

# SUNNY GLEN SENIOR COMMUNITY

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APRIL 2024

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Vol III Issue 04

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## PRESIDENT'S MESSAGE:




Clubhouse update for April: Much to be excited about with this update. We are in the final stages of the rebuild and are expecting final inspection soon. I'd like to share with you what was done to the Clubhouse in refurbishing since the flood of December 2022, and how your Special Assessment of \$1700.00 was used. Prior to the flood the Clubhouse suffered from age, maintenance neglect, improper and dangerous electrical and plumbing modifications, mold throughout the structure, and asbestos contamination. We were able to bring the interior structure of the building back to a safe and healthy environment while improving the interior to satisfy the needs of our members into the future.

### Clubhouse Renovation Items:

- 1) Six old broken and worn-out heater/AC units were replaced with three highly efficient 5-ton units.
- 2) 12 new solar panels were installed for the swimming pool.
- 3) Asbestos was remediated in the entire building.
- 4) Mold was remediated in the entire building.
- 5) Electrical was repaired and upgraded throughout the building.
- 6) Plumbing was upgraded in the restrooms.
- 7) New sinks in restrooms and automatic lights were added with motion sensors.
- 8) Hot water heater was replaced with an energy saving unit.
- 9) Library and game room were enlarged by removing a wall.  
New doors  
were installed to meet building codes.
- 10) Skylights, fans, and lighting were installed in the library,  
game room, new gym.

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- 11) Clubhouse office was enlarged, electrical upgraded to meet current building codes, a skylight and new lighting were installed. 
- 12) Two walls were removed in the new gym and billiards room, new doors were installed to meet building codes.
- 13) New sink was installed in the billiards room.
- 14) New steps were installed for the stage in the community hall.
- 15) Old cabinets were repurposed for use in the service pantry.
- 16) New kitchen was remodeled with enlarged counter space, new appliances, water heater, and coffee bar in the hall.
- 17) The entire interior of the building (5200 square feet) was painted.
- 18) The floors throughout the building were replaced with a high-grade epoxy coating making them impervious to water.
- 19) An ADA automatic door opener was installed on glass doors in the lobby.
- 20) Cameras and alarm system were installed.
- 21) WIFI Mesh system was installed so WIFI is now capable throughout building and surrounding grounds.
- 22) All the locks at the Clubhouse will be replaced and rekeyed after all construction is done.
- 23) Good quality used furniture is being secured to furnish the clubhouse.

Furniture for the Clubhouse: We have been successful in finding furniture for the office and the library. We are still looking for some specific items for the Clubhouse. If you have experience hunting for good, slightly used furniture, please contact the Board by emailing [sunnyglenboard@gmail.com](mailto:sunnyglenboard@gmail.com) We are currently looking for furniture for the lobby.

Annual Assessments: We have a few outstanding annual and special assessments that are past due. A 10% late fee will be assessed on all past due accounts. We have begun the legal process of collections through the courts. To avoid the court procedures please send in all past due assessments with the penalties.

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Weed Abatement Season: The dreaded weeds of Spring are starting to make their appearance in our Sunny Glen Senior Community. It is the homeowner's responsibility to take care of the weeds and overgrown vegetation in their yards. Please take a moment to assess your yards and plan to address your weed abatement no later than May 31, 2024.

Swimming Pool: We will have the swimming pool open by May 15th. The pool may be cool if we have cooler weather. It does take sunny days for the solar panels to provide heat for the pool.

Next **Community Board meeting is 7pm April 3, 2024, at the newly renovated Clubhouse 9000 Craydon Circle.** We will be having a guest speaker Kyle Madison who is a commercial and residential security expert and will talk about making your homes safer.

Until Next Month,

Mark Ballock, President  
925-998-2924

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

*we're so glad you're here!*

**IF YOU ARE NEW HOME OWNERS OR NEW RENTERS, PLEASE CALL ROBIN PETERSON, SUNNY GLEN'S NEIGHBORHOOD GREETER @ 510-828-7426. SHE WILL BE GLAD TO HEAR FROM YOU!**



**Nick Selchow &  
Judy Chen  
6911 Wisteria**

**Ann & Samuel  
Kim  
6986 Wisteria**

**Robert & Moji &  
Yasha Montazeri  
9109 Tangerine St**

**SUNNY GLEN HOA VOLUNTEERS:**

Social Committee: Sue Curtis: 925-725-9323 & Debbie Richter 925-216-2581  
Movie Coordinator: OPEN Librarian: Joyce Gunn, 925-642-0595 Sunshine/Compassion/  
Service Referrals: Penny Wolfsohn: 707-479-4397 wolfsohn5@gmail.com  
Pool Tester: Elsy Mattson, 925-833-1749



### LIBRARY NEWS - JOYCE GUNN

As I write this, the library cupboards have been refinished thanks to George Greiner and Frank Montes, and Mark Ballock has moved them into the library. Next the library, and the rest of the community center, will be thoroughly cleaned.

Then we will reinstall the shelving and move our books, puzzles and other items back in. New furniture is being collected through generous donations and will be added as soon as possible. I look forward to being able to open our beautiful new Sunny Glen Library to all of you.

### Sunny Glen HOA Board of Directors:

- President: Mark Ballock 925-998-2924
- Vice President: Allison Gannon 925-200-5958 • Secretary: Heidi Louwaert 510-493-8560
- Treasurer: Marianne Dimick 510-502-9326 • Building/Grounds: Carlos Carazo 925-999-8430
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- RV Storage: Mark Ballock • Facility Maintenance: Kerry Fischer
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- 9000 Craydon Circle San Ramon, CA 94583
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**Newsletter Contact:** Rose Basoco 915-276-5804

sunnyglenjournal@gmail.com

**Sunny Glen - HOA Greeter:** Robin Peterson 510-828-7426

### North Townhouse Board Members:

President: Nancy Rickman Vice President: Rene Harden Treasurer: Scott Perfect

### South Townhouse Board Members:

- President: David Love • Vice President: Sue Curtis • Secretary: Kerry Fischer • Treasurer: Sam Abrams • Townhome Greeter: Kathy Hyde