

# San Ramon, CA

Newsletter Contact:

Rose Basoco  
915-276-5804

## Boards:

### Sunny Glen HOA Board of Directors:

- President: Mark Ballock  
925-998-2924
- Vice President: OPEN
- Secretary: Heidi Louwaert  
510-493-8560
- Treasurer: Marianne Dimick  
510-502-9326
- Building/Grounds: Carlos Carazo 925-999-8430
- Hall Rental: Jo Jamieson  
925-915-9650
- RV Storage: Mark Ballock
- Facility Maintenance: OPEN

## Contact Us:

Sunny Glen HOA  
9000 Craydon Circle  
San Ramon, CA  
94583

### Email

[sunnyglenboard@gmail.com](mailto:sunnyglenboard@gmail.com)

### Website

[Sunnyglen-community.org](http://Sunnyglen-community.org)

# Sunny Glen Community

## President’s Message

### HAPPY NEW YEAR 2024

As we usher out 2023, I would like to take time to reflect on the last twelve months of accomplishments by our dedicated volunteer board here at Sunny Glen Senior Community.

We have increased our insurance to protect the HOA going forward, we have protected our board with a Surety Bond, we procured a CPA firm for filing our taxes, we reorganized our financial books to have good accountability, we began the long process of rewriting our CC&Rs and Bylaws to reflect current California laws and the Davis Sterling Act and conducting an election for board of directors. If all that wasn’t enough, we had the great flood December 31, 2022, causing over \$500,000 of damage at the Clubhouse. This board has handled all aspects of the rebuild navigating through financial obligations, water extraction contractors, general contractors, Asbestos contractors, local government, San Ramon Valley Fire, Bay Area Air Quality Management District, and Contra Costa County Health Department.

This was a lot to ask of an all-volunteer board working hundreds of hours for the benefit of our Sunny Glen Community. They are to be commended for their tireless dedication to our community. Going forward into 2024 there is much yet for this board to accomplish around the Clubhouse, and within the business of operating a well-run HOA.

**Winter storm preparations for residents:** Winter is here, and we need to stay up with the local weather reports of rain. We are not out of the woods with possible flooding in our community this winter. It is up to the homeowners to prepare their properties for wet catastrophic weather by making use of the sandbags provided by the City located on Craydon Circle in front of the townhomes. “**Atmospheric River**” are the key words in the local weather reports to listen for. Do not wait until the last minute to prepare your properties. The City sent out a notice to all San Ramon residents within the FEMA flood zone areas. Residents in the flood zone areas are highly encouraged to procure flood insurance. Residents should plan to evacuate ahead of an “**Atmospheric River**” event and pack a **GO BAG** now with medications, food, and important documents to take with you until the storm passes.

**Continued.....**

**SG HOA VOLUNTEERS:**

Social Committee: Sue Curtis 925-725-9323 & Debbie Richter 925-216-2581

Sunny Glen Greeter: Robin Peterson, 510-828-7426

Movie Coordinator: OPEN

Librarian: Joyce Gunn, 925-642-0595

Newsletter Editor: Rose Basoco, 915-276-5804 [sunnyglenjournal@gmail.com](mailto:sunnyglenjournal@gmail.com)

Sunshine/Compassion/Service Referrals: Penny Wolfsohn 707-479-4397 [Pwolfsohn5@gmail.com](mailto:Pwolfsohn5@gmail.com)

Pool Tester: Elsy Mattson, 925-833-1749

**North Townhouse Board Members:**

President: Vanessa Brown, 510-999-0951

Vice President: Kath Fulcher, 925-963-2369

Treasurer: OPEN  
Secretary: OPEN

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**Clubhouse update for January:** The rebuild started November 22, 2023, with the removal of all the asbestos we now have a healthy and safe building. Walls were removed, rough in of electrical, plumbing, and insulation was completed, and it passed the first City building inspection. There were a few surprises causing a cost overrun of about \$20,000 in bringing the building up to current building codes. We need to replace all doors leading to the outside and install panic bars on the doors, lighted exit signs for all exit doors leading to the outside, epoxy floors need to be thicker to compensate for the 24% moisture in concrete slab foundation, and a French drain installed next to the clubhouse in the front, and rework of the front landscaping needs to be done to control water from intruding into the clubhouse slab foundation.

**Annual and Special Assessments:** We have made some headway in collecting the special assessments and have not yet sent any accounts to collections. We are holding that option as a real possibility. For those people who have not paid please contact us so we can work it out with you. This board does not want to see you lose your financial stability, and communication is how you can avoid this hardship. Please affirm your situation by communicating with us and complying with a solution we all can agree on.

**Neighbors Helping Neighbors** is new feature of our newsletter. If you or a family member offer a service for the community, please let our board know at [sunnyglenboard@gmail.com](mailto:sunnyglenboard@gmail.com). The board feels its safer to use a trusted known person for work around your house if possible.

**We have an annual Board meeting January 3, 2024, 7pm at the Alcosta Senior Center. Please plan to attend to hear firsthand of all community business and happenings.**

Until Next Month,

**Mark Ballock, President**  
925-998-2924

**Website address is: [Sunnyglen-community.org](http://Sunnyglen-community.org) Password: Time4Fun**  
**Board Email: [Sunnyglenboard@gmail.com](mailto:Sunnyglenboard@gmail.com)**

## South Townhouse Board Members:

- President: David Love,
- Vice President: Sue Curtis,
- Secretary: Julie Schmidt,
- Treasurer: Kerry Fischer,
- Townhome Greeter: Open
- Director: Debbie Richter,

## HOA Management Contact:

- Property Manager: Henry Romero 925-371-5715
- Secondary Contact: Joyce McClane 925-371-5715  
[JNMcClane@christisoncomp.any.com](mailto:JNMcClane@christisoncomp.any.com)

## Happy New Year!

I hope that 2024 is a great one for each of you, full of good health, peace, and joy.

And speaking of joy...2024 means our Sunny Glen Library will be reopening early this year. I am looking forward to being able to fill the shelves with books, DVDs, jigsaw puzzles, and magazines for you to enjoy. Remember, you simply borrow what you want and return it when you are finished with it. I will keep you updated on an opening date when it's available.

Meanwhile, remember that you have two Contra Costa County public libraries -- also FREE! --that you can use, one in the Marketplace shopping center on Bollinger across from City Hall and one on Dougherty Road. They have tons of books, audiobooks, and DVDs, and in the Marketplace library there is an extensive jazz collection. They can also order items for you from other California libraries. They sponsor many interesting programs at both libraries. Take advantage of this great resource which is co-funded by Contra Costa County and the City of San Ramon.

Joyce Gunn

## NEIGHBORS HELPING NEIGHBORS

After going to Next Door recently to find a ride to the airport, I saw a couple Sunny Glen neighbors offering their services. Sadly, I got COVID and never made it to the airport. Then, I needed someone to help with yardwork and had a flyer from a resident's son. I hired Rob. **(son-in-law of Cathy Mitchell, does yard projects. 925-548-7242)**

It occurred to me how much safer I felt using neighbors and their families. So, I decided we should start a column for those in the Sunny Glen community and their families to let us know what services are available for us right here. It just seems much safer than having to go onto Next Door for random recommendations. If you or a family member wants to make their service available for our residents.

Please email [Sunnyglenboard@gmail.com](mailto:Sunnyglenboard@gmail.com) with your information.

Marianne Dimick

# DO NOT FORGET TO VOTE

## HAPPY NEW YEAR!

