# *HOA Newsletter*

*Oct. 13, 2026*

Dear Neighbors,

Welcome to the October edition of The Deanza Mobile Home Park update. This month, we are sharing updates on landscaping, maintenance and project.

Thank you to everyone who has contributed time, feedback, and care to our community. Small actions—from following parking guidelines to keeping front areas tidy—help make Deanza Mobile Home Park a pleasant, safe, and welcoming place to live.

We welcome feedback and suggestions, please email us at: deanzasantacruzhoa@gmail.com

Warmly,
Your HOA Board of Directors

## ***This month at a glance:***

- ✓ Next HOA Meeting: November 21, 2016
- ✓ A survey was sent out asking residents what they want from the HOA
- ✓ HOA Board Elections coming up in March 2027
- ✓ CLICK HERE to review HOA meeting minutes.
- ✓ To report a Park Concern or have question, send an email to: deanzasantacruzhoa@gmail.com

## ***Park Concerns Items:***

- ✓ The following is a summary of Park Concerns requests and status.
  - Outdoor Foot Shower – ELS has requested a proposal to install a fixed connection to the shower. **Status: – Need to get estimates, proposal sent**

- Darkness on Bridge exit – two lights have been ordered to light up steps on the right side of the clubhouse and the hill going down from the bridge. **Status: - Lights are ordered, should arrive next week.**
- External pedestrian gates – Lock on front gate is fixed. West side lock box is awaiting parts. Both gates will be replaced in Q1 2027. **Status: - Awaiting parts, possible next week**.
- Cameras – Some camera work but cannot record. All cameras and recording devices will be replaced. **Status: All cameras and recordings will be replaced Q1 2027.**
- Pool Gate keypad box is loose – Enrique will fix. **Status: Will Fix this week**
- Parking Signs – Need parking signs stating Residents and Guest Only in front of Clubhouse, **Status: Jennifer looking into new signs**.
- Bright Light on East side of clubhouse. A newly installed light on the east side of the clubhouse has been installed and shines in a broad area. **Status: A more focused spotlight has been ordered and will be install when it arrives.**
- Shades in Library – Need shades in Library. **Status: Blinds have been ordered and waiting for delivery. Should be in and installed within next 2 weeks**.
- Pool/spa area security – Need to increase security so outside people cannot easily enter the pool area. A proposed fence/gate extension to the top of the pool gate has been proposed. Jennifer sent out a request for proposal. **Status: Need to receive cost estimate then a request for bids can go out.**

## ***Legal Committee***

The legal committee is gathering information regarding the end of lease affects for most people in the park. In 2003 ELS and the City of Santa Cruz signed an agreement that regulated rent increases. This agreement will expire in 2037 along with many of the leases. The legal committee is researching what will occur when the agreement expires. However, this is 10 years away, so we have lots of time and at this time the legal committee is just doing some basic research and information gathering. No action is taken or proposed at this time.

## ***Pond Updates: Meeting with Jennifer on October 2, 2026***

- ✓ Pond Committee: Jenny Anderson, Martha Johnson and Liz McDonald
  - For any questions or comments, please email at: deanzasantacruzhoa@gmail.com
- ✓ Solitude Lake Maintenance Company for pond work will be starting soon
- ✓ The Pond Committee met with Jennifer to discuss the overall status of the Arroyo ponds. Dave Allenbaugh joined us. We learned that there will be two stages to the restoration of the De Anza ponds.
- ✓ 1. The first stage will deal with:
  - Invasive species management, which includes the azolla on top of the ponds (often called duckweed, but it is actually a small fern), the tules, and the lily pads.
  - Nutrient control, which looks at the amount of nutrients that are entering the pond from the surrounding areas as well as from the species in the ponds.

- Aerator repair. This will be dependent on the status of the sediment in the ponds and may be part of the second phase.
- Solitude Lake Management has been contracted to deal with this first phase. They will come every two weeks, and the pond committee will be able to meet with them. Jennifer is waiting for an email from them to let us know when they are coming, and the pond committee will be notified.

✓ The second stage will involve: (This stage requires permits from: The City of Santa Cruz)
- Aerator repair if it is not part of the first stage.
- Repair or reinstallation of the pond circulation system (Estimated for April 15th, 2027)
- Sediment removal and control Security Issued/Updates

## ***City of Santa Cruz Updates***

✓ Delaware Avenue RVs: The recent clearing of RVs along Delaware Avenue was a coordinated effort by the Santa Cruz Police Department and Code Enforcement following the end of a grace period

✓ Continuous enforcement, consecutive citations, and towing prompted the relocation of the encampment. City officials and local businesses have installed barriers and active monitoring to prevent re-entry.

✓ Swanton Blvd & Delaware Ave Multi-Use Pathway Project (CP24-0056): The pathway will be constructed directly in front of the De Anza Mobile Home Park. Key project milestones:

- October 2026: Design and bidding documents finalized
- January 2027: Construction bidding opens
- April 2027: Final contracts approved
- July 2027: Construction begins
- November 2027: Targeted project completion

Website Update:

- Oktoberfest was a success! Here's the proof in pictures! (click here to view the fun)
- See what activities the Arroyo Association has for the rest of 2026! (click here)
- BINGO! Thursday, October 29 @ 6:30 pm. (click here for details). Wear your favorite costume and win a prize!
- There is a new app call AwareCA. It addresses California public demand for fast accurate and reliable emergency information. You can download from the App store. Watch Duty is another reliable app for fire monitoring.
- An emergency response team (CARE) has been created with residents from our community. They currently have all areas covered by volunteers but can always use backups. If you are interested contact Sharon Briggs at: osbad@sbcglobal.net (click to send email)
- ALSO, if you receive a form to fill out, please return to your team leader for your area so we can help in case of an emergency

- *October calendar for current park activities and events* (click here)
- CONTACT INFORMATION FOR MANAGEMENT AND SANTA CRUZ CITY CONTACTS (click here)
- HCD UPDATES FOR 2026 (click here)
- See what services Chef Bridgette has for your cooking/catering needs (click here)
- Damians Ladder for FREE small home repairs (click here)
- Christy's Corner for book recommendations (click here)
- Reporting homeless encampment (click here)
- There are various types of adaptive equipment for FREE use for residents only (click here)