



October Newsletter

INSIDE THIS ISSUE:

Upcoming Meetings	1
2024-2025 Budget & Assessment	2
Gate Code Change—October 1st	2
Pond	2
Earthquake Insurance	2
New Payment Site	3
Sewer Process, Website & Pool	3



The next regular monthly Board meeting will be held on Monday, October 28th at 2:15 p.m. The agenda will be provided at least 4 days in advance.

[www.zoom.us](https://us02web.zoom.us/j/82271736115?pwd=NHBZdFZnNHVFb1swMVZlK0VZclJyZz09) or Phone: **(669) 900-6833**

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

Clickable link:

<https://us02web.zoom.us/j/82271736115?pwd=NHBZdFZnNHVFb1swMVZlK0VZclJyZz09>



Board of Directors

President, **Lisa Weindorf** (**lisa.weindorf@creekside-oaks.com**)

Vice President, **John Radford** (**john.radford@creekside-oaks.com**)

Secretary, **Barbara Shukov** (**barbara.shukov@creekside-oaks.com**)

Treasurer, **Shiela Robertson** (**shiela.robertson@creekside-oaks.com**)

Director, **Art Bobrove** (**art.bobrove@creekside-oaks.com**)

Director, **Jenny Buchanan** (**jenny.buchanan@creekside-oaks.com**)

Director, **Carol Dabb** (**carol.dabb@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

2024-2025 Budget & Assessment Change

- Creekside Oaks has made several major improvements in the last year which has included the submeters and the paint/fence project. We have another large capital improvement, a sewer system project, that will comprise of replacing portions of the old pipes in the common area, adding clean-outs where needed, and replacing the main pipe that runs under Deep Well and Bay Tree Lane. We have put \$300,000 into reserves as a placeholder for this project, however it doesn't include any post project landscaping, nor do we yet have a real number for this needed work. Due to this unfunded capital expense and to bolster the reserves for potential infrastructure demands, the board voted to increase our reserves by 20%.
- **Therefore, our HOA dues will increase from \$1210 to \$1452 beginning November 1st, 2024.**
- If your payments are not set to automatically update, please be sure to update the payment amount.

Gate Code Change—October 1st

- Be sure to use the new gate code which became effective, October 1st.

Pond

- The association contracted with Solitude Lake Management for maintenance.
- The initial blue color is a result of the dye that blocks sunlight and helps control the algae and is expected to moderate over time.
- The time to return the ponds to a steady state is about two and up to three months. The hope is that they don't need to be drained.

Earthquake Insurance

- The association is planning on a townhall in late October or early November on the options for earthquake insurance. It is certainly a hot topic and important to many members. The Committee and Board will consider feedback after this townhall.

New Assessment Payment Site...

CMS has changed billing systems for homeowners who pay electronically. Visit <https://cms.cincwebaxis.com>. For detailed instructions or if you have any questions feel free to contact Customer Service at (408) 559-1977 or CS@CommunityManagement.com.

Sewer Process

The Sewer Committee is reviewing construction managers. Once one is recommended and approved by the Board, the construction manager will solicit at least three plumbing proposals. The Board will choose from among those proposals.

Updated Resident Directory & Website Content

- An **updated Residents Directory** is available on the website through the **Member Portal**: <https://creekside-oaks.com/member-portal>
- The Residents Directory can be printed from the website or downloaded to your computer.
- An updated Committee List and Residents' Map is also available on the website.
- For a password to the association's website please contact Chuck Kissner at chuck@kissner.net.

Pool Closure

The pools and spa are scheduled to close on Oct. 15th.