



December 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

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

Vice President, **Sue Sucher** (**sue.sucher@creekside-oaks.com**)

Secretary, **Chodi McReynolds** (**chodi_mcreynolds@creekside-oaks.com**)

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

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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

**Happy Holidays from
Creekside Oaks
to You and Yours!**



Improved Customer Service Efficiency for Residents

OWNERS, WE NEED YOUR HELP. Often it seems easiest to call a Board member to report issues. Please remember that the Board members all volunteer their time to steer the maintenance of Creekside Oaks. Calling a board member adds a step and adds time to getting those issues resolved.

The most efficient and timely way to report issues or things you observe (the lawns are browning, a branch has fallen, a street or path light needs a new bulb, an entry gate is stuck, gophers are at a location, roof leaking into my unit, etc. is to EMAIL OR CALL OUR MANAGEMENT COMPANY, CMS, CUSTOMER SERVICE.

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

- At the end of this newsletter is a set of proposed rule changes for parking that the Board will decide on at the January 26, 2025 meeting. This completely replaces the prior proposed rules.
- If you would like to submit written comments, please email them to the association manager by January 16, 2025 at 5pm so they can be included in the Board packet at MBronson@CommunityManagement.com.

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 California, the definition of an HOA is:

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.

- 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

Creekside Oaks House Numbers—Just a Reminder

- A recent audit by Los Altos Emergency Services suggested that homeowners in Creekside Oaks should use easier to read address numbers and locate them between the front door and the garage (either on the wall or the utility door).
- After review of the suggestion, the HOA Board voted to provide 6" black numbers for those homeowners who would like to upgrade. Picture shows the style of number the HOA will purchase. It will be the homeowner's responsibility to install or if you prefer the association to install, there will be a nominal fee.
- If you are interested in a new set of numbers send an email to secretary@creekside-oaks.com
- If you would like some installation assistance add this info in your email.
- The offer is good until January 15th, 2026.



Earthquake Insurance—Motus

- The information below is for homeowners that don't have or are considering adding earthquake coverage greater than the policy the association purchases.
- If you currently have coverage under the Motus program, we will email your renewal invoice with current coverage limits and information on the new policy term. You can also log in, and click "RENEW/ADD ADDITIONAL UNIT" to review and/or make changes to your coverage (note that coverage is not in force until payment has been received).



- Dear Creekside Oaks Homes Association Owners –

Your HOA board has made the Motus Earthquake Insurance Program available to you. This gives you the opportunity to OPT-IN to superior coverage for your unit (vs. the California Earthquake Authority and other condo options). Please see the attached program documents. Note that if you do not enroll, you will not have earthquake insurance coverage under the Motus opt-in program.

Select features include:

Higher Limit: Motus offers up to \$1,000,000 (or more, on request) of combined loss assessment and unit interior coverage (CEA's Loss Assessment coverage is capped at \$100k)

Lower Cost: Motus is a fraction of the cost of CEA (on a premium per dollar of coverage basis)

Coverage of Common Areas: Motus covers your share of damage to common areas...which CEA excludes

To sign up, go to <http://app.motusins.com> and use the HOA Code “CRKS22” or fill out and mail in the application included in the attached packet.

The deadline to sign up/renew is **December 20, 2025**.

For more information on the Motus Program, including a schedule of upcoming informational webinars, please see the attached information packet. If you have any questions, please contact Motus directly at (833) MOTUS-IN / (833) 668-8746 or info@motusins.com.

Thank you.

MOTUS

Association note—The paper version of the application is on Creekside Oaks website with the other insurance documents.

PROPOSED FULL RULES (3 pages)

Based on your feedback the Board is proposing the following changes (**bold text**) to the parking rules. You have until January 16 to send your feedback. Feedback details are on page 3.

Traffic and Parking

The Board has adopted the following rules for parking to preserve the ambiance established at Creekside Oaks, comply with the CC&Rs, to ensure access to units in event of an emergency and to ensure the safety of persons driving and walking inside Creekside Oaks.

General

The speed limit is ten (10) miles/hour.

Trucks and large vehicles MUST use the O'Keefe gate, for access/egress. The El Monte gate is narrow, and the turning radius is insufficient for larger vehicles. Please advise tradesmen and delivery drivers of this requirement.

Parking is prohibited in front of the fire gate at the end of Deep Well Lane.

Large recreational vehicles, including but not limited to motor homes, trailers, campers, boats and similar vehicles are prohibited from parking in Creekside Oaks.

Vehicle maintenance, repair, and car washing are prohibited.

Parking on the streets is to be minimized during the day and is **prohibited at night**.

Residents hosting groups of visitors are responsible for providing entry through the gate. For large parties, residents should coordinate parking by contacting a board member for assistance.

Garage doors should be closed when not in use. An opening of two (2) feet to relieve heat buildup in the garage is allowed.

Residents are strongly encouraged to park in their garage but may utilize their driveway or cul-de-sac parking as needed during the day. Please be considerate of your neighbors when utilizing cul-de-sac parking.

Resident vehicles must be parked in the garage at night. The garage must accommodate residents' vehicles. Should a need arise for a resident's vehicle to be parked outside the garage overnight, the resident shall apply for a parking permit. The permit is subject to the same rules as overnight guests.

Guest/outside worker parking – DAY

If possible, guests and workers should park in the visitor parking areas (as noted on the parking permit map). Otherwise, guests and outside worker vehicles may be temporarily

parked in the resident's driveway or nearby cul-de-sac parking area. The parking of any vehicle in these areas must not obstruct access to any lot or to the common area.

Daytime worker vehicles and outside visitors may be temporarily parked on the street if necessary. Park vehicles close to the curb on the right-hand side of the street when entering from El Monte or on the left-hand side of street if entering from O'Keefe. Do not block, hydrants, mailboxes, or driveways. Avoid blind corners. **DO NOT PARK CARS ACROSS THE ROADWAY FROM EACH OTHER.** Roadway access for emergency vehicles must be maintained at all times.

Guest/Outside worker parking-Night Time

Vehicles that are parked outside overnight **MUST** display a parking pass issued by Creekside Oaks. These passes are easily obtained from the members only portal of the website at www.creekside-oaks.com or by emailing creeksideoaksparking@gmail.com. The request should include the dates requested, unit number and license number of the vehicle, along with the make, model, and color of the vehicle if known.

Vehicles parked overnight with no visible permit displayed are considered in violation of Creekside Oaks parking and are subject to towing.

Please request a permit 24-48 hours in advance. The full information on the vehicle can be added to the permit once details are available to the resident. Vehicles must display the permit on the dashboard, or the vehicle is considered in violation and subject to fines or towing.

Overnight guests or workers shall park in the designated visitor parking spots as noted on the permit map and can remain for a period not exceeding seventeen (17) days during any 90-day period unless otherwise authorized by the Board.

Miscellaneous

Short-term visitors (2 nights or less) may park overnight in the resident's driveway. Permits are encouraged but not required for short stays. Permits are required for stays over 48 hours. Please be respectful of your neighbors when utilizing short-term parking. If your guests can use the designated visitor parking areas, this should be considered the most desirable option.

The Board recognizes the need to provide overnight care givers permits for longer time frames. A special parking permit for caregivers who need to park at Creekside Oaks overnight can be obtained as noted above. NO overnight parking in the driveway is allowed.

Residents are responsible for requesting new care giver permits if there is a change in vehicle for any worker.

Notwithstanding all of the above, upon written request from a resident the Board may occasionally grant a limited permit for temporary parking in the visitor parking areas or the driveway for a period determined by the board.

Violation of any of the parking or traffic rules may result in fines and/or towing of any vehicle parked in violation of the rules. All enforcement procedures authorized by the CC&R's may be employed by the Board.

A summary of the parking rules and permit requests can be found on the Creekside Oaks website - www.creekside-oaks.com

Updated Summary of Proposed Rules (2 pages)

Parking Summary – highlights important information. See full rules for all details about parking at Creekside Oaks.

General

The speed limit is ten (10) miles/hour.

Trucks and large vehicles MUST use the O’Keefe gate, for access/egress. The El Monte gate is narrow, and the turning radius is insufficient for larger vehicles. Please advise tradesmen and delivery drivers of this requirement.

Parking is prohibited in front of the fire gate at the end of Deep Well Lane.

Large recreational vehicles, including but not limited to motor homes, trailers, campers, boats and similar vehicles are prohibited from parking in Creekside Oaks.

Vehicle maintenance, repair, and car washing are prohibited.

Parking on the streets is to be minimized during the day and is **prohibited at night**.

Resident vehicles must be parked in the garage at night. The garage must accommodate residents’ vehicles. Should a need arise for a resident’s vehicle to be parked outside the garage overnight, the resident shall apply for a parking permit. The permit is subject to the same rules as overnight guests.

Guest/outside worker parking – DAY

If possible, guests and workers should park in the visitor parking areas (as noted on the parking permit map). Otherwise, guests and outside worker vehicles may be temporarily parked in the resident's driveway or nearby cul-de-sac parking area. The parking of any vehicle in these areas must not obstruct access to any lot or to the common area.

DO NOT PARK CARS ACROSS THE ROADWAY FROM EACH OTHER. Roadway access for emergency vehicles must be maintained at all times.

Guest/Outside worker parking-Night Time

Short term visitors may park overnight in resident driveway for 48 hours without a permit. Vehicles that are parked outside overnight for more than 48 hours **MUST** display a parking pass issued by Creekside Oaks. These passes are easily obtained from the members only portal of the website at www.creekside-oaks.com or by emailing creeksideoaksparking@gmail.com. The request should include the dates requested, unit number and license number of the vehicle, along with the make, model, and color of the vehicle.

Vehicles parked overnight for more than 48 hours without a permit are considered in violation of Creekside Oaks parking rules and are subject to towing.

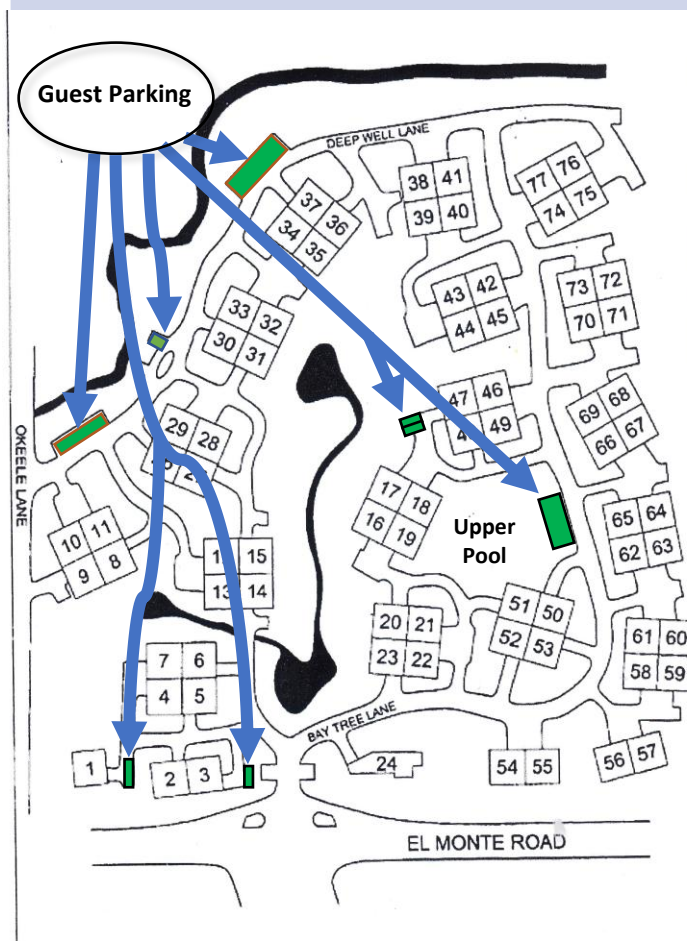
Please request a permit 24-48 hours in advance. Vehicles must display the permit on the dashboard.

Violation of any of the parking or traffic rules may result in fines and/or towing of any vehicle parked in violation of the rules. All enforcement procedures authorized by the CC&R's may be employed by the Board.

OVERNIGHT VISITOR PARKING PERMIT

Authorized by Community Management Services, Inc. 408-559-1977

DISPLAY ON VEHICLE DASHBOARD



Creekside Oaks Outside Overnight Parking Rules Summary

- All outside overnight parking requires a **Parking Permit**
- **Visitor Parking Areas (see map):** Maximum of **eighteen (18) nights** in any 90-day period

Getting a Permit:

- Please request a permit by writing to creeksideoaksparking@gmail.com or using the [parking permit request button on the website at www.creekside-oaks.com](http://www.creekside-oaks.com). Please include the name of the resident you're visiting, parking dates, make, model, color and license number, and your contact info.
- An extended use permit for special situations may be issued.
- Street parking also available on O'Keefe Rd
- **Violations:** You may be subject to fines or your vehicle may be towed by Ellison's Towing if it is without a valid overnight permit. Ellison's vehicle retrieval number is 650-321-8080.