

Capitola Knolls Homeowners Association Newsletter March 26, 2009

LANDSCAPING AT THE KNOLLS

Many changes have been made in our landscape in recent weeks and we'd like to explain the activities and the reasons.

Tree root damage has been extremely costly to our Association. Sidewalks, carport floors and aprons, curbs and gutters have been damaged and require replacement. The displacement of sidewalk panels causing tripping hazards is corrected by grinding the high points. More serious, however, is the need to replace damaged paving components. Why do we have this damage? Improper selection and location of trees when the complex was developed is the culprit. Our beautiful Liquidambar (Sweet Gum) trees have been our worst offender – followed closely by our Redwoods.

Another round of sidewalk grinding of hazards has been authorized. Incremental replacement of damaged concrete will continue.

Many will have noticed a recent major project to remove almost 30 of the Liquidambar and the planting of an equal number of replacements – several Chinese Pistache, (a deciduous, graceful and colorful specimen), and a number of *Tristania Laurina* (a very beautiful broadleaf evergreen). Several Redwoods have also been removed and replaced with more appropriate specimens for the area. Notice also a major re-do in the vicinity of the 'mailbox corner' on Kennedy.

Maintenance of our arboreal coverage will continue to be a major component of our budget, however valuation of our units continue to be enhanced by our landscape.

Water costs and prospects for further serious increases have made it necessary for us to consider major changes in our landscape plan. An attractive offer from the Soquel Creek Water District (our supplier) has helped us

to make decisions regarding major changes in our ground cover. Our lawns are a major reason for the Knolls to be considered as one of the most beautiful developments in the county. However, costs and availability of water have forced us to begin to make major changes. The Water District has offered to give us a credit of \$2 per square foot of lawn that is removed. We have received almost \$6,000 for work already done. This amount does not appear as a credit to our finances for it represents the approximate cost of making the changes – removal of sod, making plantings, modifying irrigation and applying mulch. Since the new plantings will require only minor amounts of water, the result of the program is a large saving in water costs.

With the potential of additional large water cost savings, the Board has decided to move ahead with a partial lawn elimination program.



WATER LEAKS / CONSERVATION

While there is no rationing, we ask that you all be aware of the need to conserve water. Make sure your faucets and toilets are not wasting water. If you see water dripping from the outside hose bib, a carport storage closet or a sprinkler, please report it to Mary Taylor at Shoreline Property Management at 426-8013 x 108. For sprinklers, you may also call Emerald City Landscaping at 476-1180.

CAPITOLA SPRING GARAGE SALE

See the enclosed notice from the City of Capitola and the form for Capitola Knolls' residents if you wish to participate. Green Waste Recovery will hold their annual Spring Clean-up, May 4-10. It is on Wednesday, May 6th for Capitola Knolls.

POOL/SPA

As many of you know, there has been much done to improve the pool area over the past two years. In 2007, we installed new tile and re-plastered both pool and spa. Repairs were also made to the deck. Last year, the solar panels for the pool and the arbor supporting them were replaced.

This year in January we were notified by the County of Santa Cruz that swimming pools and spas must be equipped with anti-entrapment drain covers. The Federal Government enacted the Virginia Graeme Baker Pool and Spa Safety Act which became effective January 1, 2009. This is a federal safety law aimed at keeping people from becoming trapped in underwater drains. Drains on both the bottom and sides of the pool and spa are part of the circulation system and the suction caused by pumping the water can sometimes cause swimmers, particularly children to get stuck in the drain. We are having these replacements done. The pool and spa will open when complete. We will post the notice of opening in the bulletin board.

ARCHITECTURAL MODIFICATIONS

Remember that no modification or improvement, addition or change to the exterior or structure may be made without prior written approval by the architectural committee and board. This includes but is not limited to the addition, replacement or modification of a satellite dish, garage door, skylight, window or alterations to the electrical, mechanical and/or plumbing systems or changes that would impair the structural soundness of the building. Forms may be downloaded from the Capitola Knolls website:

www.capitolaknolls.com

NEIGHBORHOOD WATCH

We are trying to organize the Neighborhood Watch Program. If you are interested in being a block captain or in participating, contact our office.

If you have a theft or disturbance to report, you should call the **Capitola Police at 471-1170** (when requesting an officer) **or 471-1141** to file a report. You should also contact **First Alarm at 684-1111**.

ANNUAL MEMBERSHIP MEETING

This year's annual homeowner meeting will be held on Saturday, May 16th at the ShoreLife Community Church. There will be two board positions up for election. If you are interested in having your name placed on the ballot, please send your nomination to the Capitola Knolls' Board of Directors/Nominating Committee, c/o Shoreline Property Management, 1100 Water Street, Santa Cruz, CA 95062 before 4/10/09 or email the nomination to maryt@shorelinepropertymanagement.com

SAFETY TIP

We had a recent report of carbon monoxide in a unit at Capitola Knolls caused by a hairline crack in the unit's gas heater. Carbon Monoxide is a dangerous gas that you cannot smell or see. Common sources of carbon monoxide include gasoline engines running in closed garages, fuel burning space heaters, blocked vent pipes or chimneys. If you breathe in carbon monoxide, it enters your bloodstream and robs oxygen from blood cells. This is called carbon monoxide poisoning.

We suggest you have qualified professionals routinely maintain and inspect all heating systems and fuel burning appliances, such as your wall heaters to ensure they are in good working condition. **We also suggest every unit have carbon monoxide detectors along with your smoke detectors.**