



The Acorn –

Sunset Oaks Community Newsletter

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2012 Annual Meeting

Sunset Oaks will host its Annual Meeting on Wednesday, May 2 at 7:30pm. The Agenda will include a summary of 2011 accomplishments, and details on upcoming projects! Please plan to attend!

Board of Directors Opportunities

The Board of Directors still seeks one candidate who would like to serve on the Board. No prior experience is required! If you have an interest in getting more actively involved in your Sunset Oaks community and helping preserve the prestige and beauty of our complex, please contact us today! Only a few hours per month are needed to contribute.

Roofing Project Status Update

The Board held a Special Meeting on Saturday, March 24 to consider the roofing contract for the remaining 30 buildings. The Board considered bids from six roofing contractors, all of whom came highly recommended by our project manager, and interviewed with the two finalists who submitted the most competitive bids. After completing the interviews, a Special Board Meeting was held to award the contract.

The Board is pleased to announce that **All Seasons Roofing and Solar** was unanimously selected to perform the roofing work on the remaining 30 buildings. All Seasons, located in San Jose, CA, has been California, has been in business for 25 years, and we are looking forward to their work starting in May 2012 and targeted to end in 2013.

Please come to our annual meeting for more information, and refer to our website for updated schedules and dates for information meetings with the new roofing contractor.

Spring Cleaning!

Tired of looking at old stuff in your garage or home? The City of Sunnyvale is hosting one of its Extra Dumping Weekends on **April 14 – 15**. Dispose of extra garbage at no charge! Consider selling or donating useful items prior to disposing in the landfill. A \$15 fee will be charged for **uncovered** loads.

Location: SMaRT Station (Proof of residency is required)

Hours - 8:30 a.m. to 4:30 p.m.

Maintenance Updates

The next time you see one of our maintenance men on the property, please thank them for their hard work on recent improvements to the property:

Pool Deck Repairs: John and James ground down the raised sections of concrete in the pool area that were a safety concern. Some of the old wooden concrete separators were removed and replaced with concrete.

The anti-vortex drain covers, located at the deep end of the pool, were removed and replaced with larger covers, bringing the swimming pool into compliance once again with VGB/AB1020 (Anti Entrapment Device Legislation).

Sidewalk Grindings/Replacements: In progress - John and James continue (weather permitting) to grind down all raised sections of sidewalks throughout the property. Please contact the property manager if you have unsafe raised sections of concrete near your unit.

Center Island Irrigation: Several homeowners have asked the Board to look into how to conserve water and decrease the irrigation flow in the center islands. Maintenance has already replaced several sprinkler heads and controller valves. We will continue to assess how to improve and reduce water wastage. Once the irrigation coverage issues have been resolved, new lantana plants will be added to the bare spots throughout the center islands.

April Gardening Tips

Consider planting flowers, which may be dried for winter arrangements. Some of the best are strawflower, statice, celosia, and globe amaranth.

Do not restrict yourself to buying plants in bloom. Petunias that bloom in the pack are often root bound or overgrown and, after planting, will actually be set back and cease to bloom for about a month. Plants without blossoms will actually bloom sooner and will grow better as well.

To extend the blooming period of gladiolus, plant early, middle, and late season selections each week until the middle of June. Choose a sunny location and plant the corms four to six inches deep and six to eight inches apart.

Scatter annual poppy seeds in flower borders. The fine seeds need no covering. The plants grow rapidly and provide colorful flowers in early summer.

When chrysanthemums show signs of life, dig up, and divide large plants. Discard woody portions and replant divisions 12 to 15 inches apart.

Cut flower stalks back to the ground on daffodils, hyacinths, and other spring flowering bulbs as the flowers fade. Do not cut the foliage until it dies naturally. The leaves are necessary to produce strong bulbs capable of reflowering.

The last Friday in April is National Arbor Day. Plant a tree, or support an organization, which does.

Measure the rainfall with a rain gauge posted near the garden so you can tell when to water. The garden needs about one inch of rain per week from April to September.

Upcoming Board Meetings

April 18, 2012 7 pm

May 2, 2012 (Annual Meeting) 7:30 pm

May 16, 2012 7pm

Association Information

Board of Directors

Patti Selan – President
Debbie Kaya – Vice President
Bill Tom – Treasurer
Kathy Schaefer – Secretary
David Ecsery – Director
Nicholas Briggs - Director
Vacancy (1) - Director

Association Manager

Kathy Buckley, Property Manager (408) 735-8012
Emergency Pager (408) 991-0113
Email: sohamanager@aol.com

Accountants

NA Shade & Associates, LLC: (408) 225-2001

Master Policy Insurance Agent:

Vierra Insurance Agency: (650) 321-7637



● **Rodent Prevention**

This month, instead of our usual environmental and/or recycling tips, we want to inform our homeowners on rodent prevention. Rats have been spotted in the common areas, and the Property Manager met with Santa Clara County Vector Control to discuss options. The good news? Homeowners can take action to keep the rat population down. A full report from the SCC Vector Control is available in the property manager's office, and highlights are provided below:

Rats need three basic environmental factors to thrive:

- ✓ FOOD
- ✓ WATER
- ✓ HARBORAGE

Homeowners can help control rat populations by limiting these three factors by doing the following:

- ✓ Harvest fruit and nuts as they ripen
- ✓ Pick up fallen fruit and nuts on a daily basis
- ✓ Never leave uneaten pet food outside overnight
- ✓ Keep all trees, bushes, and plants well trimmed. Ivy and other thickly matted plants should be removed and trimmed well away from roofs, walls, fences, utility poles, and trees.
- ✓ Repair leaky faucets and eliminate any other standing water.
- ✓ Pick up dog droppings
- ✓ Do not accumulate trash or items on patios
- ✓ Keep all garbage cans covered
- ✓ Look for seals around all openings, including around pipes, cables and wires; contact maintenance immediately if you see openings in the walls, roofs or foundation.

Certain homeowners have had luck with setting traps. For more information, please contact the Property Manager.