

The Breeze



Newsletter of Las Brisas Association
Frequency: Every other month – whenever possible

January/February 2014

Board Meeting: The next Las Brisas Board of Directors meeting will take place on Wednesday March 19, 2014 in the Cabana at 7:00 p.m.

Fire Alarm Testing

Las Brisas will be conducting its annual fire alarm testing as follows:

- 1) **Bldg. 1760 Sat., March 8, 9:00 a.m.**- completion
- 2) **Bldg. 1720 Sat., March 15, 9:00 a.m.**- completion
- 3) **Bldg. 1750 Sat., March 15, 12:00 p.m.** (noon) - completion.
- 4) **Bldg. 1730: NO TESTING REQUIRED** – the building was recently tested during the alarm system upgrade.

Access to your unit will be necessary during the scheduled dates and times listed above. If you are unable to stay at home, leave your key with a neighbor and post a detailed note to your door as to which neighbor has your key for access. If you cannot work out an arrangement with your neighbor, then, on the day of your building's inspection, an Association representative will be in the cabana from 8:15 a.m. to 9:00 a.m. to collect keys. **You must properly label your key with your building number and unit number.** Keys not properly labeled will not be accepted. After your unit has been inspected, the key will be left on your kitchen counter and the bottom lock of your front door will be locked by the security guard on his way out.

A professional locksmith will be "on-call" to open all units that are not accessible – this is done under the Association's authorization to enter a unit based on 24-hour notification for maintenance/safety issues. The cost for the locksmith service (\$200) will be billed directly to those homeowners who have not provided access.

There will be NO specific time scheduling for individual units. Should you leave your unit for any reason prior to inspection (quick trip to the laundry room, mailbox, etc.) and there is no access at the time the vendor arrives at your door, you will be responsible for locksmith charges related to gaining access to your unit.

If you have questions, contact The Masters Group.

Assessment Increase

Assessment increase effective January 1, 2014:

The Board and Management use a history of current expenditures, increases in vendors and sub-contractor rates, and the reserve requirements, based on our independent reserve study to determine the financial needs of our association. Due to higher than expected utility costs and the increase required to fund the Association's reserves for 2014, the Board elected to increase the dues accordingly to cover these costs. The Board cut costs where they could to the operating expenses, but chose not to under fund the reserve contributions, based on the Association's Reserve study requirements.

The Board and Management are working together to help control these costs so future increases are not as high.

Smoking Ballot

Owners will be receiving an official ballot in the mail to amend the CC&R's to restrict smoking areas throughout the complex. The balloting period will be 60 days. Please keep an eye out for the ballot.

Ballots need to be returned within the 60 day period.

Building 1730 Mailboxes

Due to recent vandalism, the HOA is having the 1730 mailboxes replaced. Please be patient during this transition project. Notices will be sent to all owners regarding the issuing of new mailboxes and keys. Owners will be responsible for obtaining new keys and forwarding the keys to their renters.

Should you have a mail issue during this transition, please contact your local neighborhood Post Office -- Mission Station, phone 1-408-275-8777.

Important Phone Numbers (all 408)

The Masters Group (Property Mgmt.): 445-4455

Board Members:

Mary Brown/President

Monika Lawrence/Vice-President

Kathy Frye/Secretary

Theresa Salazar/Treasurer

Security : 1-866-903-9111

Emergencies (Fires / Safety): 911

Non-Emergencies (Santa Clara Police): 615-5580

Juvenile Activity: (Santa Clara Police): 261-5300

Maintenance (445-4455)

Las Brisas Website: LasBrisasAssociation.com

Garden Tour

The California Native Plant Society will be holding a free self-guided tour of various gardens throughout Santa Clara County this April. Las Brisas will be included in the tour. Volunteers are needed for 4 hours to answer basic questions. If you are interested in volunteering, please call The Masters Group.

Incense

We have received complaints about residents who burn incense. You may not realize it but the odor saturates an entire building and becomes overwhelming for many others. It is not healthy for people with allergies and asthma to breathe that in. Please do not burn incense. Your cooperation is appreciated.

Kitchen Sink Drain Pipes

Don't allow food (including grease, rice, pasta, coffee grinds) to go down your kitchen drain. It results in frequent backups in first floor units. This action causes unforeseen expenses in repair and contributes to increased association dues.

Twice a week run your garbage disposal and hot water for 1 minute. Then run only hot water for another 2 minutes. This will help keep the pipes free of waste.

Tennis Court/Courtyard

Please remember not to yell when playing tennis. It creates undesirable noise for your neighbors who live right next to the tennis court.

Also, adults and kids have been walking on top of the plants in the newly planted garden on the 1730 side of the courtyard. People have been playing ball in the courtyard and the ball ends up in the garden; then they walk on top of the plants to get the ball. There should be NO soccer balls, baseballs, footballs, etc. in the courtyard. The courtyards are not a playground.

Insurance for Your Home

The Association carries insurance to protect the common areas of the property, as well as the Association itself. It is the Homeowner's responsibility to carry Homeowner's Insurance or, if you are a tenant leasing a unit, Renter's Insurance. Homeowner's/Renter's Insurance not only protects your personal property, it also provides coverage in the event that a component that you maintain (e.g. your ice maker or toilet) causes damage to another unit or if someone is injured inside your unit.

All residents are encouraged to contact their individual insurance broker to discuss the benefits of obtaining a Homeowner's "HO6" or Renter's insurance policy.

Not all HO6 policies cover water seepage, so talk to your insurance broker to make sure you have any needed endorsements on your policy. Past damage due to leaks and water seepage has been costly.

If you have damage to your unit that is the responsibility of the Association to repair, the Association will only cover up to the value of the original construction quality. Any upgrades to your unit, such as granite countertops or upgraded cabinets, will be the responsibility of the owner."

The Masters Group

The Las Brisas Board of Directors retains the services of The Masters Group to manage the maintenance and concerns of the buildings and grounds of the Las Brisas property. Renters, if you have any problems or concerns with the buildings or grounds, please contact your landlord to handle the situation. Unit issues should always be addressed directly to your landlord. The association does not manage units and cannot provide services which may be a unit owner issue/expense.

Notes of Interest

- If you smell gas, contact PG&E immediately at 1-800-743-5000. Then contact The Masters Group.
- **Security Code 3** is responsible for patrolling Las Brisas six times each evening from 7 p.m. until 6 a.m. Their telephone number is **1-866-903-9111**. Some examples of when to call: noise/domestic disputes, pool/spa violators after 9 pm (Sun-Thu) or 10 pm (Fri-Sat), unattended children in pool, people in common area being loud day or night, cars parked in "no parking" zones or in your deeded parking stall. You must provide proof to security that it is your stall (look on grant deed). We suggest you first place a courtesy notice on the vehicle to inform the person they are in an assigned parking space and if they park there again they will be towed. Please allow Security Code 3 some time to respond to the scene.
- Any resident that experiences loud noise from Helen Avenue needs to contact the Sunnyvale Police at 408-730-7100.
- If you see people going through trash, call the Santa Clara Police at 408-615-5580 and report trespassers. The frequency of trespassing has increased since a recycling facility was installed in the lot behind the Lucky's.
- Storage lockers are available on site for a fee. If you are interested in using a locker, call The Masters Group.
- Playing games such as baseball, football, soccer, etc. are NOT allowed in the common areas. In addition, riding bicycles, tricycles, scooters, roller skates, and skate boards are not permitted.
- **MOTORCYCLE SECURITY**- Please make sure your motorcycle is properly locked and secured on the property.
- **Barbecue Grills** – It is against the Las Brisas Association rules and the Association's Insurance to operate or store gas or charcoal barbecue grills on any patio or balcony area. Instead, barbecue grills are located in the common areas for residents to use.
- **Washing Machines** – Only use liquid laundry detergent in the dispensers. Powder laundry detergent clogs the dispensers
- **Cats and dogs MUST** be on a leash anytime they are outside of your condo unit; and the owner must hold onto the leash. Pets are never allowed in the courtyards. Always clean up after your pets.