



January Newsletter

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The next regular monthly Board meeting will be held on Monday, January 26th at **2:15 p.m.** The agenda will be provided at least 4 days in advance.

www.zoom.us or Phone: **(669) 900-6833**

Meeting Id: **822 7173 6115** Password: **94022**

Clickable link:

<https://us02web.zoom.us/j/82271736115?pwd=NHBZdFZnNHVFb1swMVZzK0VZc1JyZz09>



Board of Directors

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Director, **Carol Dabb** (carol.dabb@creekside-oaks.com)

Director, **Irene Hashfield** (irene.hashfield@creekside-oaks.com)

Mark Bronson Association Manager , MBronson@CommunityManagement.com

Community Management Service, Inc. 1935 Dry Creek Road, Ste. 203 Campbell, CA 95008 phone: 408-559-1977

Customer Services email: CS@CommunityManagement.com

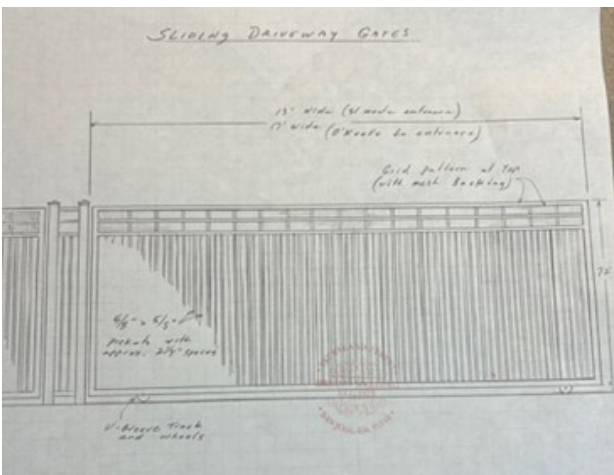
Overnight Parking Permits: creeksideoaksparking@gmail.com or 650-492-4721

New Gate at O'Keefe!

It is time to replace the O'Keefe gate. The mechanism (called the operators) that moves the chains to open the gate has been failing on a regular basis. These failures have become more and more expensive, since the parts are no longer



available. The operators were installed in 1994. If the operators are replaced, by law, we must upgrade the sliding gates to 2026 safety standards. Our current gates do not meet these standards and must be replaced. The project will take approximately three weeks depending on weather and potential problems. The new gates will have a different look that will meet all the current safety standards. The drawing will give you an idea of this new look.



The El Monte gate operators are from 2004 and are currently operating well although occasionally the exit gate stays open during a heavy rainstorm. They do not need replacing at this time.

Earthquake Insurance Committee presents report on possibly discontinuing association earthquake Insurance at the January 26, 2026 meeting.

- Please attend the meeting to learn more.

Improved Customer Service Efficiency for Residents

Please call Community Management Services (CMS) customer service to report issues. This will improve response times when you have a problem or want to report maintenance or repair issues or when you observe things like brown grass or gophers or gate issues or lights out, etc.

Calling/notifying a board member adds a layer that can mean delays.

During regular business hours (8-5, M-F), you can call Community Management Services at (650) 961-2630 or (408) 559-1977 to speak to a Customer Service Representative who will help to resolve your issue. Email can be more effective especially when a picture can be sent that helps describe the concern. Emails can be sent to CS@CommunityManagement.com. Please be sure to include "Creekside Oaks" and your address.

FOR EMERGENCIES ONLY: If after hours and on weekends, select Option 3 to leave a message for the On-Call Manager. They will respond to voicemail and will try to solve the problem. Examples of emergencies are a mainline water leak, not an irrigation leak that turns off with the timer. Sewage backup, a tree down and drainage backup in the atrium are other examples of emergencies.

Proposed Parking Rule Updates

- The Board will review the comments received on the proposed rule updates at the January 26, 2026 meeting. They may approve them as proposed, make changes and make the revised proposal available for at least 28 days to receive member comments or decide to do nothing and leave the current rules in place.

Elections

- The Board elections are scheduled for Saturday, March 21st.. The nominee posting is available online and ballots will be mailed at least 30 days in advance of the meeting.

Creekside Oaks HOA

- Creekside Oaks is a California non-profit corporation governed by a Home Owner Association commonly known as the HOA. All homeowners are automatically members of the Creekside Oaks HOA. In the state of

A homeowners association (HOA) in California is a private organization that manages a residential community, overseeing shared spaces and enforcing community rules to maintain property values and neighborhood standards. Homeowners typically pay dues to the HOA, which are used for maintenance and community services.

California, the definition of an HOA is:

- Your board is made up of 7 residents who are elected for 2-year terms and are responsible for the following:
 - Finance – Managing the association’s multi-million-dollar portfolio.
 - Landscaping – Managing 17 acres of ancient oaks, majestic Redwoods and lush plants.
 - Insurance – To protect your investment.
 - Mechanical – Gates, codes, remotes, mailboxes, electrical.
 - Architecture/Infrastructure – To ensure your living environment remains as pristine as when you moved it to protect your property values.
 - Communication – To keep you in the know.
- Your governing body only survives with the support of volunteers from the homeowners. If you can use some of your day job expertise (finance, insurance, managing outside resources, etc.) we encourage you to run for the board. If two years sounds like a daunting ask, look into some of the subcommittee groups that handle as hoc projects like sewers or evaluate earthquake insurance.
- Most HOAs in California are set up as nonprofit mutual benefit corporations. To learn more, go to: https://oag.ca.gov/consumers/general/homeowner_assn