

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION NEWSLETTER & ATTACHMENT

RESIDENT REGISTRATION FORM

JANUARY 2018

BOARD OF DIRECTORS

Anand Bhaskaran	President
Ming Chao	Director
Mehul Shah	Director

Management Solutions

Donald Murphy Director
Cindy Murphy / Jaime Voltz: Escrows/HOA Docs
Peggy Johnson – Office Manager
McKenzie Johnson – Office Assistant

E-mails received on Saturdays & Sundays will not be addressed, 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

- 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: BRI Landscaping 408-515-7278
- Locksmith: Parker Security: 510-659-6939
- 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
- Statcomm – Tele-Entry/Directory: 650-988-9508
- 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

February 12, 2018

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, TAMELA & MARILYN

The Board of Directors has had two members resign their positions. Tamela Durant resigned in December of 2017 and Marilyn Black resigned at the January 8, 2018 board meeting.

Two exceptional members that volunteered so much of their time for the association. Both served on the board for many years working to keep the association running as smoothly as possible even when times got more challenging. They stepped up and did what was needed.

Tamela and Marilyn, you will be greatly missed. We've enjoyed working with you and we wish you all the best. Thank you for all of your hard work and volunteered time. We appreciate you.

TWO OPEN BOARD POSITIONS

There are two open positions on the Board of Directors. If you are interested in joining the board to help fill the vacant positions, please send an email or fax a your information to Don Murphy with your name, address, contact telephone number and a brief statement about yourself to:

Donald Murphy
Email: managementsolutionshoa@gmail.com
Fax: 510-656-4495

As part of the court settlement, all members of the Board of Directors are required to take H.U.D., fair housing training classes and it can be done online at:
www.hudtrainingclasses.com.

ASSOCIATION'S FINANCIAL UPDATE

The association's financials for December 31, 2017 there was a loss of \$52,841.64 due to the following:

- Litigation Fees: +\$25,835.00
- Water: +\$15,418.00
- Pool/Spa: +\$ 4,225.00 (Replaced heating equipment)
- Buildings/Grounds: +\$12,784.00 (Due to 2 major first floor slab leaks)

DIRECTORIES

Statcomm Inc., was awarded the contract to upgrade both directories key pads, at the gates to the cost of \$9,704.00. This will permit Statcomm to re-enter homeowner's names and contact telephone numbers.

However, all homeowners must have a current registration form turned in to Management Solutions or you will not be coded into the directories. If you do not have a current one on file, please complete the form that we have included with this newsletter and email the completed, signed and dated form over to:

Management Solutions
Email: managementsolutionshoa@gmail.com

Or

Email: pajsolutions@gmail.com

This will take place as soon as Management supplies the member's listing with the the telephone numbers to Statcomm. As of this newsletter, we are still missing a number of homeowner's who have not turned their forms in.

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

HOLIDAY DECORATIONS

By now all holiday decorations were to have been removed by January 15, 2018. The site inspection will be conducted soon, and if any unit still has Christmas lights or decorations up, the member's account will be automatically fined \$50.00.

TRESPASSERS

It was reported that the association had some trespassers that had done quite a bit of damage to the landscape areas, or what is left of them! If you notice persons doing damage to the trees and landscaped areas, please call the Fremont Police to report them as trespassers. It's costing the association money for repairs, and your Board of Directors can pass these repairs costs onto all homeowners.

Fremont Police
510-790-6800

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

February – March 2018

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

February 12, 2018

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 January 8, 2018 Meeting Minutes | 7:20 P.M. |
| V. | Business At Hand at: | 7:30 P.M. |
| | 5.1 Member' s Correspondence – HOA is not FHA Approved | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of January 31, 2018 Financials at: | 8:15 P.M. |
| VII. | March 12, 2018 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 12, 2018 | |
| | 7:00 PM Meeting Begins | |
| | Round Table Pizza – 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Newsletter & Attachments

Resident Registration Form

Application for Board Position

FEBRUARY 2018

BOARD OF DIRECTORS

Anand Bhaskaran	President
Ming Chao	Director
Mehul Shah	Director

Management Solutions

Donald Murphy Director
 Cindy Murphy / Jaime Voltz: Escrows/HOA Docs
 Peggy Johnson – Office Manager
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- 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: BRI Landscaping 408-515-7278
- Locksmith: Parker Security: 510-659-6939
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Monday

March 12, 2018

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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.

HOMEOWNER'S RESPONSIBILITY

All window screens are the owner's responsibility to keep them on the windows and in good condition. There are to be no holes, tears or tape covering tears or holes.

You may contact:

The Screen Factory
510-797-1983

ASSOCIATION'S COMMON AREAS

The association's common areas such as; parking areas, driveways and sidewalks. The driveways and parking areas are for vehicles only. The sidewalks throughout the association are for residents to be able to walk safely without tripping over items being left outside, such as bikes and scooters. These are to be kept on patios and not let out in the common areas.

We thank you for your cooperation in keeping all residents safe.

NEIGHBORHOOD GET TOGETHER

Your Board of Directors and Management Solutions would like to hold a neighborhood get together and pot luck at the pool. Management will supply bottled water, ice and pizzas. Residents are requested to bring their favorite dish to pass or dessert. We will try and schedule this once school is out so all can attend.

Look for further information in the newsletters, as to the date and time.

DIRECTORIES

All homeowners must have a current registration form turned in to Management Solutions or you will not be coded into the directories. If you do not have a current one on file, please complete the form that we have included with this newsletter and email the completed, signed and dated form over to:

Management Solutions
Email: managementsolutionshoa@gmail.com

Or

Email: pajsolutions@gmail.com

This will take place as soon as Management supplies the member's listing with the telephone numbers to Statcomm. As of this newsletter, we are still missing a number of homeowner's who have not turned their forms in.

WATER LOSS CLAIM

During the month of January, a homeowner tried to file a water loss claim with the association's insurance master policy. It was an exclusive use responsibility of the unit owner, not the association.

The insurance carrier notified Silvertree's management firm of the attempt to get the association carrier to pay for the unit's repairs and Management Solutions denied the claim. The insurance underwriter agreed with management and the claim was not a valid association responsibility.

Homeowner's are required to carry their personal unit insurance and supply proof of their insurance to management each year. For all exclusive use that causes damages to your unit, another person's unit or common area, then that homeowner is responsible for all remediation and/or repairs.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

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- 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

ANNUAL MEETING

If any homeowner is interested in being a candidate for the Board of Directors, now is the time to submit your name, address, contact telephone number and a brief statement about yourself and email it to: managementsolutionshoa@gmail.com.

Our annual meeting will be held on Monday - April 9, 2018. The following is required:

- You must be an owner named on the grand deed/title papers to the unit.
- You must be current with your monthly association's dues.
- You must be a member in good standing with the Board of Directors.
- You must not have any CC&R violations against you or your property unit.

Please fill in the form attached with this newsletter and get it returned to Management Solutions no later than: March 5, 2018. Thank you.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

March 2018

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

March 12, 2018

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 February 12, 2018 Meeting Minutes | 7:20 P.M. |
| V. | Business At Hand at: | 7:30 P.M. |
| | 5.1 Member' s Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of February 28, 2018 Financials at: | 8:15 P.M. |
| VII. | April 9, 2018 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: The Annual Meeting | |
| | Monday – April 9, 2018 | |
| | Sign-In: 6:45 PM / Meeting Begins: 7:00 PM | |
| | Round Table Pizza – 46600 Mission Blvd. - Fremont, CA 94539 | |
| | Up for re-election: Anand Bhaskaran, Ming Chao & Mehul Shah | |

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Newsletter & Attachment Resident Registration Form

MARCH 2018

BOARD OF DIRECTORS

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Ming Chao	Director
Mehul Shah	Director
Joseph Silverius	Director

Management Solutions

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SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

The Annual Meeting

Monday - April 9, 2018

Sign-In: 6:45 PM / Meeting Begins: 7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

NOTICE OF THE ANNUAL GENERAL MEMBERSHIP MEETING

The 2018 Annual General Membership Meeting of the Silvertree Mojave Homeowners Association will be held as follows:

Date: April 9, 2018

Sign-In: 6:45 P.M.

Meeting Begins: 7:00 P.M.

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 five (5) 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.

If any homeowner is interested in being a candidate, you will need to write your name in on the ballot, as the annual mailer has been sent out to the membership. You must be named on the Grand Deed, you must be current with your dues, you must be a member in good standing, you must not have any rules violations against your or your property unit.

DIRECTORIES

We cannot code names into the new directories until All homeowners have returned their 2018 Resident Registration forms. Even if nothing has changed from last year, you still need to complete the form again. It must be signed and dated at the bottom with the property unit listed at the very top left corner. Please list all person(s) residing within the unit, list all vehicle information and contact telephone numbers or email addresses. Please email the completed, signed and dated form over to:

Management Solutions
Email: managementsolutionshoa@gmail.com

Or

Email: pajsolutions@gmail.com

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WELCOME NEW BOARD MEMBER

At the March 12, 2018 board meeting long time homeowner, Joseph Silverius volunteered himself to be on the Board of Directors, which your board has appointed him. Joseph understands that H.U.D. training is required to be completed within 90-days after being appointed to the board. Welcome Joseph. We look forward to working with you.

WALKWAYS & PATHWAYS

During management's latest site inspection, in some of the Quads', the walkways/pathways were blocked with resident's items left outside, which is a safety and liability issue for the association. The last thing the association needs is a Trip & Fall suit. Please pick up all items and place inside your units. Thank you.

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POOL IS CLOSED

Please be reminded, the pool is closed for the season and will not re-open until the Friday of Mother's Day weekend. However, the spa is open and heated all year. You may continue to use the spa, but only the spa.

COMMON AREA TREES & SIGNS

We seem to be seeing several trees branches that are being damaged or broken off, which has not been due to the weather. Signs that have been posted are being broken or vandalized. The association does not have the funds to replace or repair these damaged items.

If you notice person(s) causing damage or are trespassing into the association, please contact the Fremont Police Department at: 510-790-6800.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

April 2018

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Comments: _____

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Post Annual Board of Directors Meeting

April 9, 2018

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

8:00 P.M.

POST

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 12, 2018 Meeting Minutes | 8:02 P.M. |
| IV. | Business At Hand at: | 8:10 P.M. |
| | 4.1 Election of Board of Directors | |
| | 4.2 Member's Correspondence | |
| | 4.3 Attorney Correspondence | |
| | 4.4 Contractor Items | |
| | 4.5 Miscellaneous Items | |
| V. | Review of March 31, 2018 Financials at: | 8:45 P.M. |
| VI. | May 7, 2018 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 – May 7, 2018 | |
| | 7:00 PM | |
| | Round Table Pizza | |
| | 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Newsletter & Attachments

R. Fong's Election Results Letter
Resident Registration Form
HOA's Insurance Renewal Certificate

APRIL – MAY 2018

BOARD OF DIRECTORS

Anand Bhaskaran	President
Ming Chao	Director
Mehul Shah	Director
Joseph Silverius	Director
Chris Gray	Director
Ben Hong	Director

Management Solutions

Donald Murphy Director
Cindy Murphy / Jaime Voltz: Escrows/HOA Docs
Peggy Johnson – Office Manager
McKenzie Johnson – Office Assistant

E-mails received on Saturdays & Sundays will not be addressed, 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

- 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 & Transmitters: 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: BRI Landscaping 408-515-7278
- Locksmith: Parker Security: 510-659-6939
- M.C.C. Financials: (Members Accts) 408-848-5953
- New Pipes, Inc. (HOA's Plumber) 408-269-1969
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Statcomm – Tele-Entry/Directory: 650-988-9508
- 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. 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.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

June 11, 2018

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

ANNUAL MEETING REPORT

Please review the association's legal counsel's election results letter, which is included with this newsletter.

The association's By-Laws provide a quorum of 51% of the total voting power of the Association. Less than a quorum of members appeared and the annual meeting of members could not be convened. However, the Notice of Annual Meeting alternatively scheduled a board meeting for the sole purpose of counting election ballots if a member meeting could not be convened. A quorum of board was present and therefore, the alternatively scheduled board meeting convened.

All five (5) positions were up for election due to resignations. Only the three members; Ming Chao, Mehul Shah and Anand Bhaskaran were timely nominated and included on the ballot and they were overwhelmingly re-elected. There were also five (5) write-in candidates. The two candidates receiving the next highest number of votes were Ben Hong and James C. Gray. Based upon the number of votes received and to reinstate the staggered terms, Ming, Mehul and Anand shall serve two years and Ben and Chris shall serve one year. Ben and Chris shall be up for re-election in 2019.

All five (5) members of the Board of Directors are required per the litigation settlement to take online HUD Fair Housing Training within 90-days of the annual meeting. All must provide their completed certificate to Management Solutions no later than July 9, 2018.

IRS RULING 70-604: Members voted by an overwhelming majority to transfer any excess operating funds to the reserve fund.

At this time, your Board of Directors agreed in holding off for a couple of meetings to elect officer positions. For the time being, Anand remains as Board President. All others are Directors.

We would like to welcome our newest members to the Board of Directors, Ben Hong and Chris Gray. We look forward to working with you both.

BI-MONTHLY BOARD MEETINGS

At the April 11, 2018 your Board of Directors agreed to meet every other month, (bi-monthly). Therefore, listed are the 2018 board meetings, which meet on the second Monday, as follows:

June 11, 2018
August 13, 2018
October 8, 2018
December 10, 2018

DIRECTORIES

We still are in need of all resident's 2018 Resident Registration form, as we cannot code names into the new directories until all forms have been turned in to Management Solutions. Even if nothing has changed from last year, you still need to complete the form again, as the previous forms get destroyed. It must be signed and dated at the bottom with the property unit listed at the very top left corner. Please list all person(s) residing within the unit, list all vehicle information and contact telephone numbers or email addresses. Please email the completed, signed and dated form over to:

Management Solutions
Email: managementsolutionshoa@gmail.com
Or
Email: pajsolutions@gmail.com

This will take place as soon as Management supplies the member's listing with the the telephone numbers to Statcomm.

ASSOCIATION'S INSURANCE RENEWAL

Attached with this newsletters is the association's insurance renewal certificate. You will need this to present to your mortgage lenders or is you are selling or refinancing you home. Keep this with your association's governing documents.

COMMUNITY GET TOGETHER

Your Board of Directors invites all Silvertree Mojave residents for a community get together on:

Community Get Together

Date: Saturday – June 9, 2018

Time: 12:00 Noon – 3:00 P.M.

Location: At the Pool Area

Pizzas will be supplied by your Board of Directors and Management Solutions will supply the bottled water. All Residents are encouraged to bring a favorite hot or cold dish, or dessert to pass. Please bring your lawn chairs and/or blankets, to sit on.

This is a great way for everyone to meet and greet your neighbors.

COMMON AREA LIGHTING

There are three (3) light poles within the quad areas that will soon be replaced. They have been marked with “blue tape” around them, so please no one remove this tape.

If you notice any other lights such as the building lights, light poles and/or carport plights that are out or are blinking, please get the location, pole number or building letter and contact:

Management Solutions
(T) 510-659-8969

Email: managementsolutionshoa@gmail.com

Or

Don Murphy's Cell Number:
925-584-4386

We thank you for reporting any lights that are out.

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

WALKWAYS & PATHWAYS

We are still seeing several items that are being left outside on the walkways within the association. If they are not placed back inside the owner's units, you may find them gone. Walkways cannot be blocked. They must be kept clear for all residents to walk freely without having to trip. This is for the safety of all our residents. Kindly take your items inside your unit. Thank you.

WATER CONSUMPTION

Due to residential water consumption that continues to run over operating budget, Management Solutions will solicit bids to meter each unit and bill each unit the unit's water consumption usage to collect each unit's water bills payments. This will be handled by an outside firm, which their fee will be assessed monthly to each member's account.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

May 2018

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 11, 2018

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

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 9, 2018 Annual & Post Meeting Minutes | 7:20 P.M. |
| V. | Business At Hand at: | 7:30 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 4/30/18 & 5/31/18 Financials at: | 8:15 P.M. |
| VII. | July 9 , 2018 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 – July 9, 2018 | |
| | 7:00 PM | |
| | Round Table Pizza | |
| | 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Newsletter

JUNE – JULY 2018

BOARD OF DIRECTORS

Anand Bhaskaran	President
Ming Chao	Director
Mehul Shah	Director
Joseph Silverius	Director
Chris Gray	Director
Ben Hong	Director

Management Solutions

Donald Murphy Director
Cindy Murphy / Jaime Voltz: Escrows/HOA Docs
Peggy Johnson – Office Manager
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- Four Seasons Pool Service: 510-793-5189
- Fremont Police: 510-790-6800
- Gates & Transmitters: 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: BRI Landscaping 408-515-7278
- Locksmith: Parker Security: 510-659-6939
- M.C.C. Financials: (Members Accts) 408-848-5953
- New Pipes, Inc. (HOA's Plumber) 408-269-1969
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
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The “Sports Activity” or “Playing in Common Areas” rules has been rescinded as of April 18, 2016.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

September 10, 2018

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

AUGUST 13, 2018 BOARD MEETING CANCELED

The August 13, 2018 Board of Directors meeting is being canceled due to lack of board quorum. The next board meeting will be held:

Monday
September 10, 2018
7:00 PM
Round Table Pizza
46600 Mission Boulevard
Fremont, CA 94539
(510) 490-0440
See You There!

DIRECTORY SYSTEM – INTERCOM

All residents need to complete the bottom portion of this page and returned it either by fax or email to Peggy Johnson:

Email: pajsolutions@gmail.com

Fax: 530-271-7498

By: September 10, 2018

In order to have your name and telephone number coded into the directory intercom system, we need ALL RESIDENTS IN EACH UNIT's information.

Last Name: _____ First Name: _____

Unit Address: _____ Phone Number: _____

Your phone number must have a "510" area code in order for it to be coded into the directory. NO OUTSIDE AREA CODES are permitted.

WATER CONSUMPTION

The association's water budget is still running over budget by \$7,125.00. If we divided this by 108 units, this equals \$11.00 per unit, per month. Our landscape irrigation budget is under budget by 20%

Please follow these simple water consumption guidelines:

- Only wash full loads of laundry and dishes.
- Keep showers to five minutes or less.
- Thaw frozen food in your refrigerator or microwave, not under running water.
- Turn off the faucet while brushing teeth.
- Use a broom instead of a hose to clean outdoor spaces.
- Put a bucket in your shower to catch excess water (or when waiting for the water to get warm) and use that water on container plants.
- Install low-flow shower heads, faucets and toilets.
- Repair leaks or run-on toilets. A run-on toilet wastes up to 200 gallons of water per day.

We appreciate everyone's daily efforts.

TREE TRIMMING & GUTTER CLEANING

Your Board of Directors have approved the quotes for tree trimming and gutter cleaning, which will be done in the fall of this year. Funds are available for tree trimming at \$6,405.00 and gutter cleaning at \$4,890.00.

We are waiting for the notices from the contractor(s), which will be posted at all mail kiosks. Please watch for them. We recommend when gutter cleaning is being done, you remove or cover all patio / balcony items so as not to have debris fall on them, which may happen. Thank you.

PET RULES & POLICY

We have been receiving of residents allowing their pets off the leash to roam about the common areas. Please review the Silvertree's Pet Rules and Policy:

- 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, farm animals or reptiles 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.

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.
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- All vehicle spaces must be kept free from debris and oil stains are to be cleaned up using “Simple Green” to clean them.
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- 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

COMMON AREA WALKWAYS & PATHWAYS

Please be reminded, residents items left out in the common area, walkways or pathways. If they are not placed back inside the owner's units, you may find them gone. All common areas must be kept clear for all residents to walk freely without having to trip. This is for the safety of all our residents. Kindly take your items inside your unit. Thank you.

COMMON AREA LANDSCAPING & TREES

During recent site inspections of the association, we've noticed that several tree's branches looked to be either bent down or broken off the trees. At no time are residents allowed to climb within the trees or disrupt the landscape plants, shrubs or irrigation lines. It's very costly to the association for these repairs and funds are not available to constantly replace damaged plants, shrubs or irrigation lines.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

August – September 2018

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

September 10, 2018

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

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 July 23, 2018 Meeting Minutes | 7:20 P.M. |
| V. | Business At Hand at: | 7:30 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 6/30/18, 7/31/18 & 8/30/18 Financials at: | 8:15 P.M. |
| VII. | November 5, 2018 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 – November 5, 2018 | |
| | 7:00 PM | |
| | Round Table Pizza | |
| | 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Newsletter

AUGUST – OCTOBER 2018

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Chris Gray	Vice President
Ming Chao	Secretary
Mehul Shah	Treasurer
Ben Hong	Director

Management Solutions

Donald Murphy Director
Cindy Murphy / Jaime Voltz: Escrows/HOA Docs
Peggy Johnson – Office Manager
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SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

November 12, 2018

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

DIRECTORY SYSTEM – INTERCOM

We are still missing several homeowners and/or resident tenants information in order to have names and numbers coded into the Directory System. All residents need to complete the bottom portion of this page and return it either by fax or email to Peggy Johnson:

Email: pajsolutions@gmail.com

Fax: 530-271-7498

By: November 1, 2018

Please return this as soon as possible so that this work order can be completed. Please print clearly and use a black ink pen. Thank you.

SILVERTREE MOJAVE HOA – DIRECTORY

Last Name: _____ First Name: _____

Unit Address: _____ Phone Number: _____

Your phone number must have a "510" area code in order for it to be coded into the directory. NO OUTSIDE AREA CODES are permitted.

2016 EMERGENCY SPECIAL ASSESSMENT FOR DFEH LIGATION

This assessment was imposed because of the discrimination complaint filed against Silvertree Mojave Homeowners Association. As explained in the board resolutions imposing the special assessment, the money was used to pay for pre-litigation fees resulting from the original mediation of this case. Pre-litigation fees and costs that were not covered by insurance. The balance of the assessment was used to pay fees and costs that were not covered by the Silvertree's insurance. The resolution further stated payment of these expenses from current reserves and operating funds would result in the further deferral of needed maintenance and repair of the common area components.

The Special Assessment was depleted by these expenses and the special assessment resolution did not require reimbursement. Therefore, Silvertree is not obligated to reimburse this special assessment and given the current level of reserves it would not be prudent or justified to reimburse any part of it.

COMPLAINTS OF ROACHES

There have been complaints of roaches in a unit. Roaches are due to open food boxes such as cereal or pet food being left out. The association's pest firm recommends placing open food boxes in sealed containers.

A reminder, the association is only responsible for having termite treatments done. Homeowners are responsible for all other insects, rodents or other critters within the units.

POOL CLOSURE NOTICE

The Pool will be closed by Friday October 26, 2018 for the winter season. However, the Spa will remain open for the winter season. If any residents are using the pool after October 26, 2018, the member's account will be fined and assessed a \$250.00 trespassing fine.

We hope that you all had a wonderful summer at the pool.

PET RULES & POLICY

We have been receiving complaints of residents allowing their pets off the leash to roam about the common areas. Please review the Silvertree's Pet Rules and Policy:

- 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, farm animals or reptiles 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.

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

COMMON AREA WALKWAYS & PATHWAYS

Please be reminded, residents items left out in the common area, walkways or pathways. If they are not placed back inside the owner's units, you may find them gone. All common areas must be kept clear for all residents to walk freely without having to trip. This is for the safety of all our residents. Kindly take your items inside your unit. Thank you.

COMMON AREA LANDSCAPING & TREES

During recent site inspections of the association, we've noticed that several tree's branches looked to be either bent down or broken off the trees. At no time are residents allowed to climb within the trees or disrupt the landscape plants, shrubs or irrigation lines. It's very costly to the association for these repairs and funds are not available to constantly replace damaged plants, shrubs or irrigation lines.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

October – November 2018

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

November 12, 2018

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

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 September 10, 2018 Meeting Minutes | 7:20 P.M. |
| V. | Business At Hand at: | 7:30 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 9/30/18 and 10/31/18 Financials at: | 8:15 P.M. |
| VII. | January 14, 2019 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 14, 2019 | |
| | 7:00 PM | |
| | Round Table Pizza | |
| | 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Newsletter

NOVEMBER – DECEMBER 2018

BOARD OF DIRECTORS

Anand Bhaskaran	President
Chris Gray	Vice President
Ming Chao	Secretary
Mehul Shah	Treasurer
Ben Hong	Director
Joseph Silverius	Alternate

Management Solutions

Donald Murphy Director
Cindy Murphy / Jaime Voltz: Escrows/HOA Docs
Peggy Johnson – Office Manager
McKenzie Krabbenhoft – Office Assistant

E-mails received on Saturdays & Sundays will not be addressed, 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

- 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 & Transmitters: 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: BRI Landscaping 408-515-7278
- Locksmith: Parker Security: 510-659-6939
- M.C.C. Financials: (Members Accts) 408-848-5953
- New Pipes, Inc. (HOA's Plumber) 408-269-1969
- Post Office: Mission Peaks Station 510-226-0195
- Sinclair – Hall Insurance: Ray Hall 888-803-1790
- Statcomm – Tele-Entry/Directory: 650-988-9508
- 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. 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.

SILVERTREE MOJAVE CALENDAR

Next Board Meeting is:

Monday

January 14, 2019

7:00 PM

Round Table Pizza

46600 Mission Boulevard

Fremont, CA 94539

(510) 490-0440

See You There!

FINAL NOTICE
DIRECTORY SYSTEM – INTERCOM

Your Board of Directors cannot express enough how important it is that all residents return this form in to Management Solutions, so that we can get our new directories coded with everyone's name and telephone number.

This is your final notice to return this form with your information no later than December 31, 2018. Even though you have completed a Resident Registration form, this still needs to be completed and returned to Peggy Johnson's email or fax:

Email: pajsolutions@gmail.com

Fax: 530-271-7498

By: December 31, 2018

Failure to comply in returning this form, will result in your member's account being fined and assessed \$100.00. Please print clearly and use a black ink pen. Thank you.

SILVERTREE MOJAVE HOA – DIRECTORY

Last Name: _____ First Name: _____

Unit Address: _____ Phone Number: _____

Your phone number must have a "510" area code in order for it to be coded into the directory. NO OUTSIDE AREA CODES are permitted.

TRASH ENCLOSURES

We are seeing more and more household items being discarded in and around the Trash Enclosures. THIS IS NOT ALLOWED! This is costing the association to have these items removed, which is getting very costly.

Management Solutions regular hauling person that use to come the our Association was very reasonable with hauling items away. However, Management is still trying to located a hauling firm that is not so costly. Please, if you see person(s) discarding anything other than household trash, get their unit address and report them to Management Solutions with a date, time and items that were dumped.

REMODELING WITHIN UNITS

Please be reminded, any remodeling within a unit required a completed and board approved Architectural Request Change (ARC) form with copies of the contractor's business card, business license and \$1Million liability certificate that is to be attached with the ARC application form.

Absolutely no remodeling debris is allowed to be discarded into the association's dumpsters or around the trash enclosures at any time. Contractor's are only permitted to work within a unit Monday through Friday from 9:00 AM to 5:00 PM. No weekend work is allowed. Contractor's may not put their equipment in the common areas or walkways. They must set up their equipment on the unit's patio/balcony only.

All work conducted must have prior board approval, or the member's account will be fined \$250.00 for not completing the ARC form and another \$1000.00 for contractor's working at the association without prior approval.

The ARC application form is online at: www.managementsolutionshoa.com. Click on Communities then click on Silvertree HOA. You can print the ARC form from there and fill it out and either send, fax or email it to Management Solutions. All applications must be in 2 weeks prior to the board meetings in order to have it placed in the board packets. Remember, the board meetings are bi-monthly and the board will review applications at that time.

PARKING RULES & POLICY

ALL DAY TOWING

2436 Whipple Road –Suite 2

Hayward, CA 94545

510-471-2500

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- No loitering, persons playing in or around the parking areas.
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- 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

HOLIDAY DECORATIONS & PACKAGES

With the holidays upon us, we welcome you to put up holiday decorations and lights, but nothing is permitted to be placed out in the common areas, placed over the patio's top header board to hang out outside of the patio and please, do not use nails, staple guns or hooks to hang decorations, as this perforates the building's structure and wood. All decorations must be removed by January 15, 2019.

If not removed by January 15, 2019, the member's account will be fined \$50.00 for non-compliance.

Your Board of Directors and Management Solutions staff wish everyone a very Merry Christmas and a safe and Happy New Year.

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Service Request & Comment Form

January 2019

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 2018

SILVERTREE MOJAVE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

January 14, 2019

Round Table Pizza

46600 Mission Blvd.

Fremont, CA 94539

7:00 P.M.

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 12, 2018 Meeting Minutes | 7:20 P.M. |
| V. | Business At Hand at: | 7:30 P.M. |
| | 5.1 Member's Correspondence | |
| | 5.2 Attorney Correspondence | |
| | 5.3 Contractor Items | |
| | 5.4 Miscellaneous Items | |
| VI. | Review of 11/30/18 and 12/31/18 Financials at: | 8:15 P.M. |
| VII. | March 11, 2019 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 11, 2019 | |
| | 7:00 PM | |
| | Round Table Pizza | |
| | 46600 Mission Blvd. | |
| | Fremont, CA 94539 | |