

MAY 2008 TO  
JULY 2008

# The Rancho Tehama Association TRAILBLAZER

## BOARD OF DIRECTORS NEWSLETTER

The only official publication of your association for ALL members; all other local newsletters are only the personal opinions of their publisher/editors. CALL THE OFFICE TO GET COPIES OF OFFICIALLY SIGNED AND ADOPTED MEETING MINUTES.

Staff 530-585-2444: Board 530-585-2631 Tel/Fax

www.ranchotehama.org

### **ANNUAL MEETING CANCELED! ELECTION DECLARED NULL AND VOID!**

After consultation with an attorney and very careful consideration, the Rancho Tehama Board of Directors regretfully has declared the current ballot null and void because the Election Policy adopted in 2006 by Resolution 04-06, is not valid. Thus, there will be no meeting on August 2, 2008 to count the ballots. The Rancho Tehama Election Policy has now been properly adopted and will be mailed to the members along with a new election schedule and a letter of explanation from the Association Attorney. Letters of Intent and nominations will be requested. Current Candidates for Director are not required to submit a new Letter of Intent.

### **HOW WE ARE DOING**

In Resolution 15-2007 (October), we adopted the 2007-2008 Directors' Mission Statement to further and promote the general welfare of property owners in the subdivision. To accomplish this mission, our goals were:

- 1) To work toward uniform and consistent enforcement of the existing CC&Rs, and
- 2) To change auditors, attorneys, materials suppliers, and other service providers, and
- 3) To focus on other improvements that we think are in the best interests of all the community, such as crime control, youth and senior programs, and group spirit, and
- 4) To generally work toward improving the reputation, amenities, and appearance, of the properties within the subdivision in order to preserve their value.

### **What we have accomplished:**

- 1) Built cash balances from \$2400 to \$206K at 5/1/08 (includes \$147,000 in reserves).
- 2) Set up a friendly, more efficient office operation.
- 3) Engaged a new lawyer specializing in homeowner associations (HOA's).
- 4) Engaged a new auditor specializing in HOA's.
- 5) Obtained better liability insurance with better rates.
- 6) Are negotiating a substantial increase on our contract with the US Postal Service—the first in 13 years.
- 7) Are interviewing outside management firms to get more efficient management of our financial condition.
- 8) Are still in the process of developing clear, legal guidelines and policies for our committees to use in their work of assisting and advising the Board.

### **ALSO OF INTEREST**

1. Sign up in the office to help watch your neighborhood.
2. Sign up in the office to get 1<sup>st</sup> aid/CPR certified.
3. New Covenants Committee members Mac Inman, Cathy Johnson, and Alan Mills are at work helping the Board investigate complaints. They are making good recommendations to improve our looks.



### **PRESIDENT EASTON**

At the June 24 meeting, the Board elected new officers: Danny Murray vice president, Penny McGee Treasurer, and Sheri Schultz Secretary. President Sharon Easton has proved to be an able administrator and a strong leader.

**XTRA CLEANUP BIN**  
Starting next week and through the summer months, an extra bin will be on hand at the transfer station for special cleanup/remodel project waste.

**GAS CRUNCH HERE?**  
Tehama County Public Works Transportation Department is offering residents the chance to develop a transportation plan to include bus service from the ranch to Corning and Red Bluff. Contact Barbara O'Keeffe at 530-385-1462 ext. 3017 or 3028.

Be the change you want to see in the world. --Mahatma Gandhi

## ATV's AT HOME IN RANCHO TEHAMA

There are no official ATV trails at the Ranch. The developers back in 1969 originally planned to make horse trails along the edges of lots, but the trails were never made. Today, Rancho Tehama has become a residential community of more than 800 homes that are within hearing distance of each other and the roads. The heavy amount of licensed vehicle traffic on our roads makes it unsafe for ATV's to drive on the roads. This means that owners of unlicensed ATV's and off-road vehicles should be considerate of noise levels and should only be driving on the owner's lot or off-ranch at public ATV recreational areas.

### ROAD PLAN 2008—

In addition to other duties for maintaining our buildings, ponds/pumps/wells, street signs, parks, transfer station, pistol range, and other amenities, our utility worker, Roy Daniel, has been implementing the **2-part 2008 Road Maintenance Plan** announced by Vice President Danny Murray earlier in the year. Since the early 90's Danny has been sent to special training on road maintenance by RTA Directors and has successfully been employed in and managed numerous road projects over the years.

**First**, all the gravel roads were to be graded and ditched. Not quite all of them were completed before the surfaces became too dried out after the winter rains. If anyone on a gravel road who was missed needs to have work done, please drop in or call the office to file a work order, bringing it to the Board's attention. Extra gravel is ordered and laid in each September before the next rainy season for use through the winter. A small supply of rock is also on hand from prior year projects.

**Second**, resurfacing was to be done on two stretches of paved road:

1) One mile on Stagecoach road from before Cardinal to Bluebird (has been completed).

2) Seven-tenths mile on Rancho Tehama Road from Charles Drive to Elder Creek Circle.

This short-term project is in progress. Extra temporary labor is being used in an effort to make this job efficient, cost-saving, and within budget.

This year, \$100,000 was taken from the proposed \$174,000 operating budget for roads and set aside to be saved in reserves for future maintenance and development. (So far, almost \$56,000 of this has actually been put into the bank asset reserve fund savings account) \$113,000 total was finally allowed in the operating budget for maintenance and improvements to buildings and grounds, and roads. We will be on the budget target for this summer's road project. If you have questions, please call Mr. Murray at the office: 530-585-2631 or 585-2444.

### NEW!

**As of May 1, 2008 Tehama County and Rancho Tehama Association require a County Building Permit before grading a new driveway or building pad. RTA also has a \$25 development fee for approval of new lot development plans.**

### HOMEOWNER ASSOCIATION GOVERNMENT

Are you interested in the mysteries of how our association is run? Directors must manage in accordance with our governing documents, California Corporation law, California Business and Professions law, as well as a section of the California Civil Code known as the Davis-Stirling Act. To get more information and sign up for a free weekly newsletter, visit [Davis-Stirling.com](http://Davis-Stirling.com).



NEW MARQUEE URGES FIRE SAFETY



### 2008 is a Dry Year

Residents are worried about those weed-filled lots next door to their homes. If you use equipment to cut weeds, it is recommended to do it in the early mornings while there is still some moisture on the ground. Water conservation is a concern also.

Off ranch owners are urged to contact the office to make lot-mowing arrangements. Make our homes safe in this super-dry year.

RTA is taking bid information from lot mowing jobbers. Stop in the office.

**NEW CAR CLUB TO BE INSTALLED AT JULY 26 SATURDAY BOARD MEETING**



The new Rancho Tehama Yollabolly chapter of the Antique Automobile Clubs of America will be given its charter by regional and national officers at the July 26 RTA Board Meeting. Shown above is organizer and President Mel McNeill in his Model T Roadster. Vice President is Tom Gano; Treasurer, Jacob Black; Secretary, Sharon Easton.

**PAL JR. GIANTS TEAM**



RTA gives the PAL the use of the field at Fawn Meadows for Jr. Giants Baseball during the summer months (Ken Cowden Commissioner). The RT Community Foundation also uses the Cook Shack during the games for snacks by agreement. In return they help RTA maintain the field.

**SAND FOR SANDBAGS**  
Now is the time to fill up those sandbags for the rainy season. This sand is in the lot back of the Rec Hall



2008 Open Board Meeting at Rec Hall Schedule

**Tuesdays at 9:00a.m.** **Saturdays at 10:00 a.m.**

July	8	July 26
Aug	12 26	
Sept	9 23	
Oct	28	Oct 18
Nov	25	
Dec	9 23	

**Rancho Tehama Governing Documents-Sellers Must Give the Buyer a Set**

Call the Office (530-585-2444) to get your 1)Declaration (CCR's), 2)Articles, and 3)By-Laws if you do not have them.



**32 CHEVY**



**STATION 13 ENGINE**



**VFW AUX CAR**



**OLD TIMER FIRE FIGHTER**

**4<sup>TH</sup> OF JULY PARADE**

Rancho Tehama celebrated the 4<sup>th</sup> this year with a parade and field day at Fawn Meadows Park. Organized by Ruth Haskell and Cathy White and supported by the Directors, a good time was had by all. Events included a dunk tank, snow cones, hot dogs, fish pond, and face painting.



**LOCAL FIRMS BEAUTIFY**

Shown above are DUCOR Phone Company, Camelot Realty, and Purple Rose Café demonstrating beautification projects to their sites.

Written and Published by The Rancho Tehama Board of Directors:

- Sharon Easton
- Penny McGee
- Danny Murray
- Sheri Schultz



**THE RANCHO TEHAMA ASSOCIATION**  
**EMERGENCY EVACUATION INFORMATION**

June 2008

We are part of the Tehama County Multi-Hazard Emergency Evacuation Plan to use in case of earthquake, fire, flood, or storm disaster. Please stop in or call the office at 530-585-2444 to get your pamphlet to keep on your refrigerator door, home bulletin board, or vehicle glove box. It contains a map and the 3 safety zones: 1. Rancho Tehama Airport, 2. Rancho Tehama School, 3. Rancho Tehama Recreation Hall.

The Calfire Station 13 volunteers (at Fawn Meadows) and the Old Timers group are the 1st line of defense. Station 13 is down to 1 volunteer who works off-ranch during the day. More volunteers are badly needed. Where are you? Call 530-528-5199 to volunteer.

For an emergency call 911. Then immediately call 585-6000 (Old Timers).

If you have a scanner, it will be useful. Local Radio Stations listed are 1500 or 1530 AM, and KCEZ 100.7 (FM). If the power is not off, CalFire Incidents can be checked at "[cdfdata.fire.ca.gov/incidents/incidents\\_current](http://cdfdata.fire.ca.gov/incidents/incidents_current)".

At the time of the emergency, evacuation routes will be designated and opened up by the emergency personnel. It is advised for you to wait in your home until you see fire or law enforcement personnel in your area; they will advise you if you must evacuate. It is not good for people to strike out on their own to find escape routes all over the ranch. Follow directions; even trained fire-fighters or other rescuers with equipment cannot fight/stop an earthquake, fire-storm or raging flood.

It is probably true that the road off the ranch will be clogged, so have cars gassed up and stocked in advance. Keep medications/prescriptions, mementos and computers/electronic storage items in a place where you can sweep them into a sheet or large bag and throw them in your vehicle quickly. They are the things most missed and irreplaceable. Once out of the ranch, probably you will not be able to get back in until the authorities open it up--maybe a week or longer. Plan on how you will transport and house your pets, and have an alternate off-ranch place in mind in which to stay. Know how to access your voicemail from a remote phone and keep phone numbers of friends and loved ones handy.