



California Ridge Homeowners Association

# THE RIDGE REPORT

## October 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 October 20, 2021 @ 4:30 PM via Zoom call. This is subject to change pending County Shelter-In-Place revisions.

Join by computer:

<https://us06web.zoom.us/j/88368627492?pwd=Zkt1Uy9zaizrQ0hYOWErRXpGeEdOUT09>

Meeting ID: 883 6862 7492 / Passcode: 107970

Join by phone: +1 (253)215-8782 (Tacoma)

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.

### **2021 Roofing Project (Phase 1):**

As stated in the September issue of the Ridge Report, the Board had selected Los Gatos Roofing Company to replace the roofs on nine buildings in our Community and that the contract was being reviewed by the Board and the Association's attorney. The contract review work has been completed and the Board has approved the contract. Pending agreement by Los Gatos Roofing (on the contents of the contract) the Association is expecting construction to begin in October.

Once the contract is formally signed by both parties, all homeowners will receive a letter from C. L. Sigler and Associates clearly stating whether or not your unit will be included in Phase 1. If not included in Phase 1, your unit will be addressed during a subsequent phase (Phases 2 through 7). Below is a list of the unit which are included in Phase 1 (if your address is not listed below, your unit is not included in Phase 1):

1200	Shelby Creek Lane	1320	Shelby Creek Lane	1208	Copper Peak Lane
1201	Shelby Creek Lane	1326	Shelby Creek Lane	1212	Copper Peak Lane
1205	Shelby Creek Lane	1332	Shelby Creek Lane	1216	Copper Peak Lane
1206	Shelby Creek Lane	1338	Shelby Creek Lane	1252	Copper Peak Lane
1209	Shelby Creek Lane	1344	Shelby Creek Lane	1256	Copper Peak Lane
1212	Shelby Creek Lane	1350	Shelby Creek Lane	1260	Copper Peak Lane
1213	Shelby Creek Lane	1356	Shelby Creek Lane	1276	Copper Peak Lane
1218	Shelby Creek Lane			1280	Copper Peak Lane
1302	Shelby Creek Lane			1284	Copper Peak Lane
1308	Shelby Creek Lane			1326	Copper Peak Lane
1314	Shelby Creek Lane			1330	Copper Peak Lane

If you are unsure of the status of your unit, please contact C.L Sigler & Associates, Inc. at 408-922-0262 or at [kevin@siglercm.com](mailto:kevin@siglercm.com).

Prior to construction taking place, homeowners will be informed of the TENTATIVE construction schedule and other information relevant to the roof replacement project. Please keep in mind that the schedule is tentative based upon weather conditions or other unforeseen obstacles or circumstances.

If you have any questions regarding the roof replacement project, please attend a future Board meeting where a C. L. Sigler representative will report to the Board on the progress of the project and take questions. Board Meetings are generally held on the third Wednesday of each month at 4:00 PM via zoom videoconference. On occasion the Board meetings will begin at 4:30 PM because the Board will meet in executive session prior to the board meeting. Please make sure to check the agenda for start times.

### **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](mailto:helpdesk@gocompass.com)

### **Association Websites**

[www.gocompass.com](http://www.gocompass.com)

[www.californiaridge.com](http://www.californiaridge.com)

### **Association Manager**

Craig Cordi

[ccordi@gocompass.com](mailto:ccordi@gocompass.com)

### **For After Hours EMERGENCIES,**

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



**2021-22 Budget:**

The 2021-22 Pro Forma Budget was adopted by the Board of Directors on August 24, 2021. The budget will be mailed to all homeowners on August 27, 2021. The 2021-22 budget will reflect **17% increase** in assessments from \$428.00 per unit, per month to **\$500.00 per unit, per month**, effective **October 1, 2021**. The monthly assessment increase was primarily due to two factors: the 85% increase in insurance (\$116.12 per unit, per month) and the reserve contribution increase of 12.0% (\$247.27 per unit, per month) to fund the roofing project.

If you are signed up for auto-pay with the Association’s bank, the change will be done automatically. If you use an online bill pay system or signed up for automatic payments with you bank, action is required on your part to ensure the correct amount is paid on time. Please make sure if you are on auto-pay that you make the change prior to October 1, 2020.

**Reminders**

Again, some of you may be new to living in a planned community. We hope you find this information helpful, as you settle into your new community. We also encourage you become familiar with our CC&Rs (Covenants, Conditions and Restrictions), General Policies, as well as other important governing documents. Avoid receiving violation letters. Living in a planned community means you and everyone must follow rules. We want to preserve the esthetics of our community. After all, that's what attracted you to our area, in addition to our schools. We also want to maintain our property values at current market status.

**Compass Office Closure:**

The offices of Compass Management Group, Inc. will be closed on Monday, October 11, 2021. The main line for Compass Management Group, Inc. (408-226-3300) is available 24 hours per day, seven days per week, to request assistance involving property damage related to components maintained by the Association. If an emergency situation involving property damage occurs when the office is closed, please following the directions on the phone system to reach our emergency response manger.

**Call for Candidates:**

Three (3) of the five (5) Board seats will be up for election on January 19, 2022. If you are interested in serving on the Board of Directors for California Ridge, please complete the enclosed form and submit it to Compass Management Group, Inc. via mail, fax or email no later than November 19, 2021 by 4:00 PM. After this date and time, no nominations can be accepted.

**Electronic Communication Policy:**

At the open Board meeting on September 15, 2021; the Board of Directors adopted an Electronic Communications & Delivery Policy. The adopted policy is attached.



**Street Parking:**

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.

**“You Buy – We Plant” Program**

There is a program at California Ridge called “You Buy – We Plant.” The homeowner selects a plant from the California Ridge Plant List (list of approved plants within our community) and submits an Architectural Application with the plant name and desired planting location. Once approved by the California Ridge HOA Board, the homeowner purchases the plant and brings it home/has it delivered. Next, the homeowner notifies the HOA management company (Compass, as of 2021) that the plant is at their home, and Compass notifies the CalRidge landscape company (Common Ground, as of 2021). Common Ground will do the planting. With our current drought situation, upon the advice of Common Ground, no plantings will take place until two significant seasonal rains have occurred. Once planted, the plant belongs to the California Ridge HOA. The HOA will maintain the plant, which includes watering and trimming. If/when the homeowner moves, the plant remains at California Ridge, as it is not owned by the homeowner.

**Mountain Lion Sighted**

It has been reported that there have been mountain lions sighted in the vicinity of California Ridge during the early morning hours. Please be cautious when heading out to your vehicle in the morning. Also; please keep an eye on your pets and children while playing in the common area.

**Cal Ridge Little Library:**

Just a reminder to take advantage of the CA Ridge Little Library at 1260 Copper Peak Lane. Just follow the blue arrow on the path to the cupboard and *voila!* Help yourself. You may be surprised as to what's available. Check it out and encourage your neighbors to do the same. It's there for you.

**Lights Out? Irrigation Issues?:**

Communication regarding property issues is important. If you should see any lights out within the complex or any irrigation issues, please contact Compass Management Group and report it by calling (408) 226-3300. Thank you for your assistance.

# California Ridge Owners Association

## CALL FOR CANDIDATES FORM

**Date:** September 16, 2021

**To:** All Members – California Ridge Owners Association

**Re:** Notice of Procedure and Deadline for Nominations; Call for Candidates  
Deadline for Nominations: November 20, 2021 at 4:00 PM.

The annual meeting/annual election of Directors is scheduled for January 19, 2022. There are three (3) seats up for re-election this year. California law permits members of the Association to nominate themselves for the Board of Directors. The procedure to nominate yourself as a candidate for the Board of Directors is to return this completed form by the deadline stated above to Craig Cordi (Community Manager) at 77 Las Colinas Lane, San Jose, CA 95119. Notice of receipt will not be provided; nominees must verify receipt by the deadline.

Name: \_\_\_\_\_

Address (within Association): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

How long have you been an owner at California Ridge Owners Association? \_\_\_\_\_

I certify that I am a record owner of a lot at California Ridge Owners Association and have been a record owner for at least one (1) year. I certify that I do not have any past criminal convictions that would prevent the Association from obtaining or maintaining fidelity bond coverage.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# California Ridge Homeowners Association

## ELECTRONIC COMMUNICATIONS & DELIVERY POLICY

ADOPTED on September 15, 2021

California Civil Code and Corporations Code allow community associations, such as California Ridge Homeowners Association (“Association”), to distribute communications to homeowners (“Owners”) via electronic mail (“email”) or other electronic means.

### **Consent and Acknowledgement**

By opting in-to electronic delivery on the Association’s website at [www.GoCompass.com](http://www.GoCompass.com), each Owner agrees to the electronic delivery (via the internet to an email address designated by the Owner) of all Association communications and/or email notifications that Association communications are available for retrieval on the secure members section of the Association’s website. The delivery option of Association communications shall be determined by the Board of Directors. The Owner also confirms that they are able to access and retain electronic communications from the Association. According to the law, communications sent via email are deemed received at the time they are sent.

### **Multiple Owners of Record**

For Lots with multiple owners, each owner of record may create their own account on the Association’s website for individual delivery of Association communications.

### **Withdrawing Consent**

An Owner may withdraw their consent by opting out of electronic delivery on the Association’s website. The legal validity of prior electronic communications will not be affected if an Owner withdraws consent.

### **Hardware and Software Requirements**

No particular computer system is required in order to receive electronic communications. However, retrieval of confidential Association documents a public computer is strongly discouraged and should be avoided whenever possible. If Association documents must be retrieved on a public computer, it is recommended that the user log-off completely after using the computer.

### **Paper Copies**

An Owner may request a paper copy of any document sent via electronic delivery. Requests shall be made to Compass Management at (408) 226-3300 or [helpdesk@gocompass.com](mailto:helpdesk@gocompass.com). The Association will provide a paper copy at no charge.

### **Updating Contact Information**

The Owner is responsible for ensuring that the Association has current email address information for the purposes of receiving electronic communications. Should the Owner’s email address changes, please contact Compass Management at (408) 226-3300 or [helpdesk@gocompass.com](mailto:helpdesk@gocompass.com). If the Owner fails to notify the Association of any change in the designated email address, the Owner agrees that Association shall provide electronic communications via the email address maintained in the records as previously provided by the Owner.

*(End of policy)*