SAN MARINO BAY

APRIL 2026 NEWSLETTER

Welcome

from the Board of Directors; Kenny, Dan, Janice, Deborah, Jack and The Trowbridge Company

SPECIAL ROOF MEETING

We would like to thank everyone that was able to attend the special roof meeting at Kenny Jenkins home on March 3rd. With the overwhelming response the board was able to make a more concise decision on the type of tile, and the vendor of the tile. The approval of two buildings has been put in place and the neighborhood will soon see that work begin. This will be paid for out of the Reserve Study Budget. If you are completely unfamiliar with this budget it is our second Hoa payment collected monthly to make sure resereves are in place for major projects like such. If you do not have a copy click the link to download the document. This was voted in place in 2023.

San Marino Bay Reserve Study 2023

Neighborly Reminders

- Gutters can create issues with erosion if not placed appropriately. Since gutters are homeowner responsibility to clean and maintain, we ask you please make sure they extend over pavement or onto a splash pad. Please remember to clean the gutters to help keep debris from clogging the drains. This also helps prevent water damage and pest infestation.

- Potted plants are to stay with your personal gated area. Any potted plants that sit outside gate or off of tile entrance are considered on common area and will be removed. Also,

plants that are not considered community approved, planted on common will be pulled. If you would like to plant anything on common area it MUST be approved by the board first.

- Additional occupants must be approved by the board previous to moving in. You may find the document to fill out on the webpage to submit for approval, as well as $100 check from the owner of the unit for the background check. **Visit our website!**

- Lift station alarm will spontaneously go off if there is an issue with the lift station itself. Do NOT turn off the alarm without contacting the number provided on the sign by the lift station. Please contact the phone number on the sign and further instructions will be provided.

Ongoing Projects

- Rip rap project will begin once we see some rain. No water in the pond means the barge cannot move sufficiently. Be on the lookout for updated information on the dates for the project as it will affect the community for a few hours, on a couple days to place the barge and also remove the barge.

- New landscaping crew is to start this month. We are hoping for a smooth transition. If you have any concerns, please email the board.

- New roofs to begin soon! Replacement roofs will happen slowly in phases.

- Painting buildings are still on the list of things to do! We will hopefully have a schedule to homeowners out soon. During painting of the buildings, the cars home during the daytime, will have to park in visitors. Again, make sure to check the mail for these dates.

Special Days in April

*April 1st is referred to as April Fools Day! April fool's day is most often filled with pranks on friends, family and colleagues.

*April 2nd is World Autism Day, used to spread the awareness of autism across the world..

*April 3rd is Good Friday. Good Friday is always honored the Friday before Easter Sunday. Good Friday is a religious holiday to commemorate the crucifixion of Jesus Christ.

*April 5th is Easter Sunday. Easter Sunday is the most important and joyful celebration in Christianity. Easter symbolizes new life and victory over death. Easter Sunday is celebrated on the first Sunday after the first full moon following the spring equinox.

*April 10th is National Siblings Day!

*April 15th is National Tax Deadline Day. It is the known cut off day for federal income tax filing

FOOD FACTS - FROZEN TV DINNERS

- The term "TV dinner" gained popularity thanks to Swanson's and other brands who marketed pre-packaged, frozen meals designed to be heated and eaten while watching TV.
- Although Swanson has been credited with inventing the frozen meal, the first frozen meals were actually created by Maxson Food Systems in 1945, and they were marketed to airline passengers as "Strato-Plates".
- In the winter of 1952, the Swanson organization were in a panic about what to do about 520,000 pounds of excess turkey that they were having to store in refrigerated railroad cars. Employee Gerry Thomas saw a meal being served in a metal tray on a Pan-Am airplane and suggested the concept of the meals. In 1954, the Swanson's introduced the first officially branded "TV Dinner," consisting of turkey, stuffing, peas, and sweet potatoes, packaged in an aluminum tray with separate compartments. This first attempt was modeled after a Thanksgiving meal.
- Also in 1954, the television was gaining popularity, thus the marketing campaign of calling these "TV Meals" took off.
- In 1960, a dessert ... cobbler ... was added to the meal.
- Due to concerns about frozen TV dinners being unhealthy, sales began to decline. Changes in microwave technology and expanding the types of cuisines in the frozen meal section of the grocery store helped maintain a level existence. Sales skyrocketed, though, during Covid-19 and have recently leveled off again at the higher sales numbers.
- The folder TV tray was invented a year prior to the frozen TV dinner, so unsure what prompted its invention.
- The average American consumers 72 from meals ... various varieties ... annually. This includes such things now as family sized lasagnas, frozen noodles, etc. It does not include such things as frozen pizza or individual components like chicken nuggets.

SAVE THE DATE - PLAN TO JOIN US!

The next Board Meeting is scheduled

WHEN - April 13th, 2026 at 6:30pm.

WHERE - 6802 Silvermill Drive, at the Blount Curry Funeral Home

MEETING REMINDERS - Notice will be sent one week in advance.

IN CLOSING

The newsletter is based on a **DO NOT REPLY** platform. There will be no responses to the newsletter. If you would like to reach out to the BOARD use: board@sanmarinobaycondos.com

If you would like to make comments or suggestions on the newsletter reach out to the Newsletter Committee.
Jodee Rucker-Freeze
James Yoakum

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