



Capitola Knolls

Shoreline Property Management
1100 Water Street, Suite 1A
Santa Cruz, Ca 95062

August 23, 2010

- Walls Painting started painting the buildings on Sutherland Lane and Sills Court last week. Walls Painting will post notices at each unit prior to pressure washing and painting several days prior to the work beginning to give you an estimated start date. A second notice will be posted 48 hours prior. If you are interested in the colors, take a look at 1109 Sutherland (body color is Keystone), 1113 Sutherland (body color is Chadwick) and 1112 Sutherland (body color is Malibu Beige). The trim will be Wood Moss. All are Kelly Moore Paints. A map will be posted in the bulletin board by the pool.
- Walls Painting will be painting approximately three buildings per week. They will be following in order around Sills Court, Sutherland Lane, Callas Lane and finally Ponselle Lane. Currently they are painting 1109, 1113 and 1112 Sutherland Lane. They have washed 1116 and 1120 Sills Court. The next three buildings in order are 1124, 1128 and 1131 Sills Court.
- The pre-painting repairs are almost complete. We know there may be areas you feel were missed, but all the units and buildings were inspected by our consultant, and the most needed repairs are being done. However, we are looking at all areas you bring to our attention and some have been added. It is just not in our budget to take care of all areas immediately. If your concerns are not addressed now, they will be at a later date.
- You can start preparations now. Clear the clutter from your balcony decks. Follow the rules and remove all storage that is outside the enclosed storage cabinets in your carports. Remove items hanging from the exterior such as wind chimes. Suggestion: When your building is pressure washed, put towels on your window sills and at the front door. This is not required, just an added precaution you can take.
- **Pool and Spa Reminders again:**
 - Children under the age of 14 must be accompanied by an adult and children under 14 years of age are not allowed in the hot tub for health & safety reasons.
 - TWO guests are allowed into the area with each key. Do not let others into the pool area. Residents must remain with their guests while in the pool area. If the resident leaves, so must your guests.
 - Safety Concerns: NO glass, pets, bicycles or skateboards are allowed inside the pool gate.
- As we have stated previously, the pool area is subject to closure for vandalism and violations of the guidelines. The restrooms have graffiti on the walls and will be painted. The area will be closed for three days while this is done. Every resident and homeowner can help monitor the pool area directly or by calling First Alarm at 684-1111.
- **Capitola Knolls website for updates: www.capitolaknolls.com.**