

The Rancho Tehama Association TRAILBLAZER

AUGUST 2008

www.ranchotehama.org

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

Report From The Board—Then and Now

The Board wishes to respond to members' questions and concerns with a comparison between affairs today and those of a year ago, prior to the seating of the current Board.

Election Procedures: *Last year:* A specially created "elections" committee was running the RTA elections under a set of rules that were never made known to the membership. *This year:* An election policy has been adopted and published that correctly puts responsibility for running the election back in the hands of the elected Board of Directors as required by California Law and the By-laws. (Neither an "elections" committee nor a "nominating" committee is specified in our documents.) If either committee is to be created by the Directors, it must meet the requirements to act under the direction and discretion of the Board. (**See insert from the California Code on the last page.**)

Finances: *Last year:* Only \$2,800 was left in all bank accounts. Net income for the first seven months of the year was \$117,000. *This year:* The balance for all bank accounts is \$204,000, with \$176,000 of that saved aside for future capital and repairs spending. Net income for the first seven months of the year was \$247,000. After accounting adjustments by our CPA, the 2007 audit showed an extra unexplained flow of funding into the Association Profit and Loss report of about \$38,000—probably attributable to inadequate accounting in prior years.

Board Image: *Last year:* There was criticism that the Board was too dictatorial and ignored the rights of members. *This year:* The same criticism is heard about the new Board.

Legal Representation: *Last year:* A local, general matters, legal firm represented us in at least 5 lawsuits. Legal fees were \$36,000 for the first seven months.

This year: An attorney specializing in homeowner associations represents us at a lower hourly rate than the previous firm. All lawsuits have been settled or dismissed. Legal fees were \$7,000 for the first seven months. Fines and development fees have been returned due to the settlements.

Payroll: *Last year:* Total payroll expenses to date were \$160,000. *This year:* Total payroll expenses to date are \$86,000.

Maintenance (Exclusive of Road Work): *Last year:* Expenses to date were \$88,000. *This year:* Expenses to date are \$64,000.

Elections, Postage, and Printing: *Last year:* Expenses to date were \$21,000. *This year:* Expenses to date are \$7,000.

Management: *Last year:* Directors were making policy and investment decisions without the knowledge of the members or the other Directors. *This year:* All decisions have been made by the Board as a group, and are noted in the minutes posted on the website. Copies are also available at the office on request at no charge.

The requirements of the Board of a Homeowner Association such as ours is that the interests of the group (2009 RTA members) must be taken into account as well as the interests of the individual. Your volunteer board members are providing a significant amount of their time, talent and good intentions to do this.

With the continuing growth of our community and the changes in Civil and Corporate law, we feel it is time to move from self-management to professional management by a Homeowner Association management company. We feel that the community is vastly under managed despite everybody's good intentions and that an outside management firm will provide a cost effective solution to our complex problems—problems that will get more complex as the State requirements become more demanding. Outside management will nearly pay for itself in collection of bad debt, as well as the savings made by "doing things right the first time" due to their common interest development management skills and expertise. Our Directors will also get much-needed training in leadership and governing procedures.



Cathy Johnson, Alan Mills, John Stover and Curt Dahl, Sharon Easton, Mac Inman

Covenants Committee Meets With County Officials

President Sharon Easton and Rancho Tehama Covenants Committee members met with County Building Department officials John Stover and Curt Dahl to discuss enforcement of County Codes and our CC&Rs. Problems are dealt with by the Committee only on receipt of a written complaint by a member. If a matter is referred to the County, personal inspections will be made by the officials and criminal citations may be issued. One large hoofed animal per acre is the code now being enforced, regardless of what our CC&Rs say. Building Code 7A (putting us in the State High Fire Response zone) which changed January 1, 2008 is also a high priority, and members will start receiving compliance requests from CALFIRE officers.

The FREE cars and small trailer removal abatement program is STILL IN EFFECT. Members must apply for this assistance themselves; applications are available from the office at 530-585-2444.

NEW STICKERS TO DUMP TRASH—by Carrie Lee

Now available are the new transfer station stickers. You can pick up your new transfer station sticker at the office between 8:00a.m. and 4:00p.m. Mon.-Fri. Please be sure to have your license plate number ready. The new stickers are required by all members and are to be placed within view of the transfer station staff (front or back window, bumper, etc.) or be available upon request by them. If you have any questions, you may call the office at (530) 585-2444.

NOTE: Carrie Lee is a member also employed as the RTA Administrative Assistant in the Office.

OLD STICKERS WILL EXPIRE AUGUST 31, 2008

ALSO, THE EXTRA CLEANUP BIN is still on hand at the transfer station for special cleanup/remodel project waste. Lumber should be in 4-foot lengths. Thanks to those who have already taken advantage of this special offer, and we urge all to make the effort to clear lots of this unsightly and potentially fire-hazardous waste.

Why can't we all just get along? —Rodney King



Alan Mills Writes On New Neighborhood Watch Group (Homeland Security at RTA)----

The Neighborhood Watch program has proven to be effective in cities and towns all over California, and it will work in Rancho Tehama as well. Given the cutbacks in law enforcement all over the north county, it could be the only way for us to gain control of the problems we are confronting daily as a community. Our goal is to take control of our neighborhoods, one by one, through a network of watchers connected to one another by a "Communication Tree." This "tree," which begins with the individual watcher, progresses through a series of neighborhood Captains until it reaches the Coordinating Captain and, when necessary, the Sheriff's Department.

The Neighborhood Watch program does not require that you attend frequent meetings, although we will have a few of these at first in order to develop and refine our overall strategies. The program does not ask anyone to take personal risks to prevent crime, or to ride in neighborhood patrols. You will be observing from the safety of your homes and yards, or from your car, and your identity will only be known by your neighborhood captain. The success of the program depends entirely on a tight communication network made up of "invisible" members.

If you want to help yourself and your community join the Neighborhood Watch Program now! Call Alan Mills [585-2632] or Danny Murray [585-2357] to sign up.



BACK TO

Friday, August 15

Centennial High School – 824-7400

Thursday, August 21

Rancho Tehama Elementary School – 585-2800

Corning Elementary School District – 824-7700

Maywood Middle School – 824-7730

Corning Union High School – 824-8000

Rancho Tehama Food Bank

Government surplus foods distributed by the Tehama County Gleaners, Inc., will take place in August for those on food stamps or with low income. Residents may pick up their allotment from noon to 2 p.m. Monday, Aug. 11, at the Recreation Hall.

Applications for food bank cards may be made on day of giveaway. All income must be reported. Income is gross monthly, not net. Proof of physical address where you reside is needed. One card only will be issued per household.

People have been asked to bring large paper or plastic bags if possible. Food is distributed monthly in Rancho Tehama on the first Monday after the second Friday of each month. September's date is Monday, September 15, 2008.

TO DISPEL CONFUSION

1) It is not true that RTA held an Annual Meeting of Members on August 2, 2008. The meeting was canceled and re-scheduled for December 6, 2008. The Town Hall meeting in its place that was called by a group of members was also canceled "for lack of interest." The Board of Directors was not informed of any other meeting that day, nor was the use of the Recreation Hall requested or reserved by any other known group.

2) It is not true that RTA has only two Directors after the canceled Annual Meeting date of August 2, 2008. **"Each director shall hold office until a successor has been qualified and elected or appointed."** [1998 RTA ByLaws Amendment, California Corporation Code §7220(b)] All four Directors currently in office remain in place.

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.

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		Oct	18
	28		
Nov	25		
Dec	9		
	23		

Free Old Timers Emergency Refrigerator Magnets available at the Office.



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

Written and Published by The Rancho Tehama Board of Directors:

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



WHAT ARE YOUR RIGHTS?

COMMON INTEREST DEVELOPMENT GENERAL INFORMATION

The project described (as Rancho Tehama) is known as a common-interest development.The development includes common areas and facilities which will be owned or operated by an owners' association. Purchase of a lot or unit automatically entitles and obligates you as a member of the association and, in most cases, includes a beneficial interest in the areas and facilities. Since membership in the association is mandatory, you should be aware of the following information before you purchase:

Your ownership in this development and your rights and remedies as a member of its association will be controlled by governing instruments which generally include a Declaration of Restrictions (also known as CC&R's), Articles of Incorporation (or association) and bylaws. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law. Study these documents carefully before entering into a contract to purchase a subdivision interest.

In order to provide funds for operation and maintenance of the common facilities, the association will levy assessments against your lot or unit. If you are delinquent in the payment of assessments, the association may enforce payment through court proceedings or your lot or unit may be liened and sold through the exercise of a power of sale. The anticipated income and expenses of the association, including the amount that you may expect to pay through assessments, are outlined in the proposed budget. Ask to see a copy of the budget if the subdivider has not already made it available for your examination.

A homeowner association provides a vehicle for the ownership and use of recreational and other common facilities which were designed to attract you to buy in this development. The association also provides a means to accomplish architectural control and to provide a base for homeowner interaction on a variety of issues. The purchaser of an interest in a common-interest development should contemplate active participation in the affairs of the association. He or she should be willing to serve on the board of directors or on committees created by the board. In short, "they" in a common interest development is "you." Unless you serve as a member of the governing board or on a committee appointed by the board, your control of the operation of the common areas and facilities is limited to your vote as a member of the association. There are actions that can be taken by the governing body without a vote of the members of the association which can have a significant impact upon the quality of life for association members.

Until there is a sufficient number of purchasers of lots or units in a common interest development to elect a majority of the governing body, it is likely that the subdivider will effectively control the affairs of the association. It is frequently necessary and equitable that the subdivider do so during the early stages of development. It is vitally important to the owners of individual subdivision interests that the transition from subdivider to resident-owner control be accomplished in an orderly manner and in a spirit of cooperation.

When contemplating the purchase of a dwelling in a common interest development, you should consider factors beyond the attractiveness of the dwelling units themselves. Study the governing instruments and give careful thought to whether you will be able to exist happily in an atmosphere of cooperative living where the interests of the group must be taken into account as well as the interests of the individual. Remember that managing a common interest development is very much like governing a small community ... the management can serve you well, but you will have to work for its success.