



May Newsletter



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The next regular monthly Board meeting will be held on Monday, May 18th 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=NHBZdFZnNHVFb1swMVFzK0VZc1JyZz09>



Board of Directors

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

Vice President, **Carol Kelly** (carol.kelly@creekside-oaks.com)

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

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

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

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

Director, **Bill Goines** (bill.goines@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

The Pool is Open! Let the Summer Fun Begin!

- Now that the pool is open, there are a number of activities you should be aware of. The first, is the HOA-hosted party at the upper pool on **Saturday, June 6 at 5:00**. We will have a DJ, drinks, and an opportunity to meet many of the new residents who have moved in over the past 12 months. Keep your eyes peeled for the invitation (and your homework) with all of the details in your mailbox. (As second pool party is planned for Sunday, August 30.).



- To help get to know your neighbors better, you will find a questionnaire in your mailbox. If you are comfortable sharing your information, fill out the form and deliver to the location list on the bottom. We will share the questionnaires at the party.
- The no host “Meet and Greets” will start in May and will be on the second and fourth Friday of each month through the end of September. The first event is Friday, May 8. Meet at the upper pool at 5:00 p.m. - bring your own drinks and a snack to share. Here is the 2026 summer “Meet and Greet” schedule.

- May 8 and 22
- June 12 and 26
- July 10 and 24
- August 14 and 28
- September 11 and 25



Aqua Aerobics

- Aqua Aerobics is starting up mornings beginning Monday May 11 from 11 a.m. to 12 p.m. It will continue to meet each Monday, Wednesday and Friday at the upper pool. We look forward to another year of splashing together in the water. Welcome everyone! If you have any questions, please contact (text or phone) Cathie Pelton at (650) 823-1374.

Need Paint?

- If you or your contactor needs paint, contact our new Paint Czar, Susan Barclay, at 952-412-0491 or spbarclay@msn.com

Need Help?

- Please contact the appropriate committee member or CMS for help with questions or problems. This helps distribute the work load and quicken the resolution. Please see the attached committee list.

Rental Cap Discussion

- Please see the attached letter and three discussion dates about a possible vote on adding a rental cap that would apply to future homeowners.

Caregiver Parking Permits

- Have a Care Giver who needs to stay overnight? If so, please be sure to request a Care Giver permit. These special permits have longer term limits so you won't have to keep requesting new permits. New permits can be issued at any time, and only need to be renewed twice a year - Feb 1 and August 1.
- Residents are encouraged to keep a hard copy on hand for times when your regular care giver is unavailable; you simply provide the temporary care giver a hard copy to display while they are on site at Creekside and they return to you when they complete their

Creekside Oaks Fruit Harvest

The Bocce ball court is home to several fruit trees. Several delicious citrus orange and lemon trees have been very productive. Please feel free to take some. If you have questions, please contact Cathie Pelton at 53 Bay Tree 650/823-1374.



assignment.

- If you have any questions or need help requesting a permit, please reach out to the parking committee for help at creeksideoaksparking@gmail.com

Roof—Attic Work

- If you are having work done in your attic or roof, please let your attached neighbors know ahead of time and remind the contractors that the attics are connected and to keep their activities to your portion of the attic.

Improved Customer Service Efficiency for Residents

Please call Community Management Services (CMS) customer service to report issues, such as gopher sightings. 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 result in delays.

To purchase gate clickers or entry cards please continue to contact Dave Apfelberg. For code and phone number changes please contact CMS.

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.

Architecture/Legal/Technical Committee

Chair/Board Liaison:	Carol Kelly	carol.kelly@creekside-oaks.com
Architectural Plans:	Lindsay Carpenter, Cathy Pelton, Carol Pliner	
Atrium and Roof Drains:	Kevin Buchanan	
Technical/IT:	Chuck Kissner	
Legal:	Jenny Buchanan, Chuck Kissner	
Parking:	Jenny Buchanan, Chuck Kissner, Chuck Lane	
Ponds, Creeks:	Carol Kelly	

Landscape Committee

Chair/Board Liaison:	Carol Dabb	carol.dabb@creekside-oaks.com
	Cathie Pelton	
	Kathy Radford	
	Barbara Curley	
	Susan Lang	

For **Bocce Ball court reservations**, sign up on the website: <https://creekside-oaks.com/bocce-ball>

Finance Committee

Chair/Board Liaison:	Sue Sucher	sus.sucher@creekside-oaks.com
Reserves, Audits, Financial Reports:	Sue Sucher	
Budget:	Sue Sucher, Pete Whitman, Chuck Kissner	
Annual Contracts:	In collaboration with CMS	
Insurance:	Sue Sucher, John Radford, Bill Goines	

Infrastructure/Mechanical Committee

Chair/Board Liaison:	John Radford	john.radford@creekside-oaks.com
	Wally Acree	
Paint Supply	Susan Barkley	

Secretarial Committee

Chair/Board Liaison:	Chodi McReynolds	secretary@creekside-oaks.com
Board Minutes/Agenda Posting:	Chodi McReynolds	
Meeting Schedules:	Chodi McReynolds	
Residents' Directory and Map:	Chodi McReynolds	
Newsletter, Communications:	Chodi McReynolds	
2026 Summer Pool Parties:	Carol Dabb, Lindsay Carpenter, Chuck Lane, Kathy Radford Terry Buck, Barbara Curley	
New Owner/Resident Greeter:	Lindsay Carpenter	

Community Management Services

Community Management Services shall render and perform duties as Agent of Association.

Please check the Creekside Oaks website: <https://creekside-oaks.com/general-information> or call our CMS Representative **Mark Bronson** at 650-961-2630 for assistance.

Rules, CC&R's, Bylaws, and Records: <https://creekside-oaks.com/general-information>



May 6, 2026

Dear Members:

In recent years, the proportion of homes that are leased out has significantly increased. This has impacted owners as follows:

- Reduced the Association's ability to recruit board members and volunteers to do the significant work necessary to oversee the ongoing management at Creekside Oaks. Renters are not permitted to serve on the board as they are not members of the Association.
- Potentially impact long-term property values. Many lenders and buyers view communities with excessive rentals as higher risk, which can negatively impact resale value and financing options.

We have been reviewing this situation for several years and believe we need to let our membership consider restrictions on rentals. We are considering capping rentals of the properties at Creekside Oaks.

Specifically, this would cap the percentage of homes, via an amendment to the CC&Rs, that would be permitted to be leased at any one time. That restriction WOULD NOT apply to owners of record prior to the adoption of this change. Nor would it apply to owners who allow family members to occupy their residence without a rental agreement.

The Board has scheduled two special membership meetings listed below to discuss and obtain feedback. We intend to have our outside attorney present to answer questions. Afterwards, a third special membership meeting will be scheduled to answer any questions about the proposed amendment wording. Should this come to a vote, we want to be sure that all members are fully informed.

Discuss & Feedback **May 11, 2026 @ 4:00 pm** **June 2, 2026 @ 11:00 am**

Review of Proposed Amendment **June 22, 2026 @ 1:00 pm** (prior to the regular meeting)

Location: **Video & Phone Conference Call**

www.zoom.us or Phone: (669) 900-6833 Meeting Id: 822 7173 6115 Password: 94022

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

For support connecting during meeting:

1st: MBronson@CommunityManagement.com 2nd: (408) 559-1977 x123

Our outside attorney has prepared an information letter, attached, that presents an unbiased view of HOA rental restrictions.

For the Creekside Oaks Association Board,

Mark Bronson, Association Manager, CCAM, CMCA
Community Management Services, Inc. for CREEKSIDE OAKS HOMES ASSOCIATION



WHITE
LAW GROUP, INC.

April 30, 2026

Board of Directors
Creekside Oaks Homes Association
c/o Mark Bronson
Community Management Services
1935 Dry Creek Road, Suite 203
Campbell, California 95008

Re: *Rental Restrictions*

Dear Directors,

You asked for an even-handed explanation of what it would mean for the Creekside Oak community to adopt rental restrictions, including a cap on the number of homes that may be leased at any one time. My goal in this letter is to outline, in plain language, what California law permits, how such rules typically function, and the principal benefits and drawbacks so you can evaluate whether this approach fits your community. I understand this letter may be shared with the membership but otherwise reserve all privileges associated with our communications.

Under California's Davis-Stirling Act, associations may not prohibit or unreasonably restrict the rental of homes, but they may adopt reasonable rules. Two tools are common and lawful when drafted correctly. First, communities may require that any lease be for more than 30 days; this is the standard way to address short-term or "vacation" rentals. Second, communities may adopt a numerical cap on how many homes may be rented, so long as the cap is not set below twenty-five percent of the separate interests in the development. California's "prospective application" rule means new rental restrictions cannot be enforced against owners who purchased before the restriction was adopted.

Members often ask why a community would consider a minimum lease term or a rental cap. Many owners value the stability that comes with longer-term occupants because it can lessen parking strain, turnover, and noise associated with short stays. Lenders and secondary market participants also look at the percentage of owner-occupied versus tenant-occupied homes when deciding whether mortgages in a project are eligible for purchase or insurance; moderating the concentration of rentals can help preserve broad financing access for future buyers, which in turn supports resale activity. Communities with higher owner-occupancy sometimes experience more volunteer participation and day-to-day care of common areas, which can reinforce a well-kept look and feel.

At the same time, there are real costs and trade-offs. A cap reduces individual flexibility. Owners who face job changes, family needs, or temporary financial strain may prefer to lease their home, and a full cap can limit that option. A firm limit may also narrow the pool of prospective purchasers who want the option to rent, potentially affecting days on market in certain cycles.

Steven M. White James P. Hillman

1530 The Alameda, Suite 215, San Jose, CA 95126 P 408 345 4000 F 408 345 4020 www.whitelginc.com



Administration is not trivial; someone must track leases, maintain an accurate waitlist, monitor renewals, and apply rules consistently. There will be expenses associated with such work. Poorly drafted or inconsistently enforced provisions can create friction, invite accusations of selective enforcement, or prove unenforceable if the cap is set below twenty-five percent or ignores statutory carve-outs.

If the membership wishes to explore a cap, the administration can be designed to be transparent and predictable. Most communities use a first-come, first-served waitlist that opens when the number of leased homes is below the cap and closes when it is reached. Owners seeking to rent would submit a simple application confirming a lease of more than 30 days, provide contact information for both owner and tenant, and agree to furnish the signed lease (with sensitive terms redacted if desired). Management would issue written approvals that run with the lease term and require annual certification that the lease remains in effect. When a lease ends, that “slot” returns to the pool for the next person on the waitlist. To address hardship, a narrow exception process can be included. For example, allowing a temporary lease in cases of documented medical or military deployments may be appropriate. Enforcement should be even handed including written notice, a hearing, and fines or suspension of use privileges for violations, with an opportunity to cure before penalties escalate.

A fair transition plan is critical. Existing lawful leases should be honored through their stated expiration, and owners who relied on prior rules should be given a reasonable wind-down period before a new cap takes full effect. Clear prospective-only language helps align with state law and reduces the risk of conflict.

If the community wants to add a new cap, minimum lease term, or detailed administration (waitlists, certifications, hardship criteria), those changes are typically placed in the CC&Rs and adopted by member vote under your documents. Whatever course you choose, advance notice, a redline showing the exact text, and a plain English Q&A are best practices, so everyone understands what is being proposed and why.

In short, California law provides a middle path. A minimum lease term of more than 30 days can address short-term rental impacts, and a rental cap at or above twenty-five percent, drafted with the statutory carve-outs, fair transition rules, and transparent administration, can promote stability while preserving substantial owner rights. The benefits include neighborhood consistency, potential support for financing access, and clearer expectations. The drawbacks include reduced individual flexibility, administrative cost, and the risk of market effects if demand for rentals in your community is naturally low. There is no one-size-fits-all answer, and reasonable people can disagree about the balance that best serves your community.

If you would like us to prepare a sample amendment, or talk with owners about the benefits and detriments to rental restrictions, we are happy to do so.



WHITE
LAW GROUP, INC.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Steven M. White'. The signature is fluid and cursive, with the first name 'Steven' being the most prominent.

STEVEN M. WHITE

Steven M. White James P. Hillman

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