



# Newsletter September 2022



**REMINDER: THE ANNUAL MEETING IS SUNDAY, SEPTEMBER 4, 2022, 9:00 A.M. ON SUNSET COVE**

*Below please find the 2021 Minutes, the Proposed Budget for 2022-2023, and the 2022-2023 Dues Form*



In early August, a neighbor passing by a residence heard the sound of gushing water and subsequently discovered a significant leak in the yard. A few neighbors gathered and were ruminating on the best course of action when a Costco delivery man showed up to make a delivery at the residence and began barking out - *helpful?* - instructions on how to stop the flood. Neighbors were able to shut off the water at the road and stop the flow. It was immediately reported to the homeowner and the SBMWC for investigation. Thank You to water expert extraordinaire Jeremy Montes (who just happened to be driving by) for offering up his expertise *gratis* and to the neighbors who worked together to make notifications and conserve our precious resource.



A neighbor reported finding three dead bats on their property. It was later concluded that the mammals of the order *Chiroptera* had flown into a large glass pane window. No images of the deceased are being shared pending notification of next of kin.



Neighbors reported seeing a mother racoon and her three babies at 7 a.m. going down Sunset Drive forming a four-raccoon conga line.



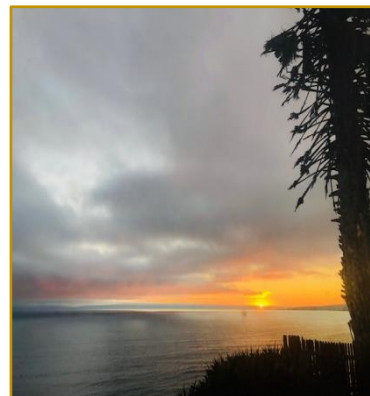
An eyewitness saw a young coyote volunteering as a traffic patrol officer. At High Noon, the *Canis latrans* stood still in the middle of Sunset Drive by the firetruck turn-out, forcing cars to slow down and slowly make their way around him.



A neighbor reported walking up Sunset Drive from the beach and having to jump out of the way when a car came speeding down the hill with a distracted driver texting on their phone. *A friendly reminder that clearing the houses is not clearing the neighborhood. Please remember to be chill on the hill!*



Sunset Beach experienced several days of monsoonal moisture, bringing drizzle, lightning, thunder and dramatic clouds over the Monterey Bay, as well as a couple of days of power outages for +/- three hours in duration. Thanks to our our back-up generator, residents continued to have water. **Thank You SBMWC!**



Looking for anyone who would like to share news or contribute an image to the newsletter and website, please text Luci at (831) 531-7340 or email [luciweinstein@yahoo.com](mailto:luciweinstein@yahoo.com). We can also scan older images - which would be particularly welcome!

## What Due They Do?

We have all heard of the **SBIA (Sunset Beach Improvement Association)**, but what exactly does the SBIA do and where do our annual dues go?

Our community is fortunate to not be under the constraint and control of an official HOA, however, the SBIA still serves a very important function. According to Santa Cruz County, the construction and maintenance of our paved roadways is the sole responsibility of our community of homeowners. The SBIA has been tasked to oversee this very important issue, but it only acts in accordance with a majority vote by homeowners and is governed by established bylaws.

Many of you may remember the 2017-2018 road repair and firetruck turnout project. It was a tremendous undertaking and it was only accomplished due to the SBIA Board's vision, time and effort, plus our dues paying members. When you pay your dues each year, know that it is going into a fund that will continue to maintain the roads we currently utilize. To paraphrase an old Monty Python sketch: "*Yeah, so what has the SBIA ever done for us?*" Answer: "*Roads. They've done roads.*" **Please note:** The Emergency Road is overseen by CERT. The SBIA's "jurisdiction" only goes to the telephone pole. Beyond that, it is on State Park property and they gave us permission to put down the extension of the emergency road. That accessory road can never be paved or used as a regular road because it is on park property.

In addition to the very important task of overseeing road construction and maintenance, the SBIA also oversees maintenance of common areas with regard to weed control, including the path and stairs in the center of our neighborhood that leads down to the beach, as well as some beautification. The SBIA also coordinates any construction or repairs that are needed in common areas (which is often accomplished by generous volunteers), supplies dog waste bags, and serves as an important liaison to the state park. The SBIA also coordinates neighbor bonding events such as the Fourth of July Parade, Spring Clean-Up, and the Holiday Party.

Although the SBIA seeks to help out neighbors where possible, it is important to remember that the SBIA does not enforce noise complaint issues, speeding issues, parking issues, trash issues, or any other enforcement issues. Although the SBIA seeks to remind residents about the speed limit, remind residents to keep our neighborhood clean (i.e. picking up after your dog), and encourages neighbors to talk over any issues and get along, any complaints that cannot be resolved would need to be directed to the appropriate county authority.

The SBIA Board consists of seven unpaid volunteers who serve three-year terms, and are elected by majority vote by Active Members (dues paying residents) who attend the Annual Meeting in September - unless there is no quorum and then the ballots go about by mail. Board terms start with the end of the General meeting, but new officers are not chosen until the first board meeting - usually a few weeks later.

The Annual Meeting held on the Sunday of Labor Day Weekend includes the SBIA's review of the prior year's expenses, current account balance, proposed budget for the following year, and proposed changes (if any) to the Annual Dues for the following year. If a vote on an issue is taken, a quorum consists of 20 Active Members (residents who have paid their annual dues). FYI: The SBIA Board has approval to spend SBIA funds up to \$5,000, but if at any time there is a need to spend more than \$5,000, the Board will ask the Active Members for approval, either during the Annual Meeting or by sending out requests for approval by mail. **Please note:** Sometimes, it has been necessary for major road projects to have a special assessment. The SBIA seeks to avoid that as much as possible, which is why they build up the Capital Roadway Fund as much as possible over several years.

For a more in-depth look at the SBIA Bylaws, please type in the link or visit the SBIA website at <http://sunsetbeachimprovementassociation.org/about-us/sbia-bylaws/>

In summary, the mission of the **Sunset Beach Improvement Association** is right there in its title - **Improvement**. The SBIA seeks to *improve* roads, *improve* common areas and *improve* community relations. However, nothing is possible without the cooperation of all residents.

If you would like to bring your goodwill and your know-how to the SBIA by either volunteering to serve on the Board or by some other method of contribution, please let the SBIA know at [gosunset@gmail.com](mailto:gosunset@gmail.com).

We owe a huge debt of gratitude to the many past and present volunteers of the SBIA who have significantly improved the standard of living up here at Sunset Beach.

**Below please review the 2021 Minutes, the 2022-2023 Proposed Budget, and the 2022-2023 Dues Form prior to the Annual Meeting on September 4<sup>th</sup>, 2022 to stay informed about the important work of the SBIA and to ask any questions you may have!**



**Betty Stone Celebrated  
A Milestone Birthday in August.**

*Happy, Happy Birthday, Betty!*

**Wishing You Good Health, Happiness &  
Many More Years at Sunset Beach!**

*This delicious birthday cake was baked as a gift  
by Angelynn Bostrom*



### **Get To Know Your Neighbor**

Sunset Beach has many talented individuals from all walks of life. One of those individuals is Alberto Guarino of 41 Sunset Drive. In addition to his family vineyard producing sensational petite sirah grapes (2014 Petite Sirah Wargin Wines won a Double Gold in the San Francisco Chronicle's Wine Competition, 2017), Alberto delights friends and family with his artistic expressions. Inspired by his travels, Alberto handcrafts postcards blending humor, vibrant colors, and a signature style. Receiving a postcard from Alberto is not just receiving a card in the mail: It's receiving a treasured keepsake.



Inspired by a trip to Portugal in 2018, Alberto wrote: “Sardines are everywhere in Lisboa and we’ve tried them many ways, as well as fried calamari, black rice made with squid ink, and stuffed squid in red sauce. We happily wash it all down with red wine. We watch the soccer matches with local fans in public plazas or small cafes. We’re leaving Portugal soon with good memories of friendly people.”

### **A History of Sunset Beach, Chapter One, The Climate**

“During the period of the uplift, the climate here was different, which also contributed to the changing contour of the land. A first, the amount of rainfall was greater. Then, it changed back and forth, due in part to the rising-falling sea level and developed a more cyclical pattern. Sunset Beach has the general coastal climate, but it also has its own micro-climate. We will often be socked in with fog while San Andreas Road is in sunshine. Our fog provides great relief for those travelling from warmer locales, particularly the Central Valley, and it provides refreshing moisture to the fauna and flora that surrounds us.”





## How Does Your Garden Grow?



The enduring charm of 53 Sunset Drive is featured in this month's garden spotlight. With flora in hues of burnt-orange, velvety silver, pinot noir red, and an array of captivating greens in a wide variety of textures, as well as the patina adornments have acquired over time in the marine environment, this garden of many colors is a feast for the eyes in any season.



If you would like to share images of your garden or you want your garden to be photographed, please text or call Luci at (831) 531-7340. And don't forget to visit the *Gardens of Sunset Beach* on the website!  
The Gardens - Sunset Beach Improvement Assoc. ([sunsetbeachimprovementassociation.org](http://sunsetbeachimprovementassociation.org))



## Sunset Beach Improvement Association Annual General Meeting **MINUTES 2021**

The Annual Sunset Beach Improvement Association meeting was called to order by Sam Singer at 10:55 A.M. on Sunday, **September 5, 2021**.

### Board Members Present

*In-person:* Sam Singer, Angelynn Bostrom, Suzie Yost, Patricia Kaiser

*Via Zoom:* Michele Kowalkowski, Betty Stone

### SBIA Welcome

Sam welcomed everyone and reviewed the agenda and noted he will be presenting the Treasurer's Report as Betty is feeling under the weather. No reading of the minutes; they were emailed and posted to the website. No questions, and they were accepted as sent.

### Treasurers Report and 2021-22 Proposed Budget

Sam presented the Treasurer's Report:

**Beginning Balance** was \$16094.5. **Dues** collected \$16,250 (94% participation) plus some donations and road payment for total deposits of \$17,089.14. **Expenses** were \$50,581.98. The biggest expense \$48,400, was the road repair at 67 Sunset but we were under total budgeted expenses.

**Transfer to Capital Funds** \$8,500 bringing the **General Fund Ending Balance** to \$7501.71. **Beautification** \$3,739.95. **Capital Roadway Fund** \$0. **Capital Stairway Fund** \$13,500, for a **Grand Total** \$24,741.

The slurry is typically \$16,000+. The concern is this will need to be completed in the near future and funds have not yet been built back up from the recent road repairs.

The Treasurers Report was accepted as presented.

Sam presented the **Proposed Budget**:

**Starting Balance-** \$7,501.71. **Dues-** Dues are currently \$250 and have not increased since 2016. Proposing to increase to \$300 in order to build back funds for roadway repairs and maintenance. This will help to not have a need to call for a special assessment when doing the anticipated slurry. A vote was called for the \$50 increase to the dues. Betty reminded that the path to the stairway and stairway itself will also need repairs. Cost of materials have been increasing and we anticipate costs for repairs to increase. The majority in attendance voted in favor of a dues increase of \$50. **Total Income-** \$19,400 **Projected Expenses** \$7,750. Increase transfers to Capital Funds \$11,000 bringing **Projected Ending Balance** \$8,001.71.

Budget was approved as presented.

Jennifer Carr brought up a new road edge concern at the area which was just completed and said it was showing early signs of some sloughing on side of the road. Suzie volunteered to contact Earthworks for further investigation.

### Review of SBIA Accomplishments 2020-21

- Attended 3 Board Meetings, Minutes taken and recorded and Sam thanked Michele for all her hard work, Maintained SBIA Website, Completed and sent out 3 Newsletters (thank you Adam Kaiser!), Maintained Treasurers Report, Collected Dues 94% Participation (\$250/yr per home and \$100 per lot), Completed Neighborhood Directory, Completed Spring Clean-Up with hired work crew, Reviewed insurance policy, Worked with State Parks on ongoing Issues (Patty has been diligently working with State Park on ways to decrease wait) (reminded to not bombard State Park with issues, Patty is point contact person), Helped foster communication with community Planned annual meeting

### Elections

This year Betty Stone, Suzie Yost and Michele Kowalkowski are up for reelection. Suzie and Michele will continue, while Betty is retiring after 16 years of service as a Treasurer. Thank you Betty for your time and we will miss you. Since the end of 2020 meeting, Karl Simmons has been a non-acting board member and is officially joining. Sam presented Betty with a \$100 gift certificate and Patty presented the gift from the community. Suzie will transition as the Treasurer. Deb Wulliger has decided to step down after 3 years of

service. She will also be missed by the SBIA. Mark Elliott has volunteered to join the board. Mark is a long time full time/part time resident. He brings experience from being on a home owners association in the other community he has lived in. Luci also volunteered to join the board. Sam officially welcomed Mark and Karl to the Board. Luci will be a non-acting member until the next election.

**Need Volunteer to Maintain SBIA Website**

Luci volunteered to help to maintain the website!

**Questions/New Business**

Patty presented Sam and Kren with a gift as a thank you for all that they have done and do to contribute to the neighborhood. Patty collected donations from the neighborhood for 2 gift certificates for dinner and a gift certificate to Club Sportiva so that they can rent an exotic luxury car for the day.

Jennifer has created and printed Eye Spy booklets printed up if anyone would like one

Suzie reminded that Betty’s address will remain the location for dues: 3 Mesa Way and there is an SBIA dropbox on the front of the house.

Sam thanked the Carr’s for organizing the meeting and Suzie for the goodies.

The meeting was adjourned at 11:30 am, Meeting notes submitted by Michele Kowalkowski

END MINUTES \_\_\_\_\_ END MINUTES

**PROPOSED & PAST BUDGET**

**SBIA ANNUAL BUDGET**

ITEMS	2022-2023	2021-2022	2020-2021	2019-2020
<b>Starting Balance General Fund</b>	10,000.00	7,400.00		
<b>Income:</b>				
Dues	19,400.00	19,400.00	16,150.00	15,900.00
<b>Expenses:</b>				
Office Supplies/Copying	100.00	100.00	100.00	100.00
Postage	50.00	50.00	50.00	50.00
Neighborhood Cleanup Day	2,000.00	2,000.00	2,000.00	2,000.00
Insurance (D&O/PL)	2,200.00	2,100.00	2,100.00	2,100.00
Trim/Weed Common Area	2,000.00	2,000.00	2,000.00	2,000.00
Road Repair (Capital Budget)				
Misc Neighborhood	1,000.00	1,000.00	1,000.00	1,000.00
Stairway/Pathway Maint & Repair	650.00	650.00	500.00	500.00
<b>Total Expense</b>	<b>8,000.00</b>	<b>7,900.00</b>	<b>7,750.00</b>	<b>7,750.00</b>
Transfers from General to Capital				
Roadway Fund	8,500.00	8,500.00	7,000.00	7,000.00
Stairway Fund	2,500.00	2,500.00	1,500.00	1,500.00
<b>Estimated Ending Balance General Fund</b>	<b>10,400.00</b>	<b>7,900.00</b>		

Estimated Ending Balance does not have Beautification. It is all donations so no budgeting.



**Sunset Beach Improvement Association 2022-2023 Annual Dues**

Please bring your dues to the Annual Meeting on September 4, 2022 or mail your SBIA dues of \$300.00 per membership for each residence and/or \$100.00 for each unimproved lot by October 1, 2022 to:

SBIA C/O Suzie Yost, Treasurer  
212 San Augustine Way  
Scotts Valley, CA 95066

You can also email your completed Annual Dues form to: [suzie.yost@comcast.net](mailto:suzie.yost@comcast.net)

Beautification Fund: The SBIA continues to collect donations for our Beautification Fund to be used to enhance the common areas around the neighborhood and entrance, including things like planting new trees and native plants. Please feel free to send us suggestions for beautification/enhancement projects. If you would like to add a donation to this fund, please add it to your dues or include an additional check with a notation.

Please make checks payable to SBIA and include this completed form for SBIA use. Thanks!

Dues \$ \_\_\_\_\_ Donation \$ \_\_\_\_\_ TOTAL \_\_\_\_\_

Your Name(s): \_\_\_\_\_

Your Email: \_\_\_\_\_

Sunset Beach Address(es) \_\_\_\_\_

Mailing Address (if different than Sunset Beach Address):

---

Telephone Number (main contact number for you): \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Other Telephone Number (s): \_\_\_\_\_

Emergency Contact Information (is there someone we should contact in case of emergency, is there someone who has a key to your home in case you are unavailable):

---

Beautification and Project suggestions: \_\_\_\_\_

Are you willing to have your contact information included in the Sunset Beach Directory that is provided only to Sunset Beach Improvement Association Members? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes: Include Phone Number: Yes \_\_\_\_\_ No \_\_\_\_\_ (Home \_\_\_\_\_ or Cell \_\_\_\_\_ or Both \_\_\_\_\_) Include

Email: Yes \_\_\_\_\_ No \_\_\_\_\_