



An Overview of the Redwood Shores Owners Association

What is the Redwood Shores Owners Association ('RSOA')?

Redwood Shores Owners Association ('RSOA') is the umbrella homeowners association for all residential developments built in the Shores since 1981. As a master planned community, RSOA includes 4,084 residential units (approximately 80% of the residences in the Shores) – specifically, 3,173 single-family homes within 26 local homeowner associations (HOAs), 4 apartment complexes (807 units), and one cooperative (104 units).

RSOA and its members are community interest developments (CIDs), that is, they own property in common interest and are subject to CA laws governing CIDs – namely the Davis-Stirling Act. As such, RSOA also owns and maintains two common area parks, lagoon frontage, docks, and a boat launch at Don Warren Marina (off Marine Parkway, near Bridge Parkway). The marina is within the Shores Business Center Association (SBCA) and RSOA maintains a seat on SBCA's Board.

The unique and high quality "look and feel" of Redwood Shores is managed by three organizations (see Figure 1):

- Redwood Shores Owners Association ('RSOA');
- Redwood Shores Community Association ('RSCA'); and,
- Shores Business Center Association ('SBCA') whose members include a significant portion of the commercial properties in the Shores

RSOA's mission is to maintain the aesthetic integrity, identity, and appeal of its member neighborhoods. This translates to ensuring that all modifications are improvements and go through an orderly process of review and approval, prior to construction of:

- Modifications to exteriors
- Improvements to waterfront yards
- New Construction and Redevelopment

RSOA oversees compliance with the Codes, Covenants and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation for every property within its legal boundaries. When unapproved and/or non-conforming modifications have been made, RSOA actively enforces these cases through to remediation.

In addition, RSOA promotes the health, safety, welfare, and overall quality of life for its member residents. For many issues, this effort is conducted in conjunction with the Redwood Shores Community Association ('RSCA') whose membership is voluntary and open to anyone who works, lives (rents or owns), conducts business, or plays in Redwood Shores. (In contrast, RSOA's membership is mandatory and consists solely of residential property owners within its boundaries.)

Which Neighborhoods are within RSOA's Jurisdictional Boundaries?

Refer to the map "Neighborhoods of RSOA" (Figure 2) and "Local Association Information" (Figure 3). The map "Redwood Shores Street Names" (Figure 4) may aid in locating RSOA's member associations. The following are RSOA-member associations, apartment complexes, and cooperative:

- Beacon Shores
- Boardwalk
- Bridgeport
- California Seacrest
- Cove at California Bayside
- Gossamer Cove
- Gossamer Hollow

- Gossamer Isle
- Gossamer Village
- Governor's Bay
- Hampton Residential
- Harbor Court
- Hastings at Redwood Shores
- Heron Court Cooperative
- Indian Creek Apartments
- Laguna Pointe
- Lakeshore Townhomes
- The Manors at Redwood Shores
- The Preserve at Redwood Shores
- Pelican Cove
- Peninsula Landing
- Pescadero Apartments
- Regatta
- Riva Terra Apartments at Redwood Shores (formerly Archstone Redwood Shores and Harborside)
- Sandpiper Lagoon
- Shore at California Bayside
- Shorebird Condominiums
- Shorebird Island
- Stratford Bay
- Ventana del Mar

Governance

Redwood Shores was developed in phases over the last 30+ years. Areas were labelled 'A' through 'I' of which RSOA is composed of seven Areas 'C' through 'I' (see Figure 5).

RSOA's Board is composed of eleven owners – each representing one of the seven Areas plus four additional directors representing the community At-Large. Terms are for 3 years with one-third of the director seats up for election each year. Directors are volunteers and receive no compensation for their service. For the current roster of Board members, go to:

<http://www.myassociationvoice.com/page/621~10867/Board-of-Directors>

RSOA's Board operates according to three basic principles:

1. To reasonably pursue RSOA's primary mission to preserve and promote the unique aesthetic 'look and feel' of its neighborhoods;
2. To perform this mission with fiscal responsibility; and,
3. To treat every member as if they were a next-door neighbor.

RSOA's Board meets on the 4th Thursday of the month except for November and December (where meetings are on the 3rd Thursday). Meetings are open to members, typically convene at 7:00 pm, and are held at the offices of The Manor Association, RSOA's managing agent (353 Main Street, Redwood City, CA 94063; 650.637.1616). Sandra Long of The Manor Assn. is RSOA's agent (Sandral@themanorassn.com; 650.637.1616 x360).

RSOA's Annual Meeting is typically held in February of each year and features topics of members' interest as well as annual report about the prior year's activities and a forward view of the coming year.

RSOA's Operations

Modifications Committee ('MC')

RSOA's primary mission is architectural control. Modifications to the exterior of properties (buildings and site) are managed by the Modifications Committee. The MC is composed of three owner volunteers and is staffed by a professional architect (AIA). The MC reviews proposed projects, evaluates, and inspects them for conformance to RSOA's Modifications Guidelines (copies may be obtained from RSOA's website at www.rsoa.info) and compliance with MC-approved plans.

MC Chair: David Valkenaar
MC Members: Rebel Estes, Carol Kadet
MC Secretary: Niles Tanakatsubo, AIA
274 Redwood Shores Parkway, Redwood Shores, CA 94065
Office: 650.394.8379
Email: ntshogun@yahoo.com

Enforcement

In cases where RSOA discovers unapproved and/or non-conforming changes to the exterior of a property (building or site), the Covenants Committee's ('CC') role is to meet with owners and seek a mutually agreed upon way to remediate the violation. The CC shares its assessment of the violation and recommends to the Board actions to seek resolution. The Board has the ultimate responsibility for approving remediation agreements with owners. (NOTE: When a case involves an owner who lives in the same neighborhood as a Board members, that director is recused from deliberation and voting.)

CC Chair: Ramona Raybin
CC Members: David Valkenaar, Carole Wong
CC Secretary: Mike Gibson, AIA
70 Sara Lane, Alamo, CA 94507
Office: 925.939.9975
Email: magibson@att.net

Administration and Management

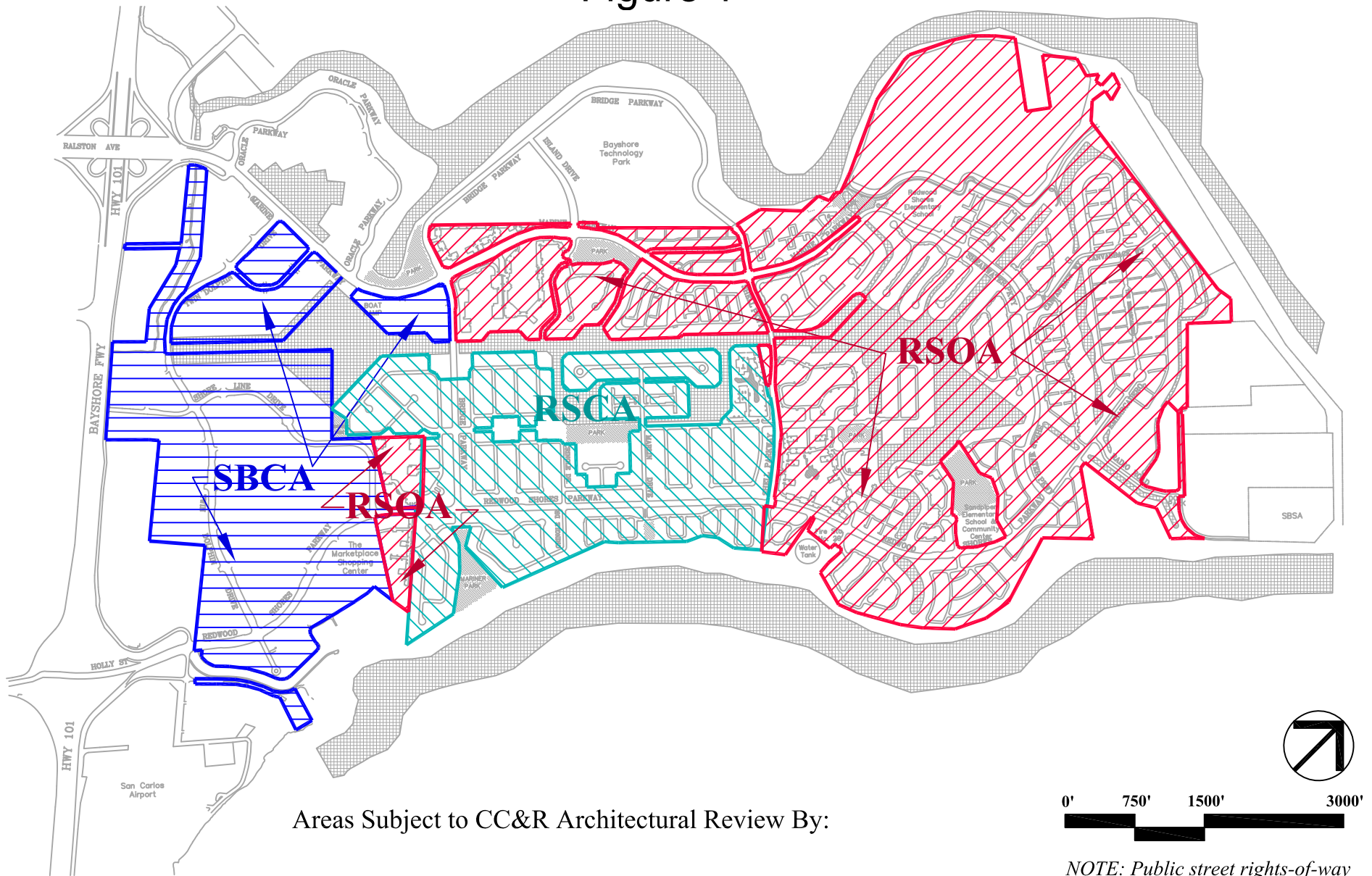
RSOA's managing agent, Sandra Long and other staff at The Manor Association manage day-to-day operations (billing, collections, property disclosures, accounting etc.) as well as maintenance of RSOA's two common areas.

Managing Agent: Sandra Long
The Manor Association, 353 Main St., Redwood City, CA 94063
Office: 650.637.1616 x 360
Email: SandraL@themanorassn.com

NOTE:

Inquiries should be directed to Sandra Long or send via RSOA's website by using the following link
<http://www.myassociationvoice.com/Form/List/621/Contact-U>

Figure 1



Areas Subject to CC&R Architectural Review By:

Redwood Shores Owners Association,
Shores Business Center Association or
Redwood Shores Community Association



NOTE: Public street rights-of-way within the outlined areas for RSOA and SBCA are subject to design review per their respective CC&Rs. Public rights of way within the outlined areas for RSCA are not.

Figure 3

Redwood Shores Owners Association Local Association Information

Association Name	Units	Location (Cross Street)	Management Company	Managing Agent	Phone	E-mail
Beacon Shores HOA	174	Beacon Shores (Marine Pkwy), Commander, Newport Circle, Seaciff Drive, Starfish Lane,	The Manor Association	Ric Perez	650.637.1616	Ric@themanorassn.com
Boardwalk Owners Assoc.	206	Boardwalk Pl., Portwalk Pl., Park Pl., Seagate Pl., Pierpoint Ln., Coleport Landing, Waterford Ct., Baywalk Pl.	The Manor Association	Teri L. Gard	650.637.1616	Teri@themanorassn.com
Bridgeport HOA	105	Bay Harbor Drive, Cap Cod Drive, Nantucket Drive, Portman Drive, Schooner Bay Drive, Seacahse Drive, Seal Point Drive, South Port Drive,	The Manor Association	Eileen Greathouse	650.637.1616	Eileen@themanorassn.com
California Seacrest HOA	85	Amalfi, Camerona Way, Livorno Way, Positano Circle, Savona Way	The Manor Association	Joe Senft	650.637.1616	Joe@themanorassn.com
Cove at Calif. Bayside HOA	185	Breaker Lane, Brigantine, Buccaneer Lane, Buoy Lane, Butter Lane, Captain Lane, Chart Lane, Genoa Drive, Gimbal Lane, Knot, Cove,	Peachtree Community Association Services	Bob Jones Mayra (asst)	800.547.3224 510.487.3383 x18	Bob@peachtreecas.com Mayra@peachtreecas.com
Gossamer Cove HOA	168	Freeport Lane, Gossamer Ave., Kraken, Lacewing, Lichen, Morning Lane, Nature, Prism, Promenade Lane, Rainsong, Redwood Shores Pkwy, Rockport Ave., Sandhurst, Sea Light, Seabrook, Season Lane, Sun Blossom Lane, Water Lily, Westwind, Whisper Lane, Windblown Lane,	Common Interest Management Services	Fred Pecorini Menalyn Cornejo (asst.)	650.286.0292	fpeccorini@commoninterest.com mcornejo@commoninterest.com
Gossamer Hollow HOA	63	Gossamer, Moonbeam, Preserve, Rockport, Sandhurst, Tanager, Wind Rose, Wind Field	Peachtree Community Association Services	Helen Allison Christine Hussain (asst.)	800.547.3224 x34	helen@peachtreecas.com christine@peachtreecas.com
Gossamer Isle HOA	31	Seabrook Court,	The Manor Association	Joe Senft	650.637.1616	Joe@themanorassn.com
Gossamer Village HOA	94	Eyelet, Isleford, Krystallos, Poseidon, River Mist, Sandalwood, Treedust, Whisperwave, Windfield, Windlea Lane	Peachtree Community Association Services	Helen Allison Christine Hussain (asst.)	800.547.3224 510.487.3383 emerg	helen@peachtreecas.com christine@peachtreecas.com
Governors Bay HOA	52	Bayberry Lane, Governors Bay Drive,	The Manor Association	Emanuel Satingin	650.637.1616	Emanuel@themanorassn.com
Hampton Residential Assoc.	75	Shoal Circle	Lilac Management Group	Klaire Finlayson	888.875.7227	info@lilacmg.com
Harbor Court HOA	89	Biarritz, Monaco Drive, Nice Court,	CJM Association Services, Inc.	Jason Marquez	925.426.1508 x208	Jason@cjmasi.com
Hastings of Redwood Shores	104	Hastings Shore Lane	The Manor Association	Doua Her	650.637.1616	Doua@themanorassn.com
Laguna Point HOA	121	Corriente Pointe Dr., Dana, Mandalay, Manhattan Court, Oceanside,	First Equity	Ray LaHerrere	650.349.7233	dylansdad85@yahoo.com firstequity@aol.com
Lakeshore Townhomes	155	Lakeshore Drive, Mediterranean Lane,	The Manor Association	Teri L. Gard	650.637.1616	Teri@themanorassn.com
The Manors at Redwood Shores	49	Mendocino Way	The Manor Association	Eileen Greathouse	650.637.1616	Eileen@themanorassn.com
Pelican Cove HOA	162	Cove Lane, Pelican Lane	Common Interest Management Services	Erik Olson	650.286.0292 x52	eolson@commoninterest.com
Peninsula Landing HOA	136	Cork Harbor Circle	The Manor Association	Brian Rayborn	650.637.1616	BrianR@themanorassn.com
The Preserve at Redwood Shores	156	Benine Drive, Bethel Ln., Bremerton Circle, Demi Lane, Grasslands Lane, Hartsteene Drive, Keech Drive, Pender Lane, Pickleweed Lane, Puget Lane, Satuma Drive, Seattle Lane, Waldron Drive	First Service Residential	Mark Villamil Lindsay Hackel	800.428.5588	mvillamil@meritpm.com lhackel@meritpm.com
Regatta HOA	124	Columbia, Constellation Way, Intrepid, Sovereign Way,	Grayson Community Management	Allan Melkesian	888.277.5580	helpdesk@graysoncm.com
Sandpiper Lagoon HOA	134	Channel, Dockside, Tidewater, Waterside	Community Management	David Rooney	650.961.2630 x114	drooney@communitymanagement.com
The Shore at California Bayside	112	Mindanao Dr., Monserrat dr., St. Martin Dr., St. Lucia Dr.	MB Homeowner's Management, Inc.	Julie Woodruff	650.559.9020	julie@mbhm.net
Shorebird HOA	192	Shorebird Circle	MB Homeowner's Management, Inc.	Adriana DaSilva	650.559.9020	adriana@mbhm.net
Shorebird Island HOA	52	Island Place	The Manor Association	Vanna Nget	650.637.1616	Vanna@themanorassn.com
Stratford Bay HOA	105	Breakwater, Jetty, Osprey, Seastorm Drive	The Manor Association	Vanna Nget	650.637.1616	Vanna@themanorassn.com
Ventana Del Mar HOA	244	Baltic Circle, Davit Lane	Compass Management Group	Daniel Oscarson	888.779.3300 408.226.3300	DOscarson@gocompass.com
Total HOA Units	3173					
Harborside Apartments	148		Equity Residential	Eva Sharp	650.591.8906	esharp@eqr.com
Heron Court Cooperative	104		Alton Management Co.	Billy Hutton	o 800.693.5334 x111 c 510.773.3403	BHutton@altoncorp.com
Indian Creek Apartments	185		Nicholas A. Stevens Company	Tiffany Butera	o 650.579.7780 c 650.921.2226	tiffany@mhpodell.com
Redwood Shores Apartments	304		Equity Residential	Eva Sharp	650.591.8906	esharp@eqr.com
Pescadero Apartments	170		Nicholas A. Stevens Company	Tiffany Butera	650.579.7780	tiffany@mhpodell.com
Total Apartment/ Co-op Units	911					
Grand Total No. of Members	4084					

Figure 4



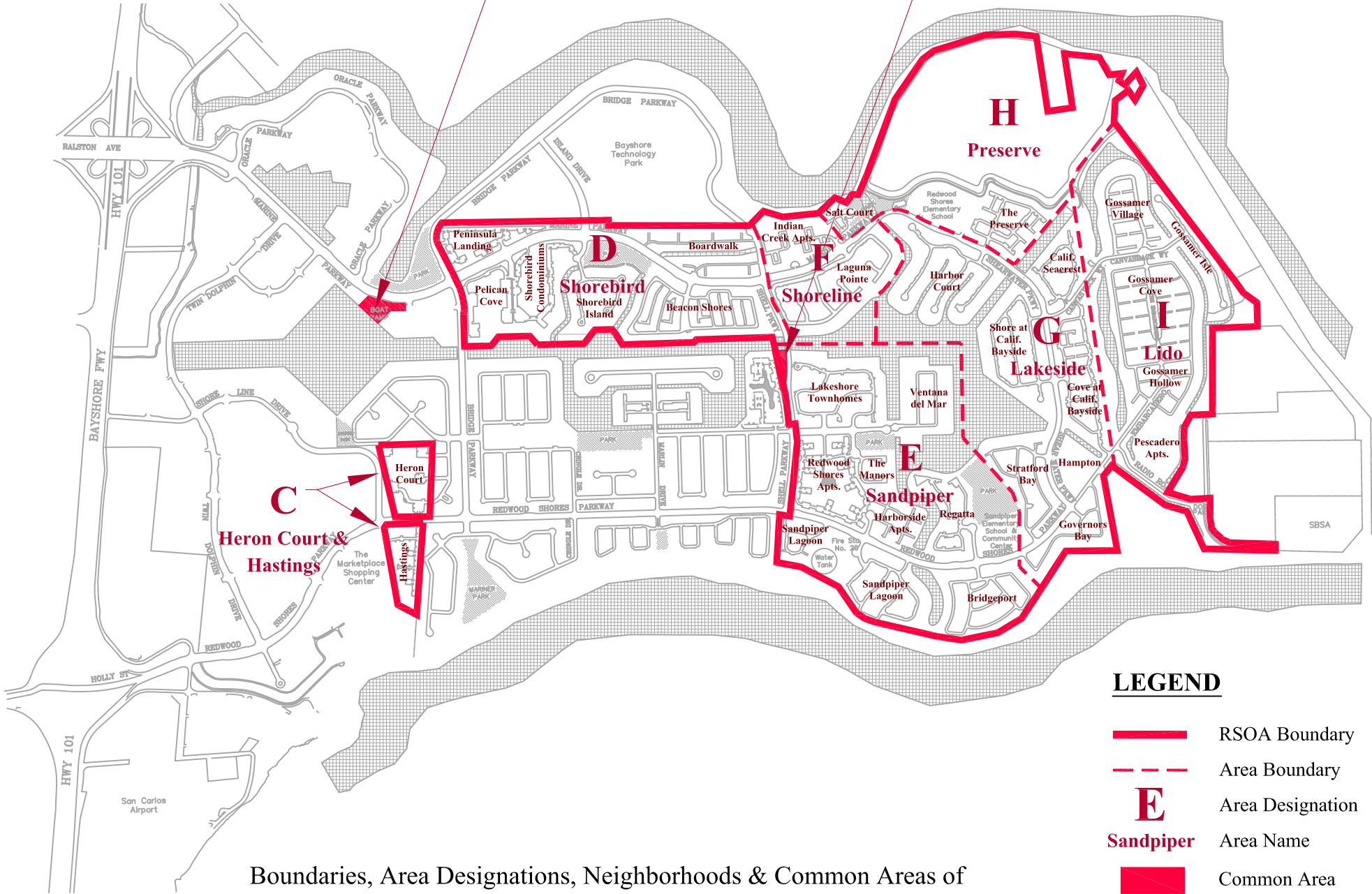
Redwood Shores Street Names








Figure 5

Don Warren Marina

Shell Parkway Open Space



LEGEND

-  RSOA Boundary
-  Area Boundary
-  Area Designation
-  Area Name
-  Common Area
-  Bridgeport
-  Neighborhood Name

Boundaries, Area Designations, Neighborhoods & Common Areas of Redwood Shores Owners Association

