

Holbrook Heights

Community Association *Newsletter*

October, 1998

November 1998 Town Hall Meeting

Thursday, Nov. 19

7:30-9:00pm

Holbrook
Elementary School

Two big topics lead the lineup for our Town Hall meeting.

The first is to celebrate a wonderful summer season at the park and pool, thanks to all the great Holbrook residents and guests who made the park and pool such a center of activity. And especially thanks to Marilyn Nicoll and Susan Nicholson for their inspiration, energy, hard work and big smiles.

The second big topic is our updated association governing documents (see page 2). Copies of the revised documents will be available for review and discussion in preparation for voting by the membership.

Each homeowner's review and input is valuable.

Please don't miss this meeting!

Holbrook Heights Annual Halloween Festival

Saturday October 31

... the day to scare up your ghosts and goblins
for a frightfully fun-filled day at Holbrook Heights Park

We'll start the fun with a
Costume Parade around the park at **10:30 am**,
followed by a **contest**
for the **Funniest, Scariest, Cutest** and **Most Original** costumes!

Fill your pockets with great prizes at the many **game tables**,
or enjoy arts and crafts, **story telling**, face painting, **Moon Bounce**,
a **shriek shack**, food booths and **much more**.

ALL proceeds will benefit the Holbrook Heights
New Playground Fund.

That's right - We're working hard to raise money for a new
playground at the Holbrook Park & Pool.
We're counting on everyone's participation to help make this
a great place for the whole family to enjoy.

We need volunteers to help with booths.

Please call Kryste Kubik at 827-3242
if you can help in ANY way.

Come join the fun and Happy Haunting!

This edition is being sent to Holbrook Heights homeowners and renters.

Holbrook Heights

Community Association

P.O. Box 485

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The quality of life in Holbrook Heights depends on us.

New Governing Documents

Our governing documents (CC&Rs and Bylaws) originated in 1953. Since then, two new areas of law have developed and/or expanded. The Davis-Stirling Common Interest Development Act of 1986 and changes in the Non-Profit Mutual Benefit Corporations Act of 1980 have substantially changed the impact of some things our documents say. These new documents, if approved, will assist our Board in complying with new legal standards and will provide purchasers and owners with more relevant, up to date information as to what is expected of them and the Board.

The previous documents were difficult to understand and interpret. In order to prevent ambiguities or disputes, the separate subjects are now spelled out much more carefully and precisely in segregated articles. The assessment provisions conform to current status of Califor-

nia law, which has changed substantially since our documents were originally drafted. The law controls in regard to imposing and increasing assessments, so it is important that our documents reflect that law. That way, there will be few misunderstandings.

The Board has put a lot of time and energy in working with an association professional expert to draft a useful and helpful set of governing documents for our Association. We are confident that these new documents will serve Holbrook Heights well.

Please come to the November 19 Town Hall Meeting to review and discuss the drafts of the updated governing documents for Holbrook Heights.

Labor Day at the Pool

If you missed Labor Day at the pool, you missed a lot! The Association provided free hotdogs, chips and drinks for everyone.

We had a Turbo Jumper for the kids, and the lifeguards organized games with ribbons for the winners.

Special awards also just had to be given to the "cutest guy," for the "best hair," ...well, you get the idea.

Many neighbors came, and everyone seemed to have a great time - and told volunteers it was a terrific idea.

All credit for the idea and celebration to Marilyn and Susan, the two ladies who managed the pool this summer. They did a great job and deserve our thanks.

Look for more events like this in the future at the park and pool.