

Bollinger Hills Homeowners Association

Post Office Box 449
San Ramon, CA 94583
www.bollingerhills.org

BOLLINGER HILLS

NEIGHBORHOOD NEWSLETTER

Volume 2017 ~ Issue 2 ~ May 2017

A WORD FROM THE PRESIDENT of Bollinger Hills Homeowners Association

By Victor Petersen
BHHOA President

Greetings! Spring is here and summer is just around the corner. I hope everyone is dusting off those summer vacation plans. Please read my article regarding the "slide" in the common area between our HOA and Twin Creeks Courtside, on page 2 & 3 of this newsletter. On the pool front, we're almost done. As of this newsletter publication, we have completed the last major step, which is the pool plaster, then we will fill the pool. Our pump room has been upgraded with new filters - the old sand filters were original (35 years), they served us well. We have also added a "state of the art" UV sanitizing unit. While not required by code yet, "yet" is the operative word. This UV unit adds a serious layer of protection for our community, it is already required for commercial swim parks. Look for the pool to open in mid-May for the first hot weekend.

See **PRESIDENT**, Page 2 for more

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Next Board

MAY 17, 2017
6:30 PM

Bollinger Hills Cabana

Board Meetings are held at
6:30 PM on the 3rd Wed.
each month
(check www.bollingerhills.org
for any date changes)

All Homeowners
Welcome!



Swimming Pool Opening

MID MAY
COME SEE THE NEW & IMPROVED POOL

If you have any questions contact
Victor Petersen at
victorpetersen@sbcglobal.net



IF YOU NEED TO:

- Look up HOA info.
- Check out the latest news.

GO TO:

www.bollingerhills.org
www.facebook.com/BHHOA

Stay connected with your
neighborhood

PRESIDENT

continued from page 1

I've mentioned many times before we would like to transition the pool gates to an electronic key fob system. This system would have many advantages, including no need to periodically re-issue new pool keys, timed access restriction, and easier "lost key" replacements. We are in the process acquiring such a system, and will likely install it early in this pool season or during the fall/winter, before the next pool season. We'll have plenty of communication regarding new key fob distribution when we get there.

We are planning to install a shade arbor on the new pool deck this fall. We were not able to complete the arbor before this new pool season. New gates will be installed for the pool area as part of the electronic entry system. Initially we will just use the back pool gate. In early June the front gate will be replaced and then the back gate replaced.

Please send me an e-mail if you have any questions. Have a great summer!
victorpetersen@sbcglobal.net.

Victor Petersen
President

By Victor Peterson
BHHOA President

THE BIG (?) SLIDE

In case you haven't noticed the heavy rains this season have created a slide in the common area between Morgan Dr. and Sombrero Cir. The slide is only visible from Sombrero Cir. The slide is about half way between the upslope homes (Bollinger Hills) and the down slope homes (Twin Creeks Hills Courtside). The slide is about 70 feet wide, and the total debris flow is about 150 feet long. I've included three photos of the slide, one is a direct overhead shot plus a wide angle shot - these two are courtesy of or VP John Youngblood taken with his drone. The third photo was taken by yours truly during a site visit to the slide.

See SLIDE, Page 3 for more

SLIDE

continued from page 2

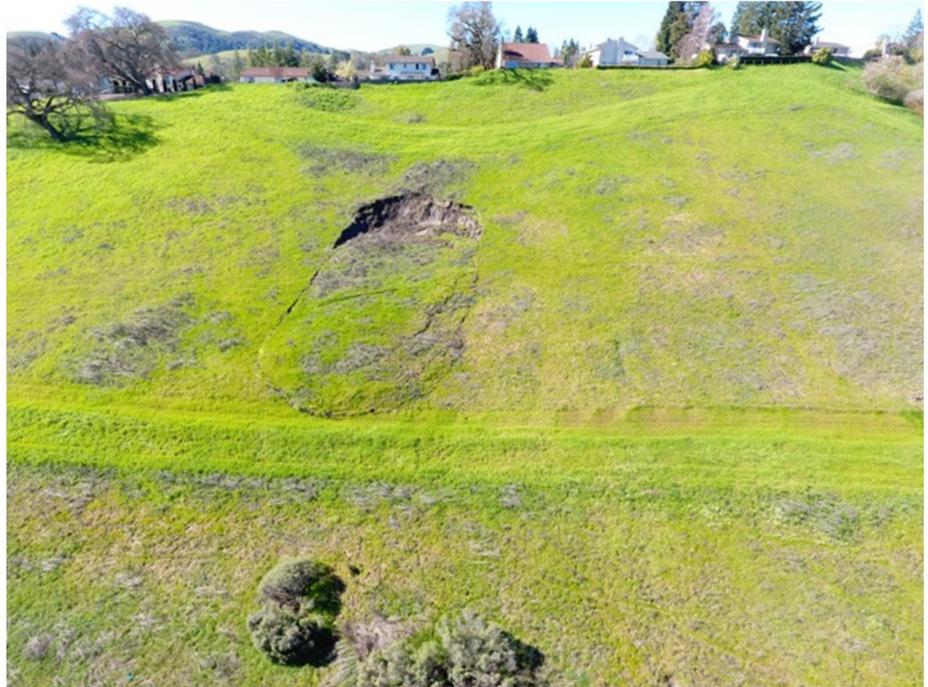
We have been in communication with the City of San Ramon engineering department, as well as the HOA below (Twin Creeks Hills Courtside), and the services of with a soil engineering firm have been engaged to monitor the slide and prepare a repair plan. This area will need to be “repaired” during the summer months to prepare for the next Fall/Winter rainy season. This “repair” will likely include re-grading the area, and possibly some drainage mitigation. Based on initial rough estimates, the repair can be made with existing funds. We anticipate that no special assessment or dues increase will result from this repair based on current information.

The City has declared this as a “hazard.” While it is possible to form a GHAD (Geological Hazard Abatement District), which is a state/city run agency whereby homeowners pay an additional small increase in their property tax to cover the costs of the GHAD, most often these GHADs are established by the developer before any homes are built, let alone occupied. Without going into lengthy detail, my discussions with the City have concluded that forming a GHAD is almost impossible for an established community.

However, we can accomplish virtually the same goals as a GHAD by doing it ourselves. Our HOA can establish a reserve line item in our budget planning, and set aside a small amount of funds each year to build up a reserve balance to the anticipated amount needed for the estimated expense interval. This is the first time in 35 years a slide like this has happened, so the interval will likely not be very frequent. We would probably set a 10 to 15 year interval to be conservative. With 538 homes in Bollinger Hills, this would mean about \$10 per year / per home for our own private GHAD. Not bad. We would not need a dues increase to fund this new reserve item.

I’ll certainly have more information for you in the next newsletter. If you have any comments or questions regarding the slide please email Victor Petersen at victorpetersen@sbcglobal.net.

SLIDE AREA PHOTOS





Pool News



- Pool opening date will be in mid-May.
- NO Lifeguard coverage.
- Children MUST be 14 or older to be at the pool without a parent.
- Parents please review posted pool rules with your children.

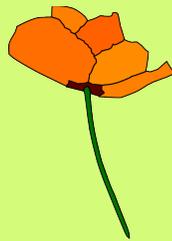
Wanted Pool Manager

We only want the kind that are alive. Yours truly has been the pool manager for about 20 years, almost as long as I've been on the Board (23 years). This summer my wife Donna is retiring and we will be able to travel as much as we want in our RV. Later this summer we'll be on a trip, and it would be nice to start the transition to a new pool manager. Next summer (2018) I will no longer be able to handle the Pool Manager position.

What does the job entail? This position is the interface between our commercial service vendor and the Board of Directors. Routine maintenance and small repairs are handled between the manager and the vendor directly. Daily pool chemistry readings are now automated, so that burden has been eliminated. Pool should be visited once daily if possible. We realize people take vacations, so when the pool manager is on vacation, a substitute manager is arranged.

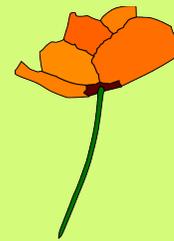
This is a great opportunity to become involved in your association. We are a self-managed HOA, which is almost unheard of - we do not have a management company over the Board. We save a great deal of money, and we're one of the best run HOAs you'll find. This position has a small compensation during the pool season. If you're already regular pool user, this would be a great position for you. If interested, please call or e-mail Victor Petersen (925) 963-1118 cell victorpetersen@sbcglobal.net.

Bringing Back the Natives



Garden Tour

May 7th



Have you ever wondered what your garden could look like without having water thirsty, chemical dependent and labor-intensive lawn? Or have you thought how wonderful it would be to see healthy pollinating bees, butterflies and hummingbirds sipping nectar from your plants? And maybe how peaceful it would feel to be sitting in a garden filled with the fragrance of flowers and leaves? Then think about adding California native plants to your garden.

California native plants are naturally adapted to our local soils and climate, thrive without amendments, fertilizers, or pesticides, utilize very little irrigation, and offer incomparable habitat value to wildlife. Discover more about the possibilities California native plants offer at a variety of lovely gardens located throughout Alameda and Contra Costa Counties, open on Sunday, May 7, 2017 for the Bringing Back the Natives Garden Tour. On Saturday and Sunday, May 6 and May 7, from 10:00 to 5:00, the Native Plant Sale Extravaganza will take place. During the Extravaganza a number of nurseries specializing in California natives, many not normally open to the public, will carry large quantities of hard-to-find California natives. Registration is required. Registrants will receive a Garden Guide containing descriptions of each garden and directions. Early registration is suggested to ensure a place. Visit www.BringingBackTheNatives.net to register for the tour, view photos of the gardens, read garden descriptions, download plant lists for each garden, obtain contact information for landscapers that specialize in native plant gardens, and more.

This year Bollinger Hills is featuring four gardens on the tour. Be sure to register online ASAP for the free tour! Please stop by and introduce yourself to Susan or one of the homeowners as a Bollinger Hills resident for a special insider's tour of the properties! In addition, there will be informative garden talks throughout the day provided by SFLA staff and other garden experts, as well as a plant sale, "ask the experts" booth, music in the afternoon and delicious food from one of Oakland's finest bakers. Hope to see you there!

Neighborhood Beat

What's Going on in Bollinger Hills?



REVISED ARCHITECTURAL RULES PLEASE READ PAGES 11-18

Dates to Remember:

Mid-May ~ BHHOA Swimming Pool opening.

May 17 ~ Board meeting, 6:30pm Morgan Dr. ~ Homeowners Welcome

June 1 ~ Last day of school for San Ramon Valley Unified School District ~ Minimum day

June 8 ~ Last day of school for Venture School ~ San Ramon Valley School District

June 21 ~ Board meeting, 6:30pm Morgan Dr. ~ Homeowners Welcome

July 19 ~ Board meeting, 6:30pm Morgan Dr. ~ Homeowners Welcome

August 14 ~ First day of school for San Ramon Valley Unified School District ~ Minimum day

August 7 ~ First day of school for Venture School ~ San Ramon Valley School District

Bollinger Hills Resident Amenities Hours:

Pool Hours: Open Daily 6:00 am to 10:00 pm. Accessible by Bollinger Hills resident key. NO Lifeguards will be on duty. The pool typically opens the first weekend in May except this year it will be mid-May due to renovations. Pool closes at the end of September dependent on weather. Visit the Bollinger Hills website www.bollingerhills.org for updates.

Tennis Courts: Open daily until dusk (30 minutes after sunset). Accessible by Bollinger Hills resident key.

Park & Playground: Open daily until dusk (30 minutes after sunset). No reservation required.

Cabana: Hours are variable, closes at 10:00 pm. Available daily by reservation only. Reservation, deposit & rental fee required. For complete details, contact the Cabana Manager at 925-556-0747 or visit the HOA website at www.bollingerhills.org.

If you have a neighborhood incident or news you'd like to report, please send an e-mail to our Newsletter Editor, Christine Perezalonso at: news.bollingerhills@gmail.com.

Money Matters

Financial Summary as of 12/31/2016

	Investment
Comerica Checking	\$37,290.17
Comerica Money Market	\$22,215.78
Capital One Money Market	\$465,184.61
Total	\$465,184.61

The above is a list of investments. Cash balances are invested in a money market accounts and CD's at present. We can invest them in treasury bills and notes, money market funds and certificates of deposit as long as we do not incur capital risk. We maintain \$236k in reserves for capital improvements and major repairs. We have another \$260k in operating and planned spending funds.

Dues are due on the first day of each January and July. They are delinquent on the 30th of each of those months as stated in the COLLECTION POLICY. It is important that each homeowner pay his/her dues promptly to enable our Association to continue providing service at low cost and to avoid being charged fees for untimely payments.

We have some repair and improvement projects planned for the next one to five years. If you would like to know about these or be involved, please notify us at info@bollingerhills.org.

LET'S GO PAPERLESS We Can Do Better & I Hate Stuffing Envelopes!

Currently we have only 50 homeowners who wish to go paperless and not receive a statement for each billing cycle. They received an email with a statement attached to let them know the dues and when they are due.

Just give us authorization in writing (an email) and we will no longer send statements. You only need to make sure you send us \$240 each January 1 and July 1. Help us keep your dues low and be green at the same time.

You can send an email to BollingerTreasurer@bollingerhills.org or send us a note by US Mail. You can drop that note in my mailbox at 309 Mare Lane.

Also, let us know what else we can do to make paying your dues easier.

THOSE WHO ARE SIGNED UP FOR PAPERLESS STATEMENTS, PLEASE MAKE SURE YOU CHECK YOUR SPAM OR JUNK EMAIL IN CASE THE STATEMENT EMAIL IS THERE!

Neighborhood Bulletin Board

Bollinger Mom's Club

A social club and support network open to moms who live within the Bollinger Canyon Elementary boundaries with youngest child in kindergarten or younger.

Join the club for:

- Playgroups, kid outings, seasonal kid parties
- Mom's night out & couples dinner parties
- Potlucks & activities for the whole family

For more information contact bmcsanramon@gmail.com



Newsletter & Website Ad Rates

Do you have a service or event that you would like to advertise? Place an advertisement in the Bollinger Hills Newsletter.

Newsletter:

Ad size:	
Business card	\$25
1/4 page	\$35
1/3 page	\$55
1/2 page	\$70
Full page	\$110

Website:

Ad size:	
Half Banner (234x 60 pixel)	\$50
Full Banner (468 x 60 pixel)	\$75

Available Discounts:

- * Place an ad in both the Newsletter & on the BHHOA website & receive \$10 off EACH ad.
- * Prepay Ad(s) for 1 year & receive 25% discount.
- * Ads run FREE for Kid's Businesses under age 18 (baby sitting, pet sitting, dog walking, tutoring, lawn mowing, etc.) Parental consent required. Minor's personal cell phone number cannot be placed in the ad, must provide parent's phone number.

(rates are price per quarter for one publication/color print)

For complete Details & Deadlines, visit our website at: www.bollingerhills.org

To place an Ad, contact our Newsletter Editor, Christine Perezalonso at news.bollingerhills@gmail.com

NOTE: The content in these advertisements are for informational purposes and does not constitute any recommendation by the HOA.
Rates updated 09/2013

Bollinger Hills
Homeowners Association
P.O. Box 449
San Ramon, CA 94583



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Bollinger Hills Homeowners Association

Architectural Rules (BHHA Rule 4)

March 1, 2017

Introduction

The Bollinger Hills CC&Rs require homeowners to gain approval whenever they wish to make architectural change to their property. This document is for the purpose of helping owners understand the architectural guidelines within the development. It has been developed by the Architectural Committee and approved by the Board of Directors.

“Architectural change” is defined in the definitions below. It is recognized that these rules can not address every conceivable architectural change. However, any architectural change that is not addressed within these rules does not exempt an owner of the requirement for architectural approval. Please address questions to the Architectural Review Committee (ARC), using one of the methods shown at the end of this document.

Definitions

ARC: Architectural Review Committee.

Architectural Change: The act of changing the appearance of the house or lot within the development. See Scope for additional information.

Backyard: The portion of the property behind the front yard.

Board: The Bollinger Hills Homeowner Association Board of Directors.

Driveway: Driveways are defined as paving that a vehicle moves over and/or parks upon.

Fast Track: An expedited review and approval process. Normally invoked when architectural improvements fit within these guidelines.

Front yard: The area forward of the front of the house and the fences that bisect the front portion of the property from the rear portion of the property. If no fence is present, or there is an existing “see-through” fence, the front yard is defined as any property that can be seen from the street, except any property that would not be seen if a 7’ high fence were in place dividing the front and back areas of the property.

Property: The lot and all structures on that lot.

General Information and Procedures

- The exact procedure and rules for architectural approval are found in the Procedure Summary (next section). This information is based on existing CC&R rules and procedures. Please refer to the CC&Rs for complete information pertaining to Architecture.
- The ARC must review all construction, modification, alteration, or any other architectural change in a property. The only exception are those changes which are minor, such as the change of plants from one type to another, small trim changes, etc.. If in doubt, check with the Architectural Committee.
- Failure to submit an architectural review form to the ARC may result in fines, stoppage of work, and/or enforcement of CC&R provisions to reverse work already started or completed.
- The ARC's recommendations may be appealed (see below). Board decisions are final. See the Procedural Summary or the CC&Rs for additional details on this process.
- The ARC will exercise its best judgment in the interpretation of the rules and the intended spirit of the listed guidelines.
- Projects that meet these guidelines will be "fast tracked" with a target turnaround time of one week or less.
- Projects that do not fall within these guidelines, either in specification or scope of work, shall be reviewed and a response provided within the turnaround time stated in the CC&Rs (30 days maximum).

Procedural Summary

- Complete the Architectural Approval Request Form. The form is also available on the Bollinger Hills Homeowners Association website as a pdf file. You will need Adobe Acrobat Reader (free) to read this file. We can also e-mail (or mail) a form to you. Contact us at arc@bollingerhills.org or call us at (925) 415-0847.
- Once the form is completed, mail it to: Bollinger Hills Homeowner Association, P.O. Box 449, San Ramon, CA 94583-0449, attn Architectural Review Committee.
- Alternatively, you can email the form to us or FAX it to (925) 307-7181. If your project requires review of a physical sample, the form includes provisions for that situation.
- The Architectural Review Committee (ARC) will review your application, and make a written recommendation to the Board. You will be advised of that recommendation. Per the CC&Rs, the ARC has up to 30 days to submit the request to the Board for approval or ask the homeowner for additional information. Please note we are making every effort to respond and secure Board response within seven days. The committee may recommend approval, have additional questions, or may not recommend approval. You can check on status by calling (925) 415-0847, emailing us, or writing to us. You will always receive a final disposition letter, either by US Mail or email. Please keep this letter as proof of Association action. A copy of the letter also goes into your permanent file.
- If you wish to challenge the ARC recommendation, you may do so by advising the ARC within 10 days of the date found on your copy of the recommendation sent to the Board.
- Specific pertinent sections of the CC&Rs that apply to architecture are included at the end of this document. The sections included are intended as general information only and not as the final word on rules and procedures. Please refer to the CC&Rs and the By-Laws for complete information.

Scope of Guidelines

- The front yard and any portion of the property visible from the street.
- Exceptions to the above are noted where applicable.

Guidelines

Awnings

Awnings, such as cloth or metal overhangs that are above windows or other openings are disallowed.

Mailboxes (including supporting post or structure)

- Mailbox design, structure and materials must be reviewed and approved by the ARC prior to installation.
- Mailboxes must be maintained in good condition.

Home Additions

- Any addition to a home, including additional living space(s), garage space or other permanent structures (i.e. a stand-alone garage), must be reviewed and approved by the ARC prior to construction.
- The addition or new structure must also meet any applicable San Ramon ordinances and Building Code requirements.

Roof Material

- All roof replacements must be approved by the ARC, even if the roof material fits into an approved general category. Material and color will be evaluated on a case-by-case basis.
- Approved roof types include tile, lightweight concrete, steel, aluminum, composite (asphalt) shingles, or a material that mimics shake or tile and also fits in with the general architectural style of the neighborhood as determined by the ARC during the approval process.
- Installation of a composite shingle roof is subject to ARC evaluation of weight, definition, type and color. Only premium high-definition products will be considered.
- The installation of wood shakes as a replacement roofing material is not allowed.

Painting

- The ARC will review requests to repaint portions of the house visible from the street on a case-by-case basis, recognizing that each house and color combination is unique.
- Fluorescent, bright, or otherwise loud or gaudy colors as determined by the ARC are not permitted.
- Colors that are close to the original color will be fast-tracked.

Antennas and Satellite Dishes

Any individually-owned outside television antennas and satellite dishes constructed, installed, or maintained in said Properties are subject to reasonable standards regarding placement, screening, maintenance and indemnity obligation as specified in section 207 of the Telecommunications Act of 1996 and the FCC OTARD Rule.

Installation of a vertical or wire antenna for the purpose of transmission or reception of radio signals is subject to local zoning ordinances as provided by FCC PRB-1, with the following exceptions:

- Free standing towers are prohibited.
- Roof mounted antenna support structures are prohibited. A waiver may be granted by the Board if the structure is deemed necessary for CERT (Community Emergency Response Team) or RACES (Radio Amateur Civil Emergency Service) communications.

Front Doors

- Replacement front doors must always be approved by the ARC.
- Doors must be of a design and color that is consistent with the rest of the house, as well as the development.
- Additional, secondary door(s) (such as a standard screen door or storm door placed in front of existing door) are not permitted on the front of the house, or the side of the house that is located within the front yard. Installation of retractable screen doors (such as ClearView) is permitted, but must be approved by the ARC.

Driveways and Paving

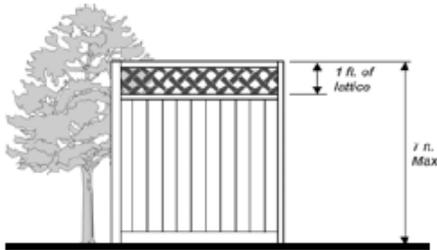
- All paving and driveway paving construction requires the approval of the ARC.
- Driveways, steps and walkway surfaces may take the form of standard concrete, stone, brick, slate, or other masonry.
- Loose gravel surfaces, railroad ties, plastics, and/or other synthetic materials are not permitted.

Garage Doors

- Garage door replacement requires the approval of the ARC.
- Garage doors can either be the flip-up type or roll-up type.
- Carriage doors may be acceptable depending on the style of the house.

Fences & Walls

- A solid (not see-through) redwood fence is the only approved fence type for dividing the front yard from the backyard. This is the only fence type that may be used when any fence borders a street.
- Maximum fence height must not exceed 7'. For fences exceeding 6', the top 12 inches must be constructed of a lattice material.



7 FT. Fence Elevation

- The redwood material can be left in a natural state (unfinished) or be stained. Paint colors that complement the house design and color may also be acceptable.
- Chain link, wrought iron, or decorative fences may be used on other portions of the property.
- Rolled plastic, chicken wire, and other inexpensive fence types may not be used where visible from the street.
- Walls constructed of masonry that function as a fence may be permitted, depending on the design, color, and size.
- Retaining walls over 3' in height will require an engineering permit as per the building code.
- The ARC will evaluate each fence or wall project on a case-by-case basis. The construction of a fence or retaining wall is subject to local ordinances.

Retrofit or Modification of an Existing Fence:

The addition of a 12-inch lattice frame to extend the height of an existing 6' fence is allowed *only* if the frame can be integrated with the fence structure. This may require replacement of the existing fence posts with longer posts. **Installation of the lattice frames without proper support is both unsafe and unattractive and will result in enforcement action.** An Architectural Approval Request must be submitted for retrofit or modification of an existing fence.

Sheds & Storage Buildings

- Construction of a shed or other storage building that will be visible from the street must be approved by the ARC. Shed construction is also subject to local ordinances
- Sheds are not permitted in the front yard.
- Sheds, if visible from the street, and within 25' of any fence, must not exceed 7' in height and 8' in width.
- Colors are to be natural or earth tone and blend in with the surrounding fence, foliage, and home.
- Masonry and brick structures are not permitted.

Landscaping (General)

- Landscaping rules apply to all portions of the lot forward of the house and the fence dividing the front yard from the side and rear of the house (the front yard).
- A barren plot of ground is not considered landscaped and should be covered with mulch, bark, or some other attractive natural material. Selection of ground cover material for large areas visible from the street must be approved by the ARC.
- Minor landscaping projects such as tree maintenance, gardening, or lawn care are not governed by the ARC. Check with the ARC to be sure.
- Significant landscaping projects include but are not limited to:
 - Use of heavy equipment, including tractors, grading equipment, cement trucks, rototillers, and other professionally operated power equipment.
 - Excavation above and beyond holes for trees, plants, or where powered equipment by a professional is required.
 - Installation of large or heavy hardscape components (boulders, stone work, railroad ties, etc.).
 - Erection, relocation, or replacement of fences.
 - Driveway replacement or alteration.
 - Destruction and/or relocation of any existing paving.
- Significant landscaping projects must be approved by the ARC, based on submitted plans.
- Submitted plans for significant landscaping projects must include:
 - all dimensions of hardscape, structures and planting areas
 - a list and location of plant materials in detail.
 - building material colors
 - samples (or photos) of hardscape materials to be used
- Any changes from the approved plan **must** be approved by the ARC before the project can proceed.
- Upon final completion, a final review and sign-off by the ARC is required.
- Failure to follow ARC rules will have repercussions, including possible fines or a requirement to remove the non-compliant portions.

Lawns

- Lawns visible from the street must be maintained in a neat, orderly and well-kept condition. There can be no visible weeds, areas of dead grass or bare patches (dirt).
- Lawns should be natural turf and of a type that is suited for the area (such as Kentucky bluegrass, perennial ryegrass, or tall fescue).
- Installation of synthetic turf may be allowed depending on the proposed usage and materials selected. Use of this type of material must be approved by the ARC
- The lawn area may be replaced by approved landscaping that promotes water conservation.
- Lawns cannot be replaced entirely by hardscape materials (such as gravel, stones or paving).

Maintenance

All parts of the property architecture visible from the street are to be maintained in good condition. This includes paint, plants, paving, fencing, roofing, and all other components addressed by this document and/or any other component of the property architecture.

Holiday Decorations

Holiday decorations must be removed within 30 days of the date of the holiday.

How to Reach Us or Submit a Request for Approval Form:

- Use the U.S. mail. Our address is:
Bollinger Hills Homeowner Association
PO Box 449, San Ramon, CA 94583-0449
attn: Architectural Review Committee.
- Contact us via e-mail us at arc@bollingerhills.org. See more info on Architecture at our website, www.bollingerhills.org.
- Call us at (925) 415-0847.
- Be sure to use the Request for Architectural Approval Form when requesting approval for an architectural change. The form is also on the Bollinger Hills website at http://www.bollingerhills.org/ARC_Request.pdf
- Fax the form to (925) 307-7181.