

NOVEMBER 2007
TO JANUARY 2008

The Rancho Tehama Association TRAILBLAZER

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

RANCHO TEHAMA LIFELINES

The recent 3-day power outage has made residents realize how much we rely here upon electricity and oil products. Happily, our underground phone system always works. Supplies of C and D-Batteries, Propane bottles, Lamp Oil, Lantern mantles, etc. were completely wiped out from Sacramento to the Northern Border. Our wait for power could have been longer if so many of our residents had not persistently called PG&E dispatching in the Bay Area to report dangerous conditions throughout the weekend.

WHAT YOU CAN DO AT RANCHO TEHAMA

- **Keep your property free of trash, weeds, “junk” cars, and derelict RV’s/Travel Trailers. The county free vehicle removal program phone is 530-527-2200. Do it by phone!**
- Pin a copy of Tehama County Residents Emergency Evacuation Plan near your door.
- Have a non-electronic phone handy, backup heating and lighting gadgets, stored drinking water and water catchment barrels ready for sanitation—or a generator!
- Report emergencies and hazardous situations to Sheriff and power companies—and make sure your calls are logged in by the dispatcher. Relying on your neighbor to do so may be fatal!
- Call or visit the Office to get a work order started. Maintenance requests are now being handled promptly and courteously.
- Work through your own Insurance Agent if you have insurance claims. Your agent can call the office for information on the Association policies and coverage.

WHAT THE DIRECTORS ARE DOING

- We are exploring ways to provide emergency power to keep the office, post office, recreation hall, and transfer station open when the power is off.
- We have an emergency non-potable water supply stored in a large tank.
- We assist the Old Timers and the Volunteer Fire Departments to fuel their trucks.
- We monitor and report our well and water table status to the State at http://wdl.water.ca.gov/gw/map/quad_map.cfm?rgpr=1230,405&type=move&QuadX=1224&QuadY=400&MapType=GW.
- We are working with the Tehama County Board of Supervisors to improve our position in the new General Plan and to obtain better health, safety, and transportation services for our community, in the light of falling world supply of oil.

A WORD ABOUT 2008 DUES

Again, we regret the raising of the dues this year, but we point out to you that the increase is ALL going into savings for capital project spending starting in 2009. Our operating spending budget has been slashed 10.5% from 2007 to 2008. This board intends to live by the budget, and hope to continue to *decrease operating expenses* and *increase reserve funding* at 10% over the next future years—as mandated by state law.

RANCHO TEHAMA NOT AN ATV PARK!

To our offsite owners especially: Please DO NOT use our roads, lanes, and trails for your off-road vehicle pleasure. We have become densely populated, and ATV’s are not only damaging to the eco-system and gravel road surfaces, but they are a noise nuisance to our quiet-loving residents—your neighbors!

IF YOU MUST RENT

Your Board of Directors advises that the single most serious cause of security, animal control violations, and property damage problems in our community are your renters and other non-owners who live here and who have not been informed by you that they must honor the same Declaration of Covenants and Conditions (CC&R’s) that you agreed to when you purchased your lot(s). **To protect everyone, we urge that you have a written rental agreement that includes information on the CC&R’s. Not only that, but please contact the office to find out background information on your potential renter—before you enter in to the contract.** We think there is a group of repeat offenders in our area, and we believe we know who they are. You may also contact the Sheriff’s S.T.A.R.S. Program (530-527-7230) to arrange for regular security checks of your real estate.

MAKING IMPROVEMENTS?

Per the CC&R’s, call the Office to get a Job Site Placard issued by the Architectural/Environmental Control Committee.

2008 Open Board Meeting at Rec Hall Schedule

<u>Tuesdays at 9:00a.m.</u>	<u>Saturdays at 2:00p.m.</u>
Jan 8 (Postponed to 1/15) 22	
Feb 12 26	
Mar 11 25	
April 8	April 26
May 13 27	
June 10 24	
July 8	July 26
Aug 12 26	
Sept 9 23	
Oct 28	Oct 18
Nov 11 25	
Dec 9 23	

COMING UP SOON

- New Garbage Transfer Station stickers to avoid misuse of our collection system which operates on funding from member dues. ☺☺
- 10:00AM January 15th at the Rec Hall—meeting of organizations to set the year’s events calendar. ☺☺
- Appointment of new Board member to fill the vacancy from now until August 2. ✓✓
- Huge clean-up and beautification program to make our complex more presentable. GET A HEAD START AND NEATEN YOUR LOTS SO WE WON’T NEED TO CONTACT YOU. ??
- RTA-owned Lots acquired in Foreclosure actions will soon be listed For Sale by local brokers.
- Annual audit report prepared by our new CPA, Philin Foster

 **RANCHO TEHAMA NEEDS YOU!** 

Volunteer Firepersons badly needed to serve as first responders for medical and fire emergencies-interesting, rewarding service to our residents. Call the Office for information on the Volunteer Fire Department or the Old-Timers Firefighters.



Santa Came to Rancho Tehama on Bill Massey’s plane!

Written and Published by The Rancho Tehama Board of Directors:

Jim Long

Penny McGee

Danny Murray

Sheri Schultz

