



The Strawberry Patch

MAY 2024

STRAWBERRY SQUARE HOMEOWNER'S ASSOCIATION
530 STRAWBERRY LANE SAN JOSE ,CA 95129
WWW.STRAWBERRYSQUAREHOA.COM

* BOARD MEETING *
Monday May 20th, 2024
Monthly Board Meetings are
located at the Clubhouse and start
at 7:00 PM



Spring

It is that time of year again when we are out and about more. Enjoying the trees blooming, sprucing up patios with new flowers and plants. Maybe putting out the patio furniture and enjoying the outdoors.

Please keep in mind when planting in your patios to keep any small trees, bushes or large plants away from the side of the buildings. If you have fruit trees please keep your fruit picked when ripe as well as picking up Any fallen fruit from the ground. This helps Keep any unwanted rodents from gathering And making a home in your patio, sheds & attic space.



Thank you!! Enjoy Spring!!

Strawberry Square H.O.A Board of Directors

- President-Gary Cunningham
- Vice President - Richard Chiang
- Secretary-Dee O'Hara
- Treasurer-Betty Weiner
- Director-Rob Jacobson
- Director-Vivek Mundhra
- Director-Sandra Torchia
- Director-Bill Bruns
- Director- David Chen

*Thank you for all of the
time you give serving the
community at
Strawberry Square!!*

San Jose Water Increase



San Jose Water is applying to the California Public Utilities Commission to increase water rates for 2025, 2026 & 2027. This would increase the water bill 12.3 % in 2025, 4.0% in 2026 and 4.5% in 2027.

S.J. Water is also seeking to recover \$23,462,630 by adding a \$0.5459 surcharge for 12 months 1/1/2025 until the balance is recovered.

The complete formal letter from S.J. Water has been posted on the Strawberry Square Website where you can gather more information. If you do not have access to a computer please contact Strawberry Management and a copy of the letter can be provided to you. This water cost increase will have an effect on your Monthly Home Owners Dues.



Neighborhood Watch Meeting

Notes from the meeting will be posted on the S.S.H.O.A. website as well as the June Newsletter.



Parking!

Please keep your vehicle parked on the streets in Strawberry Square no longer than 72 hours to avoid having your vehicle towed.

There is no exception for parking any length of time in the fire lanes. These areas are reserved for EMERGENCY VEHICLES ONLY. Your vehicle will be towed.

If you find your vehicle has been towed please call:
Rebellos Towing
(408) 292-8300

There are several signs located throughout Strawberry Square with Rebellos Towing phone number.



Strawberry Management
 530 Strawberry Lane
 San Jose, Ca. 95129
 408.315-0792
 strawberrymanagement@Yahoo.com
 Monday - Friday
 9am - 5pm

Responsibility Matrix

There have been some questions about What the Home Owner is responsible for vs the H.O.A. Below is the formal list to help you the Home Owner understand this better. This is also located on the S.S.H.O.A. website www.strawberrysquarehoa.com



Billing questions?
 Please contact HOA Accounting at :
service@hoa-accounting.com
 or call
 (925) 332-2200 option 1

STRAWBERRY SQUARE HOA -- RESPONSIBILITY MATRIX v07-03-2019

Common Grounds and Buildings	Maintenance	Repair	Replace
Clubhouse (including water heater and A/C's)	HOA	HOA	HOA
Common area trees	HOA	HOA	HOA
Common ground walls and fences	HOA	HOA	HOA
Common grounds lighting	HOA	HOA	HOA
Common play structures & area	HOA	HOA	HOA
Irrigation system	HOA	HOA	HOA
Landscaping	HOA	HOA	HOA
Plumbing - (Common area only)	HOA	HOA	HOA
Pool solar heater	HOA	HOA	HOA
Pool & wading pool	HOA	HOA	HOA
Sidewalks	HOA	HOA	HOA
Streets	HOA	HOA	HOA
Tennis Courts	HOA	HOA	HOA

Residential Buildings (Your Townhouse)	Maintenance	Repair	Replace
Gutters and downspouts	HOA	HOA	HOA
Patio fence and gate, with replacement every 10 years	HOA	HOA	HOA
Roofing (membrane and shingles only,) with replacement every 30 years	HOA	HOA	HOA
Water (including individual townhomes)	HOA	HOA	HOA
Painting (Exterior) every 8 years	OWNER	OWNER	HOA
Balcony (everything including decking, railing and wood)	OWNER	OWNER	OWNER
Carport	OWNER	OWNER	OWNER
Doors	OWNER	OWNER	OWNER
Electrical - from sub panels to outlets	OWNER	OWNER	OWNER
Exterior lighting powered by unit	OWNER	OWNER	OWNER
Exterior siding, trim, eaves and overhangs	OWNER	OWNER	OWNER
Fixtures	OWNER	OWNER	OWNER
Foundation	OWNER	OWNER	OWNER
Single-car garage door including hardware and openers	OWNER	OWNER	OWNER
Heating & Air Conditioning (HVAC)	OWNER	OWNER	OWNER
Painting (Interior)	OWNER	OWNER	OWNER
Patios including landscaping and covers	OWNER	OWNER	OWNER
Pest removal (birds, bees, termites, etc.)	OWNER	OWNER	OWNER
Piping and plumbing within property lines	OWNER	OWNER	OWNER
Property inside property line	OWNER	OWNER	OWNER
Satellite dish	OWNER	OWNER	OWNER
Sewer lines inside property lines	OWNER	OWNER	OWNER
Shed including roof	OWNER	OWNER	OWNER
Sky lights/Sun tunnels	OWNER	OWNER	OWNER
Smoke/CO detectors (wired or battery)	OWNER	OWNER	OWNER
Solar panel system	OWNER	OWNER	OWNER
Trash wooden structure	OWNER	OWNER	OWNER
Unit Improvements	OWNER	OWNER	OWNER
Window cleaning and operation	OWNER	OWNER	OWNER
Windows, frames and glass along with screens	OWNER	OWNER	OWNER
Wood frame structural	OWNER	OWNER	OWNER
Utility Lines (Inside phone, cables, etc.)	OWNER	OWNER	OWNER
Electrical - line from main panel to sub panel	PG&E	PG&E	PG&E
Utility Lines (Phone, cable, internet, PG&E, etc.) to unit, owner contracts utility directly	UTILITY	UTILITY	UTILITY

