



# The Strawberry Patch

JUNE 2025

STRAWBERRY SQUARE HOMEOWNER'S ASSOCIATION  
530 STRAWBERRY LANE SAN JOSE ,CA 95129  
[WWW.STRAWBERRYSQUAREHOA.COM](http://WWW.STRAWBERRYSQUAREHOA.COM)



♥ BOARD MEETING ♥  
Monday June 30th, 2025  
Monthly Board Meetings are  
located at the Clubhouse and start  
at 7:00 PM

## Patio Tree and Shrub Maintenance Reminder

For those of you with trees and/or shrubs in your patios, please ensure they are properly maintained. If you have not already done so, we kindly ask that you trim back any vegetation so that it does not come into contact with the building structure.

If you have trees near the fence line, please keep all branches trimmed within your patio space, ensuring they do not extend into the common areas. Additionally, some patio trees are currently leaning against fences; these should be trimmed back to prevent contact with and potential damage to the fencing. Please note that if a tree or plant within your patio causes damage to an S.S.H.O.A. fence, the cost of repairs may become the responsibility of the homeowner.

Furthermore, if you have fruit-bearing trees in your patio, we ask that you regularly harvest the fruit and promptly remove any fallen fruit from the ground. This practice helps deter pests that can become a nuisance or health hazard to your home and neighboring units.

Your cooperation in maintaining your outdoor spaces is greatly appreciated and contributes to the overall well-being and appearance of our community.



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

For urgent matters our phone is monitored 24 hours a day 7 days a week. Please leave a voice mail, and we will evaluate the urgency to determine when to return your call.

## Strawberry Square H.O.A. Board of Director's

President - Gary Cunningham  
Vice President - Richard Chiang  
Secretary - Dee O'Hara      Treasurer - Betty Weiner  
Director - Andrea Boucher      Director - Bill Bruns  
Director - David Chen      Director - Donna G.

*Thank you all for serving the Strawberry Community!!!*

## Do you have billing questions?

Please contact HOA Accounting and they will be happy to help you with your questions.

Email: [service@hoa-accounting.com](mailto:service@hoa-accounting.com)  
Phone:(925) 332-2200 option 1

There have been several recent questions about what repairs and maintenance are the responsibility of homeowners vs. the Association. To help clarify here is the SSHOA Responsibility Matrix for your reference. Please review it and keep it handy for future questions.

Thank you for helping keep Strawberry Square well-maintained.

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

<b>Common Grounds and Buildings</b>	<b>Maintenance</b>	<b>Repair</b>	<b>Replace</b>
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

<b>Residential Buildings (Your Townhouse)</b>	<b>Maintenance</b>	<b>Repair</b>	<b>Replace</b>
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