

EDEN SHORES NEWS

Board of Directors

President – D Huang
V President J Uen
Treasurer- C Chen
Secretary – J Willis
Director- K Kinzler

Management

Neighborhood Association Management

Henry Romero
P.O. Box 10968
Pleasanton CA, 94588
925-243-1797 ext 104
925-243-1798 Fax

Lydia Zuniga
(925) 243-1797, ext. 108
lydiazuniga@neighborhoodam.com
Accounts Receivable and Financial Reports

Sheresie Dyer
(925) 243-1797, ext. 107
sheresiedyer@neighborhoodam.com
Accounts Payable

After-Hours Emergencies
(925) 243-1797, Option 4
Weekend, holiday, and after-hours emergencies

PARKING REMINDERS

Please remember that residents of Eden Shores are not permitted to reserve public street parking even if it is in front of your home.

No person shall allow any material (other than clean water) to fall, leak, seep, spill or otherwise be deposited from any vehicle parked on or over any portion of the common area property within Eden Shores. Any vehicle found in violation of this rule may be towed without advance notice, at the vehicle owner's expense. In addition, the vehicle owner and/or the owner of the unit to which the vehicle is connected may be assessed common area property repair and/or restoration expenses if the common area property is damaged as a result of such vehicles.

Members of the Association are responsible for notifying their tenants and guests of all applicable CC&R's and all parking regulations.

Holiday Decorations & Lights

We look forward to all the festive lights that will adorn our community this year. Please remember that the Board requests your exterior holiday lights and decorations be removed from your home by January 31, 2017. We appreciate all the hard work that goes into making your homes look festive for the holidays and thank you in advance for the less enjoyable task of removing all those decorations by the end of January.

2017 Changes in the Law

The legislature was busy this year. Here are new statutes and case law this year affecting community associations in 2017.

AB 968 – This bill would, beginning January 1, 2017, instead provide that, unless otherwise provided in the declaration, the association is responsible for maintaining, repairing, and replacing the common area, the owner of each separate interest is responsible for maintaining, repairing, and replacing the separate interest, and the owner of the separate interest is responsible for maintaining the exclusive use common area appurtenant to the separate interest while the association is responsible for repairing and replacing the exclusive use common area..

AB 918 – This bill would require the owners of the separate interests in a common interest development to annually provide the association with specified written information for the purpose of receiving notices from the association.



Keeping Our Community Looking Good

We need all of our residents help in keeping our community looking its best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure trash containers are stored neatly in front of your garage (except for the night before and day of pick up).
- If you have a commercial vehicle that you park at the community, please find parking outside the community.
- Do your best to park as many cars as possible in your garage.

HOA Management Contact Information & Emergency Phone Number

Our HOA management company, Neighborhood Association Management, is available to answer any questions or to discuss any concerns that you may have. Their contact information is located on the front of this newsletter. HOA Services also maintains a 24/7 emergency phone dispatch system.

If you notice that the sprinklers in the front yard landscaping are running too long or there is a broken sprinkler, please contact NAM Services and our manager, Henry Romero, will take care of the situation. When you call, please identify whether the water is coming from the front yard landscaping. You can reach our association manager after business hours by calling 925-487-3012.

Lighting around the Community

We have received calls and emails from the community about street lights been out and have done our best to repair/replace the bulbs, as you can see the Association was a little short-handed in this department. We will be back up to speed here real soon, so please keep let us know when street lights are out or damaged. Report these immediately by sending an email to facilities@theedenshores.org so they can be repaired as quickly as possible. You may also email management at henry@neighborhoodam.com. Please be aware that some repairs take longer than others due to the cause of the repair. It may not be as simple as changing a light bulb; however, be assured that it will be taken care of as soon as possible.



◇◇ COVENANT CORNER ◇◇

ARTICLE II, Section 2.5.2 “Prohibited Vehicles”

The following vehicles are “Prohibited Vehicles” (a) recreational vehicles (e.g. travel trailers, camper vans, boats... ect), (e) trailers, inoperable vehicles. (b) commercial-type vehicles (e.g. stake bed truck, tank trucks, dump truck, step vans, concrete trucks and limousines), (c) buses or vans, (d) vehicles having more than 2 axels, (e) trailers, (f) inoperable vehicles (g) aircraft, (h)(any vehicle or vehicular equipment deemed a nuisance by the board. Prohibited vehicles may not be parked, stored or kept in the front yard or driveway apron of any lot or on any street adjacent to or visible from the properties or any other Common Property parking area.

PROHIBITED VEHICLES MAY ONLY BE PARKED IN AN OWNERS FULLY ENCLOSED GARAGE WITH THE DOOR CLOSED SO LONG AS THEIR PRESENCE ON THE PROPERTIES DOES NOT OTHERWISE VIOLATE THIS DECLARATION.



Landscaping

Homeowners are responsible for the maintenance and upkeep of their front lawns and trees. Please mow, water, and fertilize your lawn on a regular basis. If you notice that the tree(s)/shrubs/bushes in your front/side yard(s) are dying and/or not thriving, please replace them.

The landscape committee periodically drives through the community inspecting the front/side yards. There are many homes in which the front yard/side yards do not have lawns, overgrown with weeds and/or have dead or dying plants and trees. Letters are sent to these owners requesting that the owners maintain their yards. Those in violation are called to hearing and may be fined according to the fine policy. The Association may elect to have their landscapers mow and/or remove the weeds. This charge will be charged to the homeowner. If you need information on how to bring your lawn in compliance, you may contact the management company. Healthy and well maintained lawns helps increase the value of your home and the surrounding area.



January 2017

Request for Annual Notice of Address, Representative and Rental Status
Civil Code, Section 4041

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days.

I. The address or addresses to which notices from the Association are to be delivered.

Address: _____

Email: _____

II. An alternate address or secondary address to which notices from the Association are to be delivered.

Address: _____

Email: _____

III. The name and address of your legal representative, if any, including any person with the power of attorney or other person who can be contacted in the event of your extended absence from the separate interests.

Name: _____

Address: _____

IV. Is the separate interest - (check one)

Owner Occupied Rental Developed, but vacant Undeveloped

Owner(s) Name: _____ Email _____

Property Address: _____

Phone Numbers: (H) _____ (W) _____

Email Address: _____

(All information collected is for emergency use only and will be confidential)

Return completed forms to:

Eden Shores Homeowners Association
C/O Neighborhood Association Management
P.O. Box 10968
Pleasanton, CA 94588

If you would like you can email this form to henry@neighborhoodam.com