are the homeowner's responsibility.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

Please remember that all residents are only permitted to park two (2) vehicles within the association and one of the vehicles must be parked in the deeded carport space to the unit and the other in the common area parking and must be registered by completing the Resident Registration and turned into Management Solutions, annually.

- If you have more than 2 vehicles, you must park the others on the street. All vehicles must be listed on the Resident Registration form.
- All vehicles must be moved every 96 – hours.
- All vehicles parked in deeded carport spaces that are being stored, must be kept clean, in good condition, have no flat tires, no oil dripping and must have current license and registration. No exceptions! (They still need to be moved every 96-hours) or off the property. Moving the vehicle to another space will not be okay!
- No damaged or inoperable vehicles are permitted in any space. No RV's, no commercial vehicles, boats, trailers, or moving trucks.
- No vehicles allowed to be placed up on jacks or have blocks behind the wheels.
- No vehicle maintenance is allowed. (Only exception is: Get it running enough to drive it to a repair shop).
- All vehicle spaces must be kept free from debris and oil stains are to be cleaned up using “Simple Green” to clean them.
- No owner is to dump out their vehicle's ashtray in any parking space. This is a \$250.00 littering fine.
- No vehicle is permitted to rear-end park into any parking space, as this kills the landscape, as well as, fumes flow into unit's windows.
- No storing of any items within any parking space.
- Nothing is permitted to be chained to any of the posts in the parking areas.
- No loitering, persons playing in or around the parking areas.
- No revving of vehicle and/or motorcycle engines.
- All motorcycles are to be parked in front of the vehicle in deeded space (if applicable).
- The speed limit within the association is 5 MPH.

First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

Pool & Spa Hours:

Sunday – Thursday 9:00 AM to 10:00 PM

Friday – Saturday 9:00 AM to Midnight

Opening Day: Friday – May 6, 2016

Please be courteous during these hours of all those living near the pool by complying with these hours.

- Pool Key Cost: \$50.00 (Must pick up key at the Management office, located at: 6200 Buena Vista Drive – Newark, CA 94560. Please call first for an appointment and you must bring proof of residency and a drivers license. Make your check payable to: Silvertree H.O.A.
- Residents must bring their own chairs
- There is no lifeguard on duty and great care must be taken when using the pool and spa
- Resident 14 years and under are not permitted in the pool or spa at anytime, unless they are accompanied by a person 14 years or older. No person is allowed to permit any persons under the age of 14 into the pool and/or spa area. This is an automatic \$200.00 fine per under aged persons. The Board of Directors will not waive this fine, nor hold a special hearing
- Proper swim attire must be worn at all times. No cut-offs or persons in diapers. Babies must wear protective swim pants. No nude swimming or sunbathing
- Residents are permitted to bring only two (2) visitors at a time to the pool and visitors must be accompanied at all times by the resident host
- No private pool parties allowed. This is an automatic \$100.00 fine
- No glass of any kind is allowed within the pool, spa or pool area. Paper and plastic goods may be used. Food and drink are not allowed in the pool. Residents are responsible for cleaning up after themselves and/or their visitors
- No soap and/or bubble bath allowed in the spa, as this damages the equipment
- No diving, loud noise, cannon balling, rough play, running, excessive screaming, no Frisbees, balls or flotation devises that hinder the swimming of others are allowed
- No pets of any kind are allowed in the pool area or spa
- No alcoholic beverages allowed in the pool area or spa
- No smoking allowed in the pool or spa areas
- No propping of the pool gates or allowing access to anyone who does not have their own key. Non-residents are not permitted in the pool or spa
- Please make certain that the gates lock securely when entering and exiting the pool and spa areas and report any problems to Management Solutions: 510-659-8969.

PET RULES

- Residents with pets are required to pick up their pet's waste immediately afterwards and dispose of it in a tied baggie. The landscaper's will NOT do this. It's an automatic \$250.00 pet waste fine per pet, per occurrence.
- No pet is permitted to be left outside on its own to roam about freely in the common areas, tied up in any of the common areas, etc. All pets, including cats must be on a leash and under the owner's control at all times within the common areas of the association. It's an automatic \$250.00 per violation.
- Two pets, per unit are allowed. (i.e. one dog and one cat).
- No birds or farms animals are permitted.
- No pets are permitted to be left out on balconies or patios unattended.
- No large dogs and/or aggressive dogs. Dog size allowed is not more than 25 lbs.
- No dog is permitted to bark constantly, as this is a noise disturbance violation and owners will be fined accordingly. Please do not allow your dogs to bark constantly. You may want to purchase an anti-bark collar to avoid a violation letter and/or possible fine. It's a \$50.00 noise disturbance fine, per occurrence.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

May – June 2016

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report any common area issues, such as lights out or trip hazards, etc. Please either mail, fax or email this form to: Management Solutions – 6200 Buena Vista Drive Newark, CA 94560 (F) 510-656-4495 Email: managementsolutionshoa@gmail.com

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Post Annual Board of Directors Meeting

April 11, 2016

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

8:00 P.M.

MEETING AGENDA

- | | | |
|------|---|-----------|
| I. | Roll Call of Board of Directors at: | 8:00 P.M. |
| II. | Call Meeting to Order at: | 8:01 P.M. |
| III. | Approval of March 14, 2016 Executive Meeting Minutes: | 8:02 P.M. |
| IV. | Business At Hand at: | 8:10 P.M. |
| | 4.1 Election of Officers | |
| | 4.2 Member's Correspondence | |
| | 4.3 Attorney Correspondence | |
| | 4.4 Contractor Items | |
| | 4.5 Miscellaneous Items | |
| V. | Review of March 31, 2016 Financials at: | 8:45 P.M. |
| VI. | June 13, 2016 Meeting Agenda Items at: | 8:55 P.M. |
| | 6.1 | |
| | 6.2 | |
| | 6.3 | |
| | 6.4 | |
| VII. | Meeting Adjourned at: | 9:00 P.M. |
| | Next meeting is: Monday – June 13, 2016 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE NEWSLETTER & ATTACHMENTS

Board of Directors Letter
R. Fong's Election Results Letter
HOA's Insurance Certificate

APRIL 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	Vice President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer
Rebekah Johnson	Alternate

Management Solutions

Donald Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

E-mails received on Saturdays & Sundays will not be addressed and will be deleted, as the office is closed.

MAILING ADDRESS

Mailing Address: 6200 Buena Vista Drive
Newark, CA 94560

Telephone: 510-659-8969

Fax: 510-656-4495

New E-mail: managementsolutionshoa@gmail.com

Web site: www.ManagementSolutionsHOA.com

Office Hours: 1 PM – 5 PM Monday – Friday

Telephone Hours: 10 AM – 5 PM Monday – Thursday
10 AM – 4 PM Fridays

EMERGENCY NUMBERS AFTER HOURS:

925-584-4401 or 925-584-4386

Please leave your name, address, association name, contact telephone number, (with area code) and a detailed message.

Maintenance Vendors for Your Information

- 1ST American Air – Duct Cleaning 866-887-3828
- Animal Services – Fremont 510-790-6630
- Tri-Cities Animal Shelter – Fremont 510-790-6640
- Background Checks: www.criminalwatchdog.com
- Construction: BTC Construction 408-515-7278
- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
- Gates: R&S 510-489-6881
- Hauling Firm: Bill Cotton 510-797-0977
- Committee Communications Contact: Anand Bhaskaran at: E-mail: abanand@yahoo.com
- Silvertreemohavefremont@yahoogroups.com
- I.M.E. Equities Electric: 650-367-9948
- Killroy Pest Control: 888-545-5769
- Landscape: Serpico 510-293-0341
- Locksmith: Sakane Lock: 510-791-0594
- M.C.C. Financials: (Members Accts) 408-848-5953
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Towing: All Day Towing / AA Wheat: 510-471-2500
- The Screen Factory: 510-797-1983
- The Vent Cleaner: 800-793-0333
(Chimneys & Dryer Vents Cleaning)

This vendor list is not an endorsement of the vendors. Should you select one, any invoice or repairs disputes are between you and the vendor and not the H.O.A.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

June 13, 2016

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

NEWSLETTER IS LEGAL NOTICE

Your monthly newsletter is “legal notice” to the membership. If and when possible, notices of work being done throughout the association will be attached to your newsletter, or articles of interest to everyone, as well as, Board Resolutions are placed in your newsletter.

Off-site homeowners who rent their units are required to supply a copy of the monthly newsletter to their tenants, as well, a copy of the association's governing documents, rules and regulations.

The “Sports Activity” or “Playing in Common Areas” rules has been rescinded as of April 18, 2016.

ANNUAL MEETING REPORT

Thank you to all homeowners who returned their proxies and those who attended the April 11, 2016 annual meeting, which helped to establish the required quorum.

Three positions were available and three candidates submitted their names for the available positions. Anand Bhaskaran, Tamela Durant and Lee Adams. There were no write-in candidates or nominations from the floor. Therefore, Anand Bhaskaran, Tamela Durant and Lee Adams were elected to the Board of Directors for a two year term for 2016-2017.

IRS RULING 70-604: Passed by majority vote to transfer any excess operating funds to the reserve fund.

Please see R. Fong's election results letter attached to this newsletter.

HOMEOWNER CONCERNS

At the annual meeting, homeowners and residents reported two bikes stolen. These bikes were not in the patio, nor locked up. They were left in the common area.

Some resident in attendance brought up the need for security foot patrol and asked about the cost for this. Security foot patrol for 8-hour shifts for 5 days per week on rotation hours is approximately \$59.00 per unit, per month. Since there are no funds in the 2016 operating budget, the \$59.00 would have to be a special assessment to each unit, per month. This has been voted down twice over the past few years.

You can go online at **www.crimereports.com**, type in the address and it will pull up incidents in the area that were reported to the police. Another website is: **www.spotcrime.com/ca/fremont**, which shows more for the areas. Check them out to get reports on crimes in and around the Silvertree Mojave areas and you will find this neighborhood is a low crime community.

SAVING WATER – TIPS FOR RESIDENTIAL USE

LAUNDRY

When doing laundry, always wash full loads.

When it's time to replace the clothes washer, choose a high-efficiency washer with a low water factor.

Use low suds detergents.

KITCHEN

If washing dishes by hand, fill the sink with water rather than continually running the tap.

Install an efficient dishwasher.

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Avoid using running water to thaw frozen foods.

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TOILETS

Replace toilets installed before 1994 (1992 for Texas and California) with High-Efficiency Toilets (HETs).

Check toilets to verify they are working properly

For a run-on toilet, check the float valve inside the tank and replace it, as a run-off toilet wastes up to 200 gallons of water per day.

QUAD LAWNS

Owners present at the April 11th annual meeting brought up the issue of the two center quads at buildings A – B- K – L and E – F – G – H in which the lawns were removed , instead of perimeter lawns. The cost of perimeter removal would have been almost double of two quad lawns, as well as, the irrigation removal. There was only six irrigation heads per quad to remove, versus 40 in the perimeter lawn areas.

Also, resident sales advised the perimeter lawns enhanced curb appeal to the Silvertree Mojave community.

THANK YOU HOMEOWNERS & RESIDENT TENANTS

Your Board of Directors and Management Solutions wants to thank all homeowners and resident tenants who complied with taking care of their violations in a timely manner.

A few reminders for patios, no items are permitted to be hanging such as; humming bird feeders, wind chimes, swings or wind socks/flags.

No trash bags or cardboard boxes are permitted to be stored on patios.

No carpets, mats, or padding is permitted to be installed over the concrete patio flooring, as these hold moisture and could rot the concrete. If this should happen, the homeowner will be responsible for the repairs.

All potted plants must have water collector dishes underneath them and potted plants should be up off from the patio concrete pad.

Patios are to be kept neat, clean and free from leaves and debris.

If you store bikes on your patios, please lock them up, so as not to be stolen.

Again, we thank everyone for their immediate cooperation in taking care of their violations. We appreciate this.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

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Sunday – Thursday 9:00 AM to 10:00 PM

Friday – Saturday 9:00 AM to Midnight

Opening Day: Friday – May 6, 2016

Please be courteous during these hours of all those living near the pool by complying with these hours.

- Pool Key Cost: \$50.00 (Must pick up key at the Management office, located at: 6200 Buena Vista Drive – Newark, CA 94560. Please call first for an appointment and you must bring proof of residency and a drivers license. Make your check payable to: Silvertree H.O.A.
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- No birds or farms animals are permitted.
- No pets are permitted to be left out on balconies or patios unattended.
- No large dogs and/or aggressive dogs. Dog size allowed is not more than 25 lbs.
- No dog is permitted to bark constantly, as this is a noise disturbance violation and owners will be fined accordingly. Please do not allow your dogs to bark constantly. You may want to purchase an anti-bark collar to avoid a violation letter and/or possible fine. It's a \$50.00 noise disturbance fine, per occurrence.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

May 2016

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report any common area issues, such as lights out or trip hazards, etc. Please either mail, fax or email this form to: Management Solutions – 6200 Buena Vista Drive Newark, CA 94560 (F) 510-656-4495 Email: managementsolutionshoa@gmail.com

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

June 13, 2016

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

MEETING AGENDA

- | | | |
|-------|---|-----------|
| I. | Roll Call of Board of Directors at: | 7:00 P.M. |
| II. | Call Meeting to Order at: | 7:01 P.M. |
| III. | Open Forum at: | 7:02 P.M. |
| IV. | Approval of April 11, 2016 Annual & Post Meeting Minutes: | 7:30 P.M. |
| V. | Business At Hand at: | 7:40 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 4/30/16 & 5/31/16 Financials at: | 8:15 P.M. |
| VII. | August 8, 2016 Meeting Agenda Items at: | 8:25 P.M. |
| | 7.1 | |
| | 7.2 | |
| | 7.3 | |
| | 7.4 | |
| VIII. | Meeting Adjourned at: | 9:00 P.M. |
| | Next meeting is: Monday – August 8, 2016 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

FONG & FONG
A PROFESSIONAL CORPORATION

◆-----◆
2161 HARBOR BAY PARKWAY
ALAMEDA, CALIFORNIA 94502-3019
Telephone: (510) 748-6800
Facsimile: (510) 748-6822

RICHARD FONG, JR.

Direct Dial: (510) 748-6800 Ext. 103
Email: rfong@fonglaw.com

April 12, 2016

Board of Directors
Silvertree Mojave Homeowners Association, Inc.
c/o Don Murphy
Management Solutions, Inc.
6200 Buena Vista Dr.
Newark, CA 94560

Re: Election Results

Dear Board of Directors:

This will confirm that on Monday, April 11, 2016, an annual meeting of members was held by the Silvertree Mojave Homeowners Association, Inc. The Association's By-Laws provide that a quorum is composed of 51% of the total voting power of the Association. There appearing in excess of a majority of members by way of physical presence, proxy or ballot, the 2016 annual meeting of members was properly convened.

There were three positions available and three candidates submitted their names for the available positions: Anand Bhaskaran, Tamela Durant and Lee Adams. There were no write-in candidates or nominations from the floor. Therefore, Anand Bhaskaran, Tamela Durant and Lee Adams were elected as the Silvertree Mojave Homeowners Association 2016/2017 Board members.

The members also voted by an overwhelming majority to transfer any excess operating funds to the reserve fund as required by Internal Revenue Service Ruling 70-604.

A copy of this letter must be sent to all members of the Association within 15 days of the meeting.

Thank you for allowing our office to be of continuing service to your community.

Very truly yours,

FONG & FONG

By: _____


Richard Fong, Jr.

RFJ:bc

Sinclair Insurance

To The Property Owners Of

Silvertree Mohave HOA

Insurance Coverage Summary 2016-2017
Civil Code 1365 (f) (operative until 1/1/2017)
Civil Code 5300 (b)(9)(operative 1/1/2017)

A. GENERAL LIABILITY INSURANCE

- Name of Insurer: Farmers Insurance Exchange Policy #601061965
- Effective Date of Policy: 03-22-2016 to 03-22-2017
- Limits of Liability: \$2,000,000 per Occurrence/\$4,000,000 Annual Aggregate
- General Liability Deductible: None
- Did the Agent/Broker assist the Association in the development of the General Liability Policy Limits? Yes
- If yes, were the recommendations of the Insurance Agent/Broker followed? Yes

B. DIRECTORS & OFFICERS LIABILITY INSURANCE

- Name of Insurer: Farmers-Truck Insurance Exchange Policy # 60106 19 65
- Effective Date of Policy: 03-22-2016 to 03-22-2017
- Limits of Liability: \$2,000,000 per Loss/\$2,000,000 Each Policy Year
- Deductible: \$500

C. UMBRELLA LIABILITY INSURANCE (EXCESS OF A AND B LIMITS)

- Name of Insurer: Great Farmers-Truck Insurance Exchange Policy Number 05592 05 78
- Effective Date: 03-22-2016 to 03-22-2017
- Limits of Liability: \$1,000,000 per Occurrence / \$1,000,000 Annual Aggregate
- SIR Limit - \$10,000

D. PROPERTY INSURANCE

- Name of Insurer: Farmers-Truck Insurance Exchange Policy # 60106 19 65
- Effective Date of Policy: 3-22-2016 to 3-22-2017
- Property Coverage Limits: \$21,957,900
- Property Coverage Deductible: \$10,000
- Person or Entity responsible to pay the Property Insurance Deductible in the event of a Loss: Association or Owner
- Does the Property Insurance extend to the Real Property Improvements of Separate Interest? YES

E. EARTHQUAKE INSURANCE? NO

F. Does Association carry FLOOD INSURANCE? NO

G. FIDELITY BOND INSURANCE

- Name of Insurer: Farmers-Truck Insurance Exchange Policy # 60106 19 65
- Effective Date of Policy: 03-22-2016 TO 3-22-2017
- Limits of Coverage: \$150,000
- Deductible: \$10,000

Sinclair Insurance

Silvertree Mohave HOA

Insurance Coverage Summary 2016-2017

Civil Code 1365 (f) (operative until 1/1/2017)

Civil Code 5300 (b)(9)(operative 1/1/2017)

This summary of the association's policies of insurance provides only certain information, as required by subdivision (f) of Section 1365 (operative until 1/1/2017) and Section 5300 (b) (9) (operative 1/1/2017) of the California Civil Code, and should be considered a substitute for the complete policy in terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and upon request and payment of a reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in the summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

SILVERTREE MOJAVE NEWSLETTER & ATTACHMENT

Resident Registration Form

MAY – JUNE 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	Vice President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer
Rebekah Johnson	Alternate

Management Solutions

Donald Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

E-mails received on Saturdays & Sundays will not be addressed and will be deleted, as the office is closed.

MAILING ADDRESS

Mailing Address: 6200 Buena Vista Drive
Newark, CA 94560

Telephone: 510-659-8969

Fax: 510-656-4495

New E-mail: managementsolutionshoa@gmail.com

Web site: www.ManagementSolutionsHOA.com

Office Hours: 1 PM – 5 PM Monday – Friday

Telephone Hours: 10 AM – 5 PM Monday – Thursday
10 AM – 4 PM Fridays

EMERGENCY NUMBERS AFTER HOURS:

925-584-4401 or 925-584-4386

Please leave your name, address, association name, contact telephone number, (with area code) and a detailed message.

Maintenance Vendors for Your Information

- 1ST American Air – Duct Cleaning 866-887-3828
- Animal Services – Fremont 510-790-6630
- Tri-Cities Animal Shelter – Fremont 510-790-6640
- Background Checks: www.criminalwatchdog.com
- Construction: BTC Construction 408-515-7278
- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
- Gates: R&S 510-489-6881
- Hauling Firm: Bill Cotton 510-797-0977
- Committee Communications Contact: Anand Bhaskaran at: E-mail: abanand@yahoo.com
- Silvertreemohavefremont@yahoo.com
- I.M.E. Equities Electric: 650-367-9948
- Killroy Pest Control: 888-545-5769
- Landscape: Serpico 510-293-0341
- Locksmith: Sakane Lock: 510-791-0594
- M.C.C. Financials: (Members Accts) 408-848-5953
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Towing: All Day Towing / AA Wheat: 510-471-2500
- The Screen Factory: 510-797-1983
- The Vent Cleaner: 800-793-0333
(Chimneys & Dryer Vents Cleaning)

This vendor list is not an endorsement of the vendors. Should you select one, any invoice or repairs disputes are between you and the vendor and not the H.O.A.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

August 8, 2016

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

NEWSLETTER IS LEGAL NOTICE

Your monthly newsletter is “legal notice” to the membership. If and when possible, notices of work being done throughout the association will be attached to your newsletter, or articles of interest to everyone, as well as, Board Resolutions are placed in your newsletter.

Off-site homeowners who rent their units are required to supply a copy of the monthly newsletter to their tenants, as well, a copy of the association’s governing documents, rules and regulations.

The “Sports Activity” or “Playing in Common Areas” rules has been rescinded as of April 18, 2016.

SPECIAL ASSESSMENT CONCERNS

At the June 13, 2016 board meeting, 12 out of 108 homeowners had signed in and attended the meeting to discuss the special assessment with the association's legal counsel, Richard Fong. However, there were actually more in attendance, but these residents failed to sign in, which is a requirement when attending all meetings. Please, do not forget to sign in your name, address and telephone contact number.

Mr. Fong explained that DEFH/HUD did not rule Silvertree Mojave HOA in any way discriminative against minors. Project Sentinel a non-profit organization who relies on primarily on ethic mediation or law suites for income to continue to be in business. Therefore, financially it is not in the best interest to settle in mediation, unless they present with mediation settled funds awarded to them. Project Sentinel demanded \$35,000.00 . Your Board of Director President, Lee Adams representing all five Board of Directors countered at the association's legal counsel Richard Fong's advise at \$10,000.00. At that point, the mediator spent 40 minutes with Project Sentential and returned to inform the Silvertree Mojave Board of Director President, Lee Adams and Richard Fong, that Project Sentinel not only just turned down the initial \$10,000.00 offer by Silvertree Mojave, but did not counter with a second offer, but left the mediation and it was discontinued.

The next step is a mandatory pre-law suite mediation. Per legal counsel, Richard Fong he advised the Silvertree Mojave Board of Director President, Lee Adams to pass assess the \$35,000.00 special assessment should Project Sentinel come back with agreement and your Board of Directors agree to settle at \$35,000.00. Therefore, the funds will go into the association's operating account to pay the \$35,000.00 law suit. If there is a settlement for less or not for the \$35,000.00, the homeowners who have paid the special assessment will be issued a credit refund to their member's account. (A refund check will not be issued). Per current and past Board of Directors rules and regulations were reviewed and approved by the association's legal counsel.

For all auto-pay accounts, you will need to send a separate check for either the full amount of \$500.00 or two payments equal payments of \$250.00, as this special assessment will not be take out from auto-pay. Please put your member account number on your check made payable to Silvertree Mojave HOA and mail it to: Union Bank – P.O. Box 15033, Vallejo, CA 94591. We trust this information we have provided will help to explain the special assessment funds.

PARKING ISSUES & REGISTRATION FORMS

We are still seeing several vehicles parked within the association that are not registered. These vehicles are being ticketed and will be towed if not registered to the unit.

Attached to this newsletter is the Resident Registration form that must be completed annually and turned into Management Solutions Inc, so that all vehicles can be recorded. It's that time of year again to get these filled out and turned in. Please take a moment of your time to fill it out with all information on your, your tenants (if renting out the unit) and all vehicle information.

Remember, only two (2) vehicles are permitted to be parked within the association, per unit. One vehicle is to be parked in the deeded space and one in open parking. There are no GUEST spaces within the association. All guests should be parked outside on the street.

Please return your Registration form by July 31, 2016 either by email, fax or mail to:

Management Solutions Inc.

6200 Buena Vista Drive

Newark, CA 94560

Fax: 510-656-4495

Email: managementsolutionshoa@gmail.com

or

Email: pajsolutions@gmail.com

TRASH ENCLOSURES

Please remember, absolutely no household items are permitted to be discarded in the association's dumpsters or left at the trash enclosure areas. It's a \$250.00 automatic fine to the member's account, plus the hauling fee.

Also, if small residents cannot reach the trash dumpster to throw the trash bags inside, please do not send them out, as the bags are being left on the trash enclosure floors. Republic Services will not pick the dumpsters.

ASSOCIATION'S GATES

We have been having some issues with the drive-in and exit gates not working properly all of the time. R & S has been out twice to make repairs to the drive-in gate and has found that it's been tampered with or it's been off line. This is due to persons hanging and riding on the gate when it opens. This is a safety and liability issue for the association. If you notice persons riding the gate, please report the unit address if you can, as these repairs are costly.

The gate operator to punch the gate code is not working properly either. Sometimes it works, but most times it doesn't. Please use your gate transmitters to enter or exit the gates. Do not use the operator punch code system. Management Solutions has requested quotes from R & S to either repair or replace the entire directory system.

We apologize for the inconvenience to everyone, but until we receive the quotes for the Board of Directors review, please use your gate transmitters. If you need a gate transmitter replacement, you will need to contact Management Solutions to verify your information as a homeowner, to R & S prior to ordering a new transmitter.

FOURTH OF JULY & FIREWORKS

Please be reminded that no fireworks are allowed to be set off within the Silvertree Mojave association. This is a fire safety and liability issue for the association. Any unit reported, it's an automatic \$250.00 fire hazard fine to the member's account.

We wish everyone a safe and Happy Fourth of July!

COMMON AREA LIGHTS OR BROKEN SPRINKLERS

Please report any lights that are not working or broken sprinklers to Management Solutions so that they can issue a work order to the appropriate contractors to fix the problem. Thank you.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

Please remember that all residents are only permitted to park two (2) vehicles within the association and one of the vehicles must be parked in the deeded carport space to the unit and the other in the common area parking and must be registered by completing the Resident Registration and turned into Management Solutions, annually.

- If you have more than 2 vehicles, you must park the others on the street. All vehicles must be listed on the Resident Registration form.
- All vehicles must be moved every 96 – hours.
- All vehicles parked in deeded carport spaces that are being stored, must be kept clean, in good condition, have no flat tires, no oil dripping and must have current license and registration. No exceptions! (They still need to be moved every 96-hours) or off the property. Moving the vehicle to another space will not be okay!
- No damaged or inoperable vehicles are permitted in any space. No RV's, no commercial vehicles, boats, trailers, or moving trucks.
- No vehicles allowed to be placed up on jacks or have blocks behind the wheels.
- No vehicle maintenance is allowed. (Only exception is: Get it running enough to drive it to a repair shop).
- All vehicle spaces must be kept free from debris and oil stains are to be cleaned up using “Simple Green” to clean them.
- No owner is to dump out their vehicle's ashtray in any parking space. This is a \$250.00 littering fine.
- No vehicle is permitted to rear-end park into any parking space, as this kills the landscape, as well as, fumes flow into unit's windows.
- No storing of any items within any parking space.
- Nothing is permitted to be chained to any of the posts in the parking areas.
- No loitering, persons playing in or around the parking areas.
- No revving of vehicle and/or motorcycle engines.
- All motorcycles are to be parked in front of the vehicle in deeded space (if applicable).
- The speed limit within the association is 5 MPH.

First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

Pool & Spa Hours:

Sunday – Thursday 9:00 AM to 10:00 PM

Friday – Saturday 9:00 AM to Midnight

Please be courteous during these hours of all those living near the pool by complying with these hours.

- Pool Key Cost: \$50.00 (Must pick up key at the Management office, located at: 6200 Buena Vista Drive – Newark, CA 94560. Please call first for an appointment and you must bring proof of residency and a drivers license. Make your check payable to: Silvertree H.O.A.
- Residents must bring their own chairs
- There is no lifeguard on duty and great care must be taken when using the pool and spa
- Resident 14 years and under are not permitted in the pool or spa at anytime, unless they are accompanied by a person 14 years or older. No person is allowed to permit any persons under the age of 14 into the pool and/or spa area. This is an automatic \$200.00 fine per under aged persons. The Board of Directors will not waive this fine, nor hold a special hearing
- Proper swim attire must be worn at all times. No cut-offs or persons in diapers. Babies must wear protective swim pants. No nude swimming or sunbathing
- Residents are permitted to bring only two (2) visitors at a time to the pool and visitors must be accompanied at all times by the resident host
- No private pool parties allowed. This is an automatic \$100.00 fine
- No glass of any kind is allowed within the pool, spa or pool area. Paper and plastic goods may be used. Food and drink are not allowed in the pool. Residents are responsible for cleaning up after themselves and/or their visitors
- No soap and/or bubble bath allowed in the spa, as this damages the equipment
- No diving, loud noise, cannon balling, rough play, running, excessive screaming, no Frisbees, balls or flotation devises that hinder the swimming of others are allowed
- No pets of any kind are allowed in the pool area or spa
- No alcoholic beverages allowed in the pool area or spa
- No smoking allowed in the pool or spa areas
- No propping of the pool gates or allowing access to anyone who does not have their own key. Non-residents are not permitted in the pool or spa
- Please make certain that the gates lock securely when entering and exiting the pool and spa areas and report any problems to Management Solutions: 510-659-8969.

ENJOY THE SUMMER & SWIM RESPONSIBLY

PET RULES

- Residents with pets are required to pick up their pet's waste immediately afterwards and dispose of it in a tied baggie. The landscaper's will NOT do this. It's an automatic \$250.00 pet waste fine per pet, per occurrence.
- No pet is permitted to be left outside on its own to roam about freely in the common areas, tied up in any of the common areas, etc. All pets, including cats must be on a leash and under the owner's control at all times within the common areas of the association. It's an automatic \$250.00 per violation.
- Two pets, per unit are allowed. (i.e. one dog and one cat).
- No birds or farms animals are permitted.
- No pets are permitted to be left out on balconies or patios unattended.
- No large dogs and/or aggressive dogs. Dog size allowed is not more than 25 lbs.
- No dog is permitted to bark constantly, as this is a noise disturbance violation and owners will be fined accordingly. Please do not allow your dogs to bark constantly. You may want to purchase an anti-bark collar to avoid a violation letter and/or possible fine. It's a \$50.00 noise disturbance fine, per occurrence.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

June – July 2016

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report any common area issues, such as lights out or trip hazards, etc. Please either mail, fax or email this form to: Management Solutions – 6200 Buena Vista Drive Newark, CA 94560 (F) 510-656-4495 Email: managementsolutionshoa@gmail.com

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

August 8, 2016

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

MEETING AGENDA

- | | | |
|-------|--|-----------|
| I. | Roll Call of Board of Directors at: | 7:00 P.M. |
| II. | Call Meeting to Order at: | 7:01 P.M. |
| III. | Open Forum at: | 7:02 P.M. |
| IV. | Approval of June 13, 2016 Meeting Minutes: | 7:30 P.M. |
| V. | Business At Hand at: | 7:40 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 6/30/16 & 7/31/16 Financials at: | 8:15 P.M. |
| VII. | October 10, 2016 Meeting Agenda Items at: | 8:25 P.M. |
| | 7.1 | |
| | 7.2 | |
| | 7.3 | |
| | 7.4 | |
| VIII. | Meeting Adjourned at: | 8:30 P.M. |
| | Next meeting is: Monday – October 10, 2016 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE NEWSLETTER & ATTACHMENTS

R. Fong's August 4, 2016 Litigation Letter

Resident Registration Form

JULY – AUGUST 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	Vice President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer
Rebekah Johnson	Alternate

Management Solutions

Donald Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

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- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
- Gates: R&S 510-489-6881
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- Committee Communications Contact: Anand Bhaskaran at: E-mail: abanand@yahoo.com
- Silvertreemohaveremont@yahoo.com
- I.M.E. Equities Electric: 650-367-9948
- Killroy Pest Control: 888-545-5769
- Landscape: Serpico 510-293-0341
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- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Towing: All Day Towing / AA Wheat: 510-471-2500
- The Screen Factory: 510-797-1983
- The Vent Cleaner: 800-793-0333
(Chimneys & Dryer Vents Cleaning)

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Office Hours: 1 PM – 5 PM Monday – Friday
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10 AM – 4 PM Fridays

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Next Board Meeting is:

Monday

October 10, 2016

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

This vendor list is not an endorsement of the vendors. Should you select one, any invoice or repairs disputes are between you and the vendor and not the H.O.A.

LITIGATION DISCLOSURE LETTER

Attached to this newsletter is legal counsel, Richard Fong's August 4, 2016 Litigation Disclosure update letter. Please keep this with your association's documents.

PATIOS / BALCONIES/WINDOWS REMINDERS

Please be reminded, your patios and balconies are not to be used for storage of household items. The only items permitted on your patios/balconies are a small patio table and chairs. A couple of plants are permitted, so long as you have water collector dishes underneath them. Some other reminders:

- Nothing is to be hung above on your patios/balconies and no carpets or rubber pads are permitted on the patio/balcony floor, as this holds moisture and will cause damage.
- No patio shades / umbrellas, unless you have a prior board approved Architectural Request Change (ARC) application.
- No clotheslines are allowed to be installed on your patios or balconies to dry laundry. You can purchase a wooden or metal folding rack that can be taken down when not in use.
- No hanging rugs or towels over your patio top header boards.
- No plants or items are allowed to be placed on your patio top header boards, as this is an insurance liability.
- All window coverings are to be white or off-white in color only. If you have colored drapes or drapes with designs, they must have a white or off-white backing behind them or install white or off-white shears behind them. All windows from the outside looking in must be uniform in color: White or off-white only.

PARKING ISSUES & REGISTRATION FORMS

We are still seeing several vehicles parked within the association that are not registered. These vehicles are being ticketed and will be towed if not registered to the unit.

Attached to this newsletter is the newly revised Resident Registration form that must be completed annually and turned into Management Solutions Inc, so that all vehicles can be recorded. It's that time of year again to get these filled out and turned in. Please take a moment of your time to fill it out with all information on your, your tenants (if renting out the unit) and all vehicle information.

Remember, only two (2) vehicles are permitted to be parked within the association, per unit. One vehicle is to be parked in the deeded space and one in open parking. There are no GUEST spaces within the association. All guests must be parked outside on the street.

Please return your Registration form by September 30, 2016 either by email, fax or mail to:

Management Solutions Inc.
6200 Buena Vista Drive
Newark, CA 94560
Fax: 510-656-4495
Email: managementsolutionshoa@gmail.com
or
Email: pajsolutions@gmail.com

ASSOCIATION'S GATES

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The gate operator to punch the gate code is not working properly either. Sometimes it works, but most times it doesn't. Please use your gate transmitters to enter or exit the gates. Do not use the operator punch code system. Management Solutions has requested quotes from R & S to either repair or replace the entire directory system.

We apologize for the inconvenience to everyone, but until we receive the quotes for the Board of Directors review, please use your gate transmitters. If you need a gate transmitter replacement, you will need to contact Management Solutions first at: 510-659-8969 in order for them to verify your information as a homeowner to R & S. Please do not call R & S until you have notified Management Solutions first.

MANAGEMENT SOLUTIONS WEBSITE

Management Solutions website is available to download the following forms:

- Architectural Request Change (ARC) form
- Resident Registration form
- 2016 Budget
- Master Insurance Certificate

Go online to: www.managementsolutionshoa.com

Click on "Communities" on the left and choose your Association.

Management continues to work to update each association, but it all takes time. Give it a try.

SAVING WATER – TIPS FOR RESIDENTIAL USE

The association is still in water conservation mode. We appreciate everyone's daily efforts.

LAUNDRY

When doing laundry, always wash full loads.

When it's time to replace the clothes washer, choose a high-efficiency washer with a low water factor.

Use low suds detergents.

KITCHEN

If washing dishes by hand, fill the sink with water rather than continually running the tap.

Install an efficient dishwasher.

Only wash full loads of dishes in the dishwasher.

Avoid using running water to thaw frozen foods.

FAUCETS

Find and fix any leaky faucets.

Install efficient faucets and/or aerators.

Turn off the faucet when washing your hands in between washing and rinsing them.

SHOWERS

If it takes a long time for the hot water to reach the shower, use it as an opportunity to collect water for other uses, such as watering houseplants.

Replace showerheads that have a flow rate greater than 2.5 gallons (9.5 liters) per minute (the current national energy policy act standard).

Take shorter showers.

TOILETS

Replace toilets installed before 1994 (1992 for Texas and California) with High-Efficiency Toilets (HETs).

Check toilets to verify they are working properly

For a run-on toilet, check the float valve inside the tank and replace it, as a run-off toilet wastes up to 200 gallons of water per day.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

Please remember that all residents are only permitted to park two (2) vehicles within the association and one of the vehicles must be parked in the deeded carport space to the unit and the other in the common area parking and must be registered by completing the Resident Registration and turned into Management Solutions, annually.

- If you have more than 2 vehicles, you must park the others on the street. All vehicles must be listed on the Resident Registration form.
- All vehicles must be moved every 96 – hours.
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First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

Pool & Spa Hours:

Sunday – Thursday 9:00 AM to 10:00 PM

Friday – Saturday 9:00 AM to Midnight

Please be courteous during these hours of all those living near the pool by complying with these hours.

- Pool Key Cost: \$50.00 (Must pick up key at the Management office, located at: 6200 Buena Vista Drive – Newark, CA 94560. Please call first for an appointment and you must bring proof of residency and a drivers license. Make your check payable to: Silvertree H.O.A.
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- There is no lifeguard on duty and great care must be taken when using the pool and spa
- Resident 14 years and under are not permitted in the pool or spa at anytime, unless they are accompanied by a person 14 years or older. No person is allowed to permit any persons under the age of 14 into the pool and/or spa area. This is an automatic \$200.00 fine per under aged persons. The Board of Directors will not waive this fine, nor hold a special hearing
- Proper swim attire must be worn at all times. No cut-offs or persons in diapers. Babies must wear protective swim pants. No nude swimming or sunbathing
- Residents are permitted to bring only two (2) visitors at a time to the pool and visitors must be accompanied at all times by the resident host
- No private pool parties allowed. This is an automatic \$100.00 fine
- No glass of any kind is allowed within the pool, spa or pool area. Paper and plastic goods may be used. Food and drink are not allowed in the pool. Residents are responsible for cleaning up after themselves and/or their visitors
- No soap and/or bubble bath allowed in the spa, as this damages the equipment
- No diving, loud noise, cannon balling, rough play, running, excessive screaming, no Frisbees, balls or flotation devises that hinder the swimming of others are allowed
- No pets of any kind are allowed in the pool area or spa
- No alcoholic beverages allowed in the pool area or spa
- No smoking allowed in the pool or spa areas
- No propping of the pool gates or allowing access to anyone who does not have their own key. Non-residents are not permitted in the pool or spa
- Please make certain that the gates lock securely when entering and exiting the pool and spa areas and report any problems to Management Solutions: 510-659-8969.

ENJOY THE SUMMER & SWIM RESPONSIBILY

PET RULES

- Residents with pets are required to pick up their pet's waste immediately afterwards and dispose of it in a tied baggie. The landscaper's will NOT do this. It's an automatic \$250.00 pet waste fine per pet, per occurrence.
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- Two pets, per unit are allowed. (i.e. one dog and one cat).
- No birds or farms animals are permitted.
- No pets are permitted to be left out on balconies or patios unattended.
- No large dogs and/or aggressive dogs. Dog size allowed is not more than 25 lbs.
- No dog is permitted to bark constantly, as this is a noise disturbance violation and owners will be fined accordingly. Please do not allow your dogs to bark constantly. You may want to purchase an anti-bark collar to avoid a violation letter and/or possible fine. It's a \$50.00 noise disturbance fine, per occurrence.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

August – September 2016

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report any common area issues, such as lights out or trip hazards, etc. Please either mail, fax or email this form to: Management Solutions – 6200 Buena Vista Drive Newark, CA 94560 (F) 510-656-4495 Email: managementsolutionshoa@gmail.com

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

October 10, 2016

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

MEETING AGENDA

- | | | |
|-------|---|-----------|
| I. | Roll Call of Board of Directors at: | 7:00 P.M. |
| II. | Call Meeting to Order at: | 7:01 P.M. |
| III. | Open Forum at: | 7:02 P.M. |
| IV. | Approval of August 8, 2016 Meeting Minutes: | 7:30 P.M. |
| V. | Business At Hand at: | 7:40 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 8/31/16 & 9/30/16 Financials at: | 8:15 P.M. |
| VII. | January 9, 2017 Meeting Agenda Items at: | 8:25 P.M. |
| | 7.1 | |
| | 7.2 | |
| | 7.3 | |
| | 7.4 | |
| VIII. | Meeting Adjourned at: | 8:30 P.M. |
| | Next meeting is: Monday – January 9, 2017 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

FONG & FONG
A PROFESSIONAL CORPORATION
◆————◆
2161 HARBOR BAY PARKWAY
ALAMEDA, CALIFORNIA 94502-3019
Telephone: (510) 748-6800
Facsimile: (510) 748-6822

RICHARD FONG, JR.

Direct Dial: (510) 748-6800 Ext. 103
Email: rfong@fonglaw.com

August 4, 2016

Members, Silvertree Mojave Homeowners Association, Inc.

Re: Litigation Disclosure

Dear Silvertree Members:

The Silvertree Mojave Homeowners Association, Inc. ("Silvertree"), its Board of Directors, individually and as members of the Board of Directors and Don Murphy, your manager, also individually and d/b/a Management Solutions ("Silvertree Defendants") have all been sued in the United States District Court of Northern California by Domenica Lewis; Jerrold Lewis; Domenica Lewis as the guardian ad litem for their minor children and themselves and all others similarly situated; and Project Sentinel, a California Non-profit corporation on behalf of itself and the general public.

The case was filed on June 24, 2016, and bears Case Number 4:16-cv-03581. The case states it is a Class Action Complaint for Violations of the Federal Fair Housing Act, California Fair Employment and Housing Act, Unruh Act, and for Breach of Fiduciary Duty. They have demanded a Jury Trial. The essence of the case is it alleges the Silvertree Defendants discriminates against children.

The defense of the Association has been tendered to Farmers Insurance ("Farmers"), Silvertree's insurance company. Farmers have agreed to pay the cost of defending Silvertree and all of the named defendants. Since the lawsuit is in its infancy, Farmers has not yet made a determination of whether coverage is available if plaintiffs are awarded a judgment.

A response denying all of the substantive allegations of the complaint (lawsuit) will be filed. The Silvertree defendants intend to vigorously defend against all claims of wrongdoing. The complaint is unclear on the magnitude of the financial relief the plaintiffs are claiming they are entitled to so the extent of Silvertree's liability (insured or otherwise) if any is found to exist, is unknown.

Please be advised if you are in the process of selling your home you **MUST** disclose the existence of this lawsuit to **ALL** prospective buyers. For the time being you may discharge your duty of disclosure by providing a copy of this letter and advising the buyers they have the right to exam and inspect the District Court's file in this matter.

Very truly yours,

FONG & FONG

By: _____



Richard Fong, Jr.

RFJ:bc

Silvertree Mojave Homeowners Association

Property Address	Member Number
------------------	---------------

Resident Emergency Registration Form

Please choose a reason for update: <input type="checkbox"/> New Owner <input type="checkbox"/> New Tenant (Move In/Out fee Included) <input type="checkbox"/> Address Change <input type="checkbox"/> Vehicle Change <input type="checkbox"/> Annual Update-No Changes	Please specify resident status: <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Tenant related to Homeowner Relationship: _____ <input type="checkbox"/> Tenant Occupied <input type="checkbox"/> Unoccupied
---	--

Please choose one address for all correspondence, including account statements, Association notices and monthly newsletters. Tenants must be provided copies of Newsletters and notices by the Homeowner or Agent.

Homeowner (Must match name on Grant Deed)

Name	Email	
Mailing Address		
Phone	Cell	Work
<input type="checkbox"/> Tenant		
Name	Lease begins	Lease ends
Email		
Phone	Cell	Work
<input type="checkbox"/> Property Management Company		
Company		Agent
Address		
Phone	Cell	Email

Tenants have received and reviewed copies of the following:

- Bylaws**
 CC&R's
 Rules Handbook
 Parking Rules

Please attach a copy of the lease agreement and criminal background check for all tenants.

- Move In/Out Fee of \$200 payable to: Silvertree Mojave HOA** (Required for any change of occupancy)

Vehicle

Please complete for ALL vehicles in your household including motorcycles.
Any vehicle without current insurance or registration is subject to tow at the owner's expense.

Make	Model	License Plate	Owner

Resident

In the event of an emergency, it is important that we have accurate information regarding the residents of the community. Please complete for all residents, including children, and pets living in the unit.

Name	Relationship	Phone number

Pets	<input type="checkbox"/> Dog <input type="checkbox"/> Cat	Breed	Weight	Name
	<input type="checkbox"/> Dog <input type="checkbox"/> Cat	Breed	Weight	Name

Date Completed	Homeowner Signature
----------------	---------------------

SILVERTREE MOJAVE NEWSLETTER & ATTACHMENT

Resident Registration Form

SEPTEMBER – NOVEMBER 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	Vice President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer

Management Solutions

Donald Murphy Director
Cindy Murphy
Peggy Johnson
Lew Wade

E-mails received on Saturdays & Sundays will not be addressed and will be deleted, as the office is closed.

MAILING ADDRESS

Mailing Address: 6200 Buena Vista Drive
Newark, CA 94560

Telephone: 510-659-8969

Fax: 510-656-4495

New E-mail: managementsolutionshoa@gmail.com

Web site: www.ManagementSolutionsHOA.com

Office Hours: 1 PM – 5 PM Monday – Friday

Telephone Hours: 10 AM – 5 PM Monday – Thursday
10 AM – 4 PM Fridays

EMERGENCY NUMBERS AFTER HOURS:

925-584-4401 or 925-584-4386

Please leave your name, address, association name, contact telephone number, (with area code) and a detailed message.

Maintenance Vendors for Your Information

- 1ST American Air – Duct Cleaning 866-887-3828
- Animal Services – Fremont 510-790-6630
- Tri-Cities Animal Shelter – Fremont 510-790-6640
- Background Checks: www.criminalwatchdog.com
- Construction: BTC Construction 408-515-7278
- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
- Gates: R&S 510-489-6881
- Hauling Firm: Bill Cotton 510-797-0977
- Committee Communications Contact: Anand Bhaskaran at: E-mail: abanand@yahoo.com
- Silvertreemohavefremont@yahoogroups.com
- I.M.E. Equities Electric: 650-367-9948
- Killroy Pest Control: 888-545-5769
- Landscape: Serpico 510-293-0341
- Locksmith: Sakane Lock: 510-791-0594
- M.C.C. Financials: (Members Accts) 408-848-5953
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Towing: All Day Towing / AA Wheat: 510-471-2500
- The Screen Factory: 510-797-1983
- The Vent Cleaner: 800-793-0333
(Chimneys & Dryer Vents Cleaning)

This vendor list is not an endorsement of the vendors. Should you select one, any invoice or repairs disputes are between you and the vendor and not the H.O.A.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

November 14, 2016

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

NEWSLETTER IS LEGAL NOTICE

Your monthly newsletter is “legal notice” to the membership. If and when possible, notices of work being done throughout the association will be attached to your newsletter, or articles of interest to everyone, as well as, Board Resolutions are placed in your newsletter.

Off-site homeowners who rent their units are required to supply a copy of the monthly newsletter to their tenants, as well, a copy of the association’s governing documents, rules and regulations.

The “Sports Activity” or “Playing in Common Areas” rules has been rescinded as of April 18, 2016.

ASSOCIATION'S DUES PAYMENTS & UNION BANK ADDRESS

Effective November 1, 2016 your association's dues payments, including online banking are to be mailed to Union Bank. It's no longer First Bank. Please make note of this address:

UNION BANK
P.O. Box 45447
San Francisco, CA 94145-5447

Don't delay in making this change, as it will reflect your checks being received in a timely manner. If you pay your dues online, please change the mailing address. Thank you.

HOME SAFETY SECURITY & DELIVERIES

If you are going away for the upcoming holidays for a longer period of time, please inform Management Solutions by emailing them the dates and your vehicle(s) information, so that your vehicles do not get tagged for not being moved every 96-hours. Some other helpful hints:

- Contact the Post Office to have your mail and packages held.
- Have your water heater inspected to make certain it's in good condition.
- Put timers on your lights to make it look like someone is home.
- It's a good idea to have a relative or friend that you trust to check on your property while you are away for any extended length of time, to make sure water no backs up or leaks have occurred.

Management Solutions
Email: managementsolutions@gmail.com

REGISTRATION FORMS

To those owners who have not mailed to Management Solutions their unit's Resident Registration form, your member's account will be fined and assessed \$50.00 for non-compliance and \$50.00 each month thereafter until compliance is made and your completed form has been received. This Resident Registration form is attached to this newsletter for the final time. Please get them turned in by November 14, 2016 to avoid being fined to:

Management Solutions Inc.
6200 Buena Vista Drive
Newark, CA 94560
Fax: 510-656-4495
Email: managementsolutionshoa@gmail.com
or
Email: pajsolutions@gmail.com

2017 DUES

The association's dues will currently remain at \$320.00 per unit, per month. However, due to increased water rates the Board of Directors has proposed a 3.1% increase of \$10.00 for the 2017 budget. The Board of Directors will review the budget at the November 14, 2016 board meeting at 7:00 p.m., located at Round Table Pizza.

TREE TRIMMING & GUTTER CLEANING NOTICE

Now that we have experienced our first major wind and rain storm, the firm Trees By Austin has been approved to begin trimming all of the trees branches away from the building's exterior and then the gutters will be cleaned once the tree trimming has been completed.

Residents should remove items from their patios / balconies or cover them, as contractors will do their best not to drop any debris, but this is not a guarantee. Advance notices will be posted prior to the work.

PEDESTRIAN GATES

The pedestrian walk-in gates are part of the Silvertree Mojave community security. Please, do not tape over the locks or insert pebble or coins into the lock mechanism, as this jams the gate from securely closing. Any persons reported doing this will be fined and billed for the repairs.

PESTS – INSECTS & RODENTS

As per the association's governing documents (CC&R's – By-Laws) and state code, the association is only responsible for treatment of termites. Homeowners are responsible for treatment of insects, ants, bees, wasps and their nests and rodents.

If you notice any skunks, raccoons or other critters within the association, please call Animal Control at: 510-790-6630.

ARCHITECTURAL REQUEST CHANGES & PLUMBING WORK

Please be reminded that all remodeling done within any unit must first have the Architectural Request Change (ARC) application filled out and turned in to management with your contractor's required documents, for prior board approval.

No self plumbing repairs are allowed within the association. If you use your own plumber, you are responsible for the work they do within you unit and you are required to post a 72-hours water shut-off notice prior to any work be conducted.

Also, no contractor work is permitted to be done on the weekend. Only Monday through Friday from 9:00 AM to 5:00 PM only. Unless it's an emergency, but then you are required to contact Management Solutions if after or before normal business hours at:

MANAGEMENT SOLUTIONS
EMERGENCY LINE
925-584-4401

PET RULES

- Residents with pets are required to pick up their pet's waste immediately afterwards and dispose of it in a tied baggie. The landscaper's will NOT do this. It's an automatic \$250.00 pet waste fine per pet, per occurrence.
- No pet is permitted to be left outside on its own to roam about freely in the common areas, tied up in any of the common areas, etc. All pets, including cats must be on a leash and under the owner's control at all times within the common areas of the association. It's an automatic \$250.00 per violation.
- Two pets, per unit are allowed. (i.e. one dog and one cat).
- No birds or farms animals are permitted.
- No pets are permitted to be left out on balconies or patios unattended.
- No large dogs and/or aggressive dogs. Dog size allowed is not more than 25 lbs.
- No dog is permitted to bark constantly, as this is a noise disturbance violation and owners will be fined accordingly. Please do not allow your dogs to bark constantly. You may want to purchase an anti-bark collar to avoid a violation letter and/or possible fine. It's a \$50.00 noise disturbance fine, per occurrence.

PATIOS

During management's recent site inspection of the association, we are still seeing some residents that are using their patios for storing items, which is not permitted. Only a small patio table and chairs.

Nothing is permitted to be set on top of the patio top header board, as this is an insurance liability for the association.

Nothing is to be hung on the patio such as; plants, wind chimes, bird type feeders, wind socks, etc. Please remove them if you have them hung. Thank you.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

Please remember that all residents are only permitted to park two (2) vehicles within the association and one of the vehicles must be parked in the deeded carport space to the unit and the other in the common area parking and must be registered by completing the Resident Registration and turned into Management Solutions, annually.

- If you have more than 2 vehicles, you must park the others on the street. All vehicles must be listed on the Resident Registration form.
- All vehicles must be moved every 96 – hours.
- All vehicles parked in deeded carport spaces that are being stored, must be kept clean, in good condition, have no flat tires, no oil dripping and must have current license and registration. No exceptions! (They still need to be moved every 96-hours) or off the property. Moving the vehicle to another space will not be okay!
- No damaged or inoperable vehicles are permitted in any space. No RV's, no commercial vehicles, boats, trailers, or moving trucks.
- No vehicles allowed to be placed up on jacks or have blocks behind the wheels.
- No vehicle maintenance is allowed. (Only exception is: Get it running enough to drive it to a repair shop).
- All vehicle spaces must be kept free from debris and oil stains are to be cleaned up using "Simple Green" to clean them.
- No owner is to dump out their vehicle's ashtray in any parking space. This is a \$250.00 littering fine.
- No vehicle is permitted to rear-end park into any parking space, as this kills the landscape, as well as, fumes flow into unit's windows.
- No storing of any items within any parking space.
- Nothing is permitted to be chained to any of the posts in the parking areas.
- No loitering, persons playing in or around the parking areas.
- No revving of vehicle and/or motorcycle engines.
- All motorcycles are to be parked in front of the vehicle in deeded space (if applicable).
- The speed limit within the association is 5 MPH.

First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

NEWSLETTER

SEPTEMBER – NOVEMBER 2016

HOLIDAY DECORATIONS

With the holidays upon us, we welcome you to put up holiday decorations, but they must be kept within your unit / patios. No decorations are permitted in the common areas of the association or hung outside your patio top header board.

As with all holidays, all decorations are to be removed 15-days afterwards. For the Christmas holiday, all decorations and lights must be removed by January 15, 2017.

Christmas trees can be removed by Serpico Landscaping for \$25.00 per tree, but the trees cannot have any hooks, ornaments, tinsel or snow on them. All trees must be placed out no later than January 15, 2017 next to the trash dumpsters.

Your Board of Directors and Management Solution's staff members wish everyone a safe and Happy Holiday Season.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

October – December 2016

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report any common area issues, such as lights out or trip hazards, etc. Please either mail, fax or email this form to: Management Solutions – 6200 Buena Vista Drive Newark, CA 94560 (F) 510-656-4495 Email: managementsolutionshoa@gmail.com

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

Make Your Association Dues Check Payable To: Silvertree H.O.A.

Mail Your Association Dues Payment To: Union Bank – P.O. Box 45447 – San Francisco, CA 94145-5447

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

NEWSLETTER

SEPTEMBER – NOVEMBER 2016

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

November 14, 2016

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

MEETING AGENDA

- | | | |
|-------|---|-----------|
| I. | Roll Call of Board of Directors at: | 7:00 P.M. |
| II. | Call Meeting to Order at: | 7:01 P.M. |
| III. | Open Forum at: | 7:02 P.M. |
| IV. | Approval of October 10, 2016 Meeting Minutes: | 7:30 P.M. |
| V. | Business At Hand at: | 7:40 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of October 31, 2016 Financials at: | 8:15 P.M. |
| VII. | January 9, 2017 Meeting Agenda Items at: | 8:25 P.M. |
| | 7.1 | |
| | 7.2 | |
| | 7.3 | |
| | 7.4 | |
| VIII. | Meeting Adjourned at: | 8:30 P.M. |
| | NO DECEMBER MEETING | |
| | Next meeting is: Monday – January 9, 2017 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE NEWSLETTER

NOVEMBER – DECEMBER 2016

BOARD OF DIRECTORS

Lee Adams	President
Tamela Durant	Vice President
Marilyn Black	Secretary
Anand Bhaskaran	Treasurer

Management Solutions

Donald Murphy Director
Cindy Murphy
Peggy Johnson
Sebastian Warnke

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- Tri-Cities Animal Shelter – Fremont 510-790-6640
- Background Checks: www.criminalwatchdog.com
- Construction: BTC Construction 408-515-7278
- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
- Gates: R&S 510-489-6881
- Hauling Firm: Bill Cotton 510-797-0977
- Committee Communications Contact: Anand Bhaskaran at: E-mail: abanand@yahoo.com
- Silvertreemohavefremont@yahoo.com
- I.M.E. Equities Electric: 650-367-9948
- Killroy Pest Control: 888-545-5769
- Landscape: Serpico 510-293-0341
- Locksmith: Sakane Lock: 510-791-0594
- M.C.C. Financials: (Members Accts) 408-848-5953
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Towing: All Day Towing / AA Wheat: 510-471-2500
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(Chimneys & Dryer Vents Cleaning)

This vendor list is not an endorsement of the vendors. Should you select one, any invoice or repairs disputes are between you and the vendor and not the H.O.A.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

January 9, 2017

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

NEWSLETTER IS LEGAL NOTICE

Your monthly newsletter is “legal notice” to the membership. If and when possible, notices of work being done throughout the association will be attached to your newsletter, or articles of interest to everyone, as well as, Board Resolutions are placed in your newsletter.

Off-site homeowners who rent their units are required to supply a copy of the monthly newsletter to their tenants, as well, a copy of the association’s governing documents, rules and regulations.

The “Sports Activity” or “Playing in Common Areas” rules has been rescinded as of April 18, 2016.

THANK YOU, REBEKAH

We would like to thank Rebekah Johnson for her years of service on the Board of Directors and wish her all the best. Rebekah has resigned her position on the board due to a new position in her military service for the USA. She will be greatly missed as an active and vital Board of Director.

Thank you Rebekah for your continued military service in keeping us all safe.

HOME SAFETY SECURITY & DELIVERIES

If you are going away for the upcoming holidays for a longer period of time, please inform Management Solutions by emailing them the dates and your vehicle(s) information, so that your vehicles do not get tagged for not being moved every 96-hours. Some other helpful hints:

- Contact the Post Office to have your mail and packages held while on vacation.
- During the holiday season, you might consider getting a PO BOX at the Post Office to secure your mail, as well.
- Have your water heater inspected to make certain it's in good condition.
- Put timers on your lights to make it look like someone is home.
- It's a good idea to have a relative or friend that you trust to check on your property while you are away for any extended length of time, to make sure water no backs up or leaks have occurred.

Management Solutions
Email: managementsolutionshoa@gmail.com

REGISTRATION FORMS & ASSESSMENTS

To those owners who did not return their current registration form in to management by November 14, 2016, you will now see a \$50.00 fine on your member's statement account. Do not call in to management to ask what this is for or ask to have it waived. The fine will not be waived any longer, as everyone has had enough months to get their forms in on time. The fine will continue each month until compliance. .

TRASH LEFT AT DUMPSTERS

It's been reported by the onsite maintenance person that trash bags are being left outside of the dumpster in the trash enclosures and boxes are not being broken down flat. Young and small residents cannot reach the trash bins lids in order to place the bags inside, so they are being left on the ground. Republic Services will not pick up the dumpster if trash bags are left on the ground. If your young resident cannot reach the lids, please do not send them to take the trash out. Too many times, the dumpsters are full and are not being picked up because of this. We commend parents for chores to the young residents, but it does not help if they can't reach the dumpster lids to open them up. Thank you.

BUILDING CLEARANCE & GUTTER CLEANING

Trees By Austin has completed the trimming of the trees for building clearance and has also completed the cleaning all of the building's and carport gutters.

If you notice any leaks from your above your patio doors or front doors, please contact Management Solutions as soon as possible so that we can have Ernie of Trees By Austin go back out to clear them. Thank you.

PET RULES

- Residents with pets are required to pick up their pet's waste immediately afterwards and dispose of it in a tied baggie. The landscaper's will NOT do this. It's an automatic \$250.00 pet waste fine per pet, per occurrence.
- No pet is permitted to be left outside on its own to roam about freely in the common areas, tied up in any of the common areas, etc. All pets, including cats must be on a leash and under the owner's control at all times within the common areas of the association. It's an automatic \$250.00 per violation.
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PATIOS

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Nothing is permitted to be set on top of the patio top header board, as this is an insurance liability for the association.

Nothing is to be hung on the patio such as; plants, wind chimes, bird feeders, windsocks, etc. Please remove them if you have them hung. Thank you.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

Please remember that all residents are only permitted to park two (2) vehicles within the association and one of the vehicles must be parked in the deeded carport space to the unit and the other in the common area parking and must be registered by completing the Resident Registration and turned into Management Solutions, annually.

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- All vehicles must be moved every 96 – hours.
- All vehicles parked in deeded carport spaces that are being stored, must be kept clean, in good condition, have no flat tires, no oil dripping and must have current license and registration. No exceptions! (They still need to be moved every 96-hours) or off the property. Moving the vehicle to another space will not be okay!
- No damaged or inoperable vehicles are permitted in any space. No RV's, no commercial vehicles, boats, trailers, or moving trucks.
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- No storing of any items within any parking space.
- Nothing is permitted to be chained to any of the posts in the parking areas.
- No loitering, persons playing in or around the parking areas.
- No revving of vehicle and/or motorcycle engines.
- All motorcycles are to be parked in front of the vehicle in deeded space (if applicable).
- The speed limit within the association is 5 MPH.

First Offense: \$50.00 Fine / Second Offense: \$100.00 Fine / Third Offense: \$200.00 Fine

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

NEWSLETTER

NOVEMBER – DECEMBER 2016

HOLIDAY DECORATIONS

With the holidays upon us, we welcome you to put up holiday decorations, but they must be kept within your unit / patios. No decorations are permitted in the common areas of the association or hung outside your patio top header board.

As with all holidays, all decorations are to be removed 15-days afterwards. For the Christmas holiday, all decorations and lights must be removed by January 15, 2017.

Christmas trees can be removed by Serpico Landscaping for \$25.00 per tree, but the trees cannot have any hooks, ornaments, tinsel or snow on them. All trees must be placed out no later than January 15, 2017 next to the trash dumpsters.

Your Board of Directors and Management Solution's staff members wish everyone a safe and Happy Holiday Season.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION Service Request & Comment Form December 2016

Dear Silvertree Mojave Homeowner,

Please use this form to express your interest to the Board of Directors, report any common area issues, such as lights out or trip hazards, etc. Please either mail, fax or email this form to: Management Solutions – 6200 Buena Vista Drive Newark, CA 94560 (F) 510-656-4495 Email: managementsolutionshoa@gmail.com

Name _____ Date _____

Address _____ Member No: _____

(H): _____ (W) _____ (C) _____

Comments: _____

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

NEWSLETTER

NOVEMBER – DECEMBER 2016

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

January 9, 2017

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

MEETING AGENDA

- | | | |
|-------|--|-----------|
| I. | Roll Call of Board of Directors at: | 7:00 P.M. |
| II. | Call Meeting to Order at: | 7:01 P.M. |
| III. | Open Forum at: | 7:02 P.M. |
| IV. | Approval of November 14, 2016 Meeting Minutes: | 7:30 P.M. |
| V. | Business At Hand at: | 7:40 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 11/30/16 & 12/31/16 Financials at: | 8:15 P.M. |
| VII. | March 13, 2017 Meeting Agenda Items at: | 8:25 P.M. |
| | 7.1 | |
| | 7.2 | |
| | 7.3 | |
| | 7.4 | |
| VIII. | Meeting Adjourned at: | 8:30 P.M. |
| | Next meeting is: Monday – March 13, 2017 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |