



Sabre Springs Neighborhood Homeowners' Association

Serving the Residents of Sabre Springs



SEPTEMBER 2006 - NEWSLETTER

NEXT BOARD MEETING

The next Board Meeting will be September 6, 2006 at 6:15p.m., at the Carmel Mountain Ranch/SS Rec Center, 10152 Rancho Carmel Drive, San Diego, CA. Homeowners are



encouraged to attend and participate during the open forum.

Your Board of Directors

- President - John Oliveria
- Treasurer - Eric Black
- Secretary - Alan Townsend
- Director - Craig Racicot
- Director - David Bedell

ANNUAL MEETING - NEW PROCEDURES

The annual membership meeting is scheduled for November 1, 2006. With the change in the law and new procedures, we are taking this opportunity to remind owners of the importance of returning your proxy or ballot. A quorum on the membership must be established to hold the meeting.

With over 1700 homes, it is difficult to reach the 51% requirement and usually requires 2nd and 3rd mailings to obtain the number of proxies that are needed. With the new process, it will be too costly to the association to do the 2nd and 3rd mailings. Owners are therefore asked NOT to ignore the annual meeting information, but to complete either the ballot (voting for your candidates) or at minimum the Proxy to help establish the necessary quorum. Your cooperation is greatly



appreciated and will help the association to keep down costs for the annual election procedure.

EXTERIOR HOME MAINTENANCE

WOODEN FENCES: The correct color for the painting of wooden fences is Frazee CZ-12-5330. Owners who have recently replaced/repared their fences are being notified of the need to use the correct color on the wooden fence in an effort to bring conformity back to the community. If you have recently replaced/repared your wooden fence, please make sure to paint it using the correct color available through Frazee Paints in Carmel Mountain.

WROUGHT IRON FENCES: Wrought iron fences require painting every two years to prevent rusting. If you haven't taken a look at your fencing in quite some time, you may want to review it for painting/repair needs.



MAILBOXES: The Association does not maintain any mailboxes within the Association, including the Montecito or Belle Fleur mailboxes or the locking gang-box style mailboxes located on the west side of Montecito servicing the single-family homes near Springbrook Drive and Springhurst Drive. The maintenance and repair of mailboxes is the responsibility of the homeowners. The Post Office will not deliver your mail if your mailbox is not maintained. Please get with your neighbors to review and inspect the mailboxes to see if they are in need of repair.

