



California Ridge Homeowners Association

THE RIDGE REPORT

June 2021

Board Meetings and Agendas:

Agendas will be physically posted at the bulletin Board at the top of Shelby Creek. Agendas will be sent out via email blast and will be received by members who have signed up to receive them. Agendas will also be posted on the association website four days in advance of the next meeting.

Next board meeting will be June 16, 2021 @ 4:30 PM via Zoom call. This is subject to change pending County Shelter-In-Place revisions.

If you wish to have an item appear on a meeting agenda, please submit the item to Compass at least ten (10) days in advance of the Board meeting. This includes architectural applications.

If you are new to our community, we welcome you and look forward to meeting you at our next board meeting. It was nice to see new faces attend our Board meeting. Hope to see you next time. We meet every third Wednesday of the month. Log on into our management's website for start time at www.compass.com and sign up to receive an agenda via email.

Important Items From The April Board Meeting

In case you did not attend our Board meeting here are some important topics that were discussed:

We Need a Web Person!

California Ridge has a website: <https://californiaridge.net/> Sadly, it is badly out of date. We are looking for a volunteer in our community that would be able to update and maintain it for our community. The skills needed are Wordpress, Photoshop and general website design. The approximate time needed to maintain it 30-60 minutes per month.

Your Personal Planting Area

Everyone has a Personal Planting Area (PPA) between their front walk and garage. You can plant whatever you wish in there. If it currently isn't getting irrigated, contact Compass and they can have our gardeners turn it on. Maintenance for this area is homeowner responsibility. In the past, our gardeners have been doing some of this maintenance. Some homeowners prefer to do this maintenance themselves, so we have asked the gardeners to no longer do so. However, they WILL do so (at no cost) if we ask them to. So...twice a year we will solicit input for those that want Common Ground to do this. This will be in April and October. If you do *not* ask for this to be done your PPA will be left untouched. Please do not let any plantings obstruct the walkway.

Rainfall and Irrigation

San Jose received 30% of normal rainfall for the season just ending. We are in a drought situation, and expect the water company to issue irrigation restrictions in the near future. Common Ground, our landscape company, will be reducing watering in some areas, and turning it off in others, taking special care with our trees to minimally stress them. As a result, there will be some browning of our landscape. This will be done in such a manner that once the rain begins in the fall/winter of this year things will green up again.

Walkthroughs

Compliance walks are conducted each month. The purpose of these walks is to ensure the aesthetics of our community are kept in accordance to our governing documents; Convents, Condition and Regulations (CCRs).

During the compliance walks, if a violation is noted the homeowner (HO) will receive a letter requesting that the HO correct the violation.

Speaking of violations! You might be asking why nothing is done about my neighbor who is in violation of our CCRs (Convents, Condition and Restrictions) and doesn't correct the violation. Here is our process. 1) When a violation is noted, a courtesy letter is mailed to the owner asking the owner to correct the violation within 30 days of the date of the letter. 2) If the owner complies, the issue is considered closed and no further action is taken. If an owner fails to comply, then a warning letter is mailed to the owner again asking the owner to correct the violation within 30 days of the date of the warning letter. A \$45.00 letter fee is automatically imposed along with the warning letter. 3) If the owner still fails to correct the violation, the owner is invited to attend a hearing before the Board of Directors. A \$55.00 letter fee is automatically imposed along with the hearing notice. Following the hearing, the Board has the ability to impose a fine against the owner's assessment account for failing to comply with the previous requests. Fines begin at \$100.00, for each violation. If a \$100.00 fine has been imposed and it is not corrected within 30 days, the Board of Directors may impose a \$500.00 fine for each unresolved violation.

Indeed, it is a long process, but eventually the violations are taken care of by the HO (homeowner).

Board Members

Steve Bibb

President

Peer Dampmann

Vice President

Karlene Westfall

Treasurer

Wendy Banas

Secretary

Maryam Zandkarimi

Director

Important Information

Compass Management
Group

77 Las Colinas Lane

San Jose, CA 95119

Phone:

(408) 226-3300

Fax:

(408) 226-3406

Email Inquiries/Requests

helpdesk@gocompass.com

Association Websites

www.gocompass.com

www.californiaridge.com

Association Manager

Craig Cordi

ccordi@gocompass.com

For After Hours EMERGENCIES,

Call (408) 226-3300 and follow the automated instructions for reporting an emergency.

<p><u>Home Safety Electrical Cords and Outlets Tips</u></p> <p><i>Check for frayed wires</i> - Repair or replace any loose or frayed wires on all electrical devices</p> <p><i>Follow the path of cords</i> - No cords should run under rugs or across doorways.</p> <p><i>Rethink extension cords</i> - consider adding electrical outlets where you currently rely on extensions cords</p> <p><i>Check for a faulty electrical system</i> - feel all outlets and plugs to see if any are warm. If so, have an electrician check them</p> <p><i>Baby-proof</i> - If you have any small children in your house, place plastic safety covers over unused outlets</p>	<p><u>Garbage Containers</u></p> <p>Garbage pickup day is Friday. Place your trash carts out on the street Thursday evening, and remove them by Friday evening (trash carts must be stored inside your garage). In the event that you are out of town, you may want to ask a neighbor to please remove your trash carts from the street. In addition to creating an unsightly look, leaving trash carts out days after garbage pickup can be an invitation to a burglar.</p>	<p><u>Street Parking</u></p> <p>Our streets are very narrow. Street parking creates an unsafe environment for everyone. Please use your driveway or garage to park, and remind your guest to use guest parking instead of parking on our narrow streets.</p>
<p><u>Spring is here!</u></p> <p>Most homeowner's have a small strip of land next to their garage wall and walkway. This area can be nicely landscaped with your favorite flowers. If you plant roses or other plants that deer love, you might want to spray "Deer Repellent" or check with your local nursery for recommendations on how keep the deer away from your plants.</p> <p>Remember to keep this area free of weeds and junk. Mulch helps prevent weeds from invading your little garden. If you are not sure where this small strip of land is contact, customer service at 408-226-3300 for clarification.</p>		<p><u>Dry Rot</u></p> <p>You may not be aware that any and all dry rot on the exterior of your unit must be maintained by you, the HO (homeowner).</p>
<p><u>Wild Life</u></p> <p>Remember we share our nature spaces with wild life such as; turkeys, skunks, coyotes, foxes, deer, mountain lions and many more. While most of our wild life stays away from us, some can pose danger, can threaten your safety, including those for our pets. It is highly recommended that you bring your pets indoors at night. Also, take precaution during your early morning or late day walks. Be watchful of your children as well. You never know which of our wild friends is out there at the same time.</p> <p>We have two native foxes to the Bay Area, the Gray Fox and the Kit Fox. They eat small vertebrates (rats, mice, rabbits, etc.), fruit and invertebrates (insects). Bait stations for rats and mice contain rodenticides. These rodenticides poison the animals that eat them by causing their blood to stop clotting. Over a period of hours or days the rodent dies. While it's dying it's still a food source for foxes, along with coyotes, owls, hawks and eagles. Once dead, turkey vultures will eat them. Any animal that eats a rodent that's ingested a rodenticide will become ill and, eventually, is very likely to die as well. If you have placed a rodent bait station under your home, in the garage or outside, please use an alternate form of pest control. The Gray Fox is a protected species, and since 2014 it's been illegal to use most rodenticides, specifically those containing brodifacoum, bromadiolone, difethialone and difenacoum, unless you are a professional exterminator (https://wildlife.ca.gov/Living-with-Wildlife/Rodenticides)</p>		
<p><u>Remodeling</u></p> <p>Are you consider any remodeling? Contact Compass Management before moving forward to ensure you're following rules.</p> <p><u>**Before beginning any exterior work that will require roof access by your contractor, you must contact Compass to arrange a pre and post roof inspection of your unit's roof at your expense. Any tiles broken by your contractor will need to be replaced at your expense.</u></p>		
<p><u>Window Screens</u></p> <p>Broken, damaged or torn window screens must be replaced. All screen must be in good condition. Before installing your new windows screens, you MUST contact Compass to arrange a pre and post roof inspection of your unit's roof at your expense. Any broken tiles found after work has been completed by home owner's contractor will be replaced at home owner's expenses.</p>		
<p><u>Committees Reports</u></p> <p>Social Committee</p> <p>Feel free to help yourself during daylight hours to the contents of the Little Library, no need to bring a book to trade. There is a fairly good selection right now, even a jigsaw puzzle. But there is also room for a few new donations. Head to 1260 Copper Peak Lane and look for the blue arrow on the pavement to locate these treasures.</p> <p>Landscaping</p> <p>Due to the drought, Common Ground (CG) will not be doing any planting until the rains begin in the fall.</p> <p>The Landscape Committee discussed with CG the need for estimates for each of the three water saving options that CG had presented at the April HOA meeting. CG will prepare and provide more information for at upcoming meetings.</p> <p>Roofing Committee</p> <p>The project to replace the roofs on approximately 20% of the buildings in our community over the next several months is underway. The Project management Team from C. L. Sigler is currently developing a plan that will create a timeline for completing the project by late summer. The first step in the process requires the Project Management Team to identify the buildings to receive a new roof in phase one. Once phase one buildings are identified, the unit owners will be contacted. Those buildings chosen for phase one will require that the existing roofs be carefully inspected and evaluated to insure the new roofing material is compatible with current building codes. This process will take approximately a month to complete.</p> <p>The replacement roof material will be an asphalt shingle manufactured by CertainTeed with a brand name of "Presidential Shake T L". Presidential Shake TL has a distinctive sculpted, rustic look and is considered to be one the finest composition roofing solutions in the industry. CertainTeed's lifetime limited asphalt shingle warranty is an industry-best, covering ANY manufacturing defect, including aesthetic defects. Notably, the shingle has a fire resistance rating of UL Class A. If you are interested in seeing this roofing material on a roof, the unit located at 1227 Linder Hill Court has replaced the roof with the Presidential Shake T L product.</p> <p>As further plans for this project are developed we will advise you in subsequent newsletters.</p>		