

PRESIDENT'S MESSAGE:



I was able to escape on a no catch fishing trip with some friends in June. We visited Davis Lake in Portola, CA. The weather was perfect, and the lake was full of water and beautiful. We fished with all the flavors of bait, but could not hook a fish this time. We took time out and went up to Smith Peak Fire Lookout at elevation 7,688 feet. I've been to a couple of lookouts over the years, but never in the Sierras and the views from Smith Peak did not disappoint. It was well worth the effort to visit.

RV Parking:

There are two spaces open for RV storage. The Board has approved opening it up to people outside of Sunny Glen. As a Sunny Glen resident, you're able to secure a space for a family member not living in Sunny Glen at member pricing. 925-998-2924.

July 4TH Clubhouse BBQ:

Come celebrate with neighbors and friends July 4th BBQ at the clubhouse 12Noon to 4pm. There will be outdoor games, shuffleboard, horseshoes, bocce ball, swimming, and of course socializing over BBQ'd Hot Dogs, and Hamburgers. Cost is \$10 per person. Mark your calendars and sign up in the Clubhouse lobby by June 30th!

Raising Our Reserve Fund:

As a community, we all benefit from well-maintained common areas, reliable services, and a strong reserve fund to handle future repairs and replacements. To ensure the continued quality and value of our community, the Board has conducted a thorough financial review and long-term capital plan. As a result, we've identified a need to raise approximately \$450,000 over the next six years.

Why This Is Necessary:

Many of our community's assets—such as the Clubhouse roofs, parking lot repaving, fencing, pool deck, concrete walkways, Clubhouse facilities, and other infrastructure—are aging and will require repair or replacement in the coming years. Additionally, the cost of services and materials continues to rise with inflation. Our current reserves are not sufficient to meet projected expenses without either deferring necessary work or imposing large one-time special assessments in the future.

By planning ahead and spreading the cost gradually, we can:

- Avoid emergency special assessments
- Preserve property values
- Ensure the community remains safe, attractive, and fully operational.

How We'll Raise the Funds:

We aim to reach the \$450,000 goal through a combination of modest annual dues increases, controlling expenses, and prudent reserve investments. The Board is committed to maintaining transparency, minimizing financial impact on homeowners, and avoiding financial surprises.

What This Means for You:

A modest increase in dues may be proposed as part of our annual budget planning. We will also continue exploring ways to reduce expenses and operate efficiently. Homeowner feedback will be welcomed at our upcoming meetings, where we'll present detailed projections and answer any questions.

.....to be continued



Working Together:

This is a proactive investment in our shared future. With careful planning and community support, we can ensure our community remains a place we're all proud to call home—today and for years to come.

Thank you for your attention and continued involvement.

Next Community Board meeting is **7pm Wednesday July 2, 2025**, at the Clubhouse, 9000 Craydon Circle.

Mark Ballock, President
925-998-2924

Website: Sunnyglen-community.org

Password: Time4Fun



COMMUNITY NEWS



UPCOMING REVIEW OF PROPOSED CC&Rs AND BY-LAWS

As part of our ongoing commitment to transparency and collaborative governance, we are undertaking an important update to our association's foundational documents. We are pleased to inform you that the proposed Covenants, Conditions & Restrictions (CC&Rs) and By-Laws will soon be available for your review. These important documents have been carefully prepared to ensure the continued wellbeing and effective governance of our community. Our current CC&R's and By-laws are 30 plus years out of date.

Please watch out for an upcoming communication containing the information on how to obtain the proposed CC&Rs and By-Laws. Copies will also be available in the lobby for your review. We encourage all members to review them thoroughly and provide any feedback or questions you may have during the designated comment period. There will be a special meeting with our legal counsel to discuss these documents, on July 21, 2025 Time TBD. Your participation in this process is vital to ensuring that our governing documents reflect the needs and values of our community. Thank you for your attention and engagement..



FREE GARDEN AND YARD WORK

Missionaries from the Church of Jesus Christ of Latter-day Saints will do outside work for FREE (cutting the lawn, helping with weeding, and garden clean-up).

They will come to help you do yard work as a free service to any residents of Sunny Glen. They will not go into your home. If you would like help with yard work, please send a text to **Guy Gardner at 925-577-7221** to arrange a visit from the volunteers.

Provide your name and address and a brief description of what you need done in the text. Guy will then contact the missionaries and have them text you back to arrange a time to do the yard work.

P.S. Since starting this service years ago, over 35 residents of Sunny Glen have taken advantage of this offer.



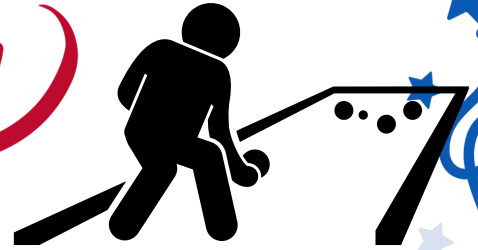
Armchair Travel at the Sunny Glen Club House

Guy Gardner has been doing armchair travel every 1 to 4 months for the residents of Ivy Park for over 5 years. This is virtual travel to locations around the world, including pictures projected onto a large TV screen with a 45-60-minute narration with researched interesting facts about each of the places. Guy & Sue have visited about 90 countries to date. Places like the Holy Land, Antarctica, the three corners of Africa, the Great Lakes, Russia, Japan, Southeast and Central Asia, Tahiti, Easter Island, the Amazon, Switzerland, and many more. Guy would like to know who in our community might like to attend periodic Armchair Travel events given at the Sunny Glen clubhouse.

If you are interested; **please send me a text at 925-577-7221** that starts with "I want SG Armchair Travel" and add your name as well as a short list of some countries or places you are interested in.

SUNNY GLEN COMMUNITY

4th of July



@ THE CLUBHOUSE GAZEBO

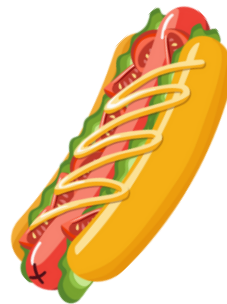
FRIDAY, JULY 4TH



****12-4PM****



FAMILIES ARE WELCOME FOR FOOD & GAMES



Includes: HOTDOGS, HAMBURGERS, CHIPS, SODA & DESSERT

TICKET COST: \$10 PER PERSON

**STOP BY THE CLUBHOUSE TO SIGN-UP
& PREPAY BY JUNE 30TH**

JULY 2025

SUN MON TUE WED THU FRI SAT



Newsletter Editor: Rose Basoco (915) 276-5804 (e-mail or text me)

01

Pool Water
Exercises
3-4PM

02

**HOA
Board
Mtg
@ 7PM**

03

Bingo
@ 1PM
Pool Water
Exercises
3-4PM

04



**HOA BBQ
12-4pm**

05

06



**International
Kissing Day**

07

Chair Yoga
@ 4PM Hall
Gentle Yoga
@ 5PM
**Book Club
@ 2:00pm**
Bocce Ball
@ 4pm

08

Pool Water
Exercises
3-4PM

09

10

Bingo
@ 1PM
Pool Water
Exercises
3-4PM

11



**National
Pharmacist Day**

12

13



**National French
Fry Day**

14

Chair Yoga
@ 4PM Hall
Gentle Yoga
@ 5PM

15

Pool Water
Exercises
3-4PM

16

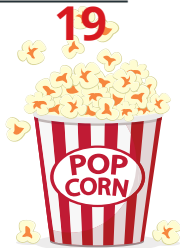
BUNCO
@
6PM



17

Bingo
@ 1PM
Pool Water
Exercises
3-4PM

18



**National Popcorn
Day**

19

20



**National
Ice Cream
Day**

21

Chair Yoga
@ 4PM Hall
Gentle Yoga
@ 5PM
Bocce Ball
@ 4pm
**CC&R's
time TBD**

22

Pool Water
Exercises
3-4PM

23

24

Bingo
@ 1PM
Pool Water
Exercises
3-4PM

25



**National
Peanut
Brittle Day**

26

27



**NATIONAL
Parents
DAY**

28

Chair Yoga
@ 4PM Hall
Gentle Yoga
@ 5PM
Bocce Ball
@ 4pm

29

Pool Water
Exercises
3-4PM

30

31
Bingo
@ 1PM
Pool Water
Exercises
3-4PM

