

Park Land of Monterey

August 2021

Annual Meeting

The Annual Membership Meeting is scheduled for:

**Thursday September 23 2021, at 6:00pm
Via Zoom.**

Join Zoom Meeting

<https://zoom.us/j/92446627510>

Meeting ID: 924 4662 7510

Passcode: 503781

Dial by your location

+1 669 900 9128 US

For many long-term homeowners, the meeting being during the week and on Zoom will be a little different. In past years we have been able to meet in person in Monterey but as the years have gone by, many of our newer homeowners have not been able to make the meetings in person and Zoom allows a broader number of members to attend. We want as many homeowners to participate as possible.

2022 Budget

The Approved Budget for 2022 has been mailed to the members. There is a \$100 increase in the dues to cover increases in the operating costs with the bulk of the increase going to fund the reserves for future repairs.

The increase in dues will be discussed in detail at our homeowners meeting and all financials will be distributed for the meeting. Homeowner dues have not increased appreciably for several years and this larger increase is required to pay for some unanticipated expenses, some accelerated repairs, and to prepare our reserves for the future.

Common Interest Portal

If you have not already done so, please sign into the Portal designed

for us by Common Interest. You should have received instructions for creating an account and signing in from Common Interest about a month ago. Specifically, if you wish it is important that you go into the "contact information" tab to allow the homeowners directory to list your contact information. If not, other homeowners will not know how to contact you.

On the site you will also find your billing information, association documentation, board meeting dates and agendas as published and a place to create general and architectural requests. Please use this important source of information.

Contacting Common Interest

The best way to reach us is to submit a request through the portal. If you have a general question or maintenance request you can reach out to the customer service rep Rashell Molina at 408-782-1222 x436 or email rmolina@commoninterest.com you can also reach me at the same number at extension 386 or via email ndillonlee@commoninterest.com

Current Project Status

Current Project Status - Deck inspections- under California SB326 have been completed and a contract for repairs is being prepared. Deck repairs should begin within the next couple of months and will be prioritized over the next couple of years based on severity. NO HEALTH OR SAFETY ISSUES WERE FOUND DURING THE INSPECTION.

Pool Deck Opening / Pool Closure

The pool will remain closed to swimming until it can be resurfaced. The Board approved the bid for the resurfacing of the pool and are waiting on a schedule.

At the Annual meeting there will be a discussion with all owners who are present about thoughts on closing the pool permanently. This is an important discussion as there are understandably strong feelings on both sides of the issue. This IS NOT a decision the board is legally able to make alone. If there is sufficient interest 60% of the homeowners will need to vote for any change to be made. Financial information will be provided for our homeowners meeting.

Deck Expansions

A request for permission to expand decks slightly from their original width has been brought to the board. There was enough interest in this that this will also be a topic discussed further with members at the annual meeting. Again, this is not a decision that the board can make alone. Extension of any deck would result in the allowance of association property for individual use even if the deck is elevated. More information will be distributed for the homeowners meeting.

Here are some rules for handling garbage:

- All garbage must be put in sealed plastic bags.
- All large objects such as boxes, etc. should be broken down and flattened for recycling.
- Dumpster must not be overloaded.
- Make sure no debris remains outside the dumpster after you have deposited your trash.
- Large objects such as couches, mattresses, etc., are the responsibility of the owner to dispose of. Do not leave them for someone else to handle.
- Recycle whatever items you can.

Board of Directors

Jim Mitchell Lisa Fendler
Vinnie Victorine Johnny Khamis