



THE RIDGE REPORT

December 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.

There is no Board Meeting in December 2021. The next board meeting will be held on January 19, 2022 @ 4:00 PM via Zoom videoconference call. Join by computer:

<https://us06web.zoom.us/j/83301193959?pwd=Z0JaTmlwTmkxNkZhY3kwdXVZMzNEQT09>

Meeting ID: 833 0119 3959 / Passcode: 060974

Join by phone: +1 669 900 6833 US (San Jose)

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) Update:

Los Gatos Roofing started Phase 1 of the roof replacement project October 11th at the first building on Copper Peak Lane. During Phase 1 of the Roofing Project 4 buildings roofs will be replaced on Copper Peak Lane and 5 buildings will be re-roofed on Shelby Creek Lane. Due to recent weather conditions, there was a delay to the start of 1330-1332 Shelby Creek. Delay notices were posted to inform residents of the new scheduled dates.

Due to the weather delays, Phase 1 is now scheduled to be completed before Christmas. Should you have any questions regarding the project, please contact C.L Sigler & Associates Inc., the construction managers for the project, at 408-922-0262 or via e-mail at paul@siglercm.com.

Gutter Cleaning:

During the week of December 13th through December 22, 2021 depending on weather conditions, East West Building Services will be cleaning the gutters, down spouts & roofs of debris. For your own safety, please keep clear of the crew when working, as debris will fall on the grounds, walkways, patios, driveways, fences, balconies, decks and other outdoor areas. Prior to the cleaning, it is recommended that you close your windows, remove or cover all furniture, pets, cars, clothing, etc. from these areas. Access to patios will be needed to perform the cleaning in most situations. Patios or backyards that are not accessible during cleaning will become the responsibility of the tenants or homeowners to pick up any debris that spill in their area.

Holiday lights:

Please make sure to not access your roof if you plan to install holiday lights. If you access your roof to install lights, you will need to pay \$195 to have your roof inspected. In addition to the roof inspection cost, you will need to pay for any damage to the roof. Holiday lights must be removed no later than January 31, 2022.

Board Members

Steve Bibb

President

Peer Dampmann

Vice President

Karlene Westfall

Treasurer

Wendy Banas

Secretary

Maryam Zandkarimi

Director

Important Information

Compass Management Group

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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.



Friendly Reminder:

To all of our homeowners that love to garden, please note that the only area available for personal plantings is the strip between your walkway and your garage. All common areas are cared for by the Homeowners Association (HOA), and any problems or concerns about these areas should be directed to Compass Management. You can also participate in the You Buy We Plant program if there are things you would like to see planted in the common areas. You can learn more about You Buy We Plant and see an approved plant list at <https://californiaridge.net/hot-topics/>. Please be aware that if you have disturbed the common areas with personal plantings, the HOA board will be in touch with you regarding restoration of that area at your expense.

Architectural Modifications:

Before undertaking any project that materially or cosmetically changes the exterior of your home, please fill out the application form and submit it to the management company. Replacement of any exterior component to your home requires an application! Approvals are made by the Board of Directors at a Board Meeting (or if applicable, by a Board Appointed Architectural Control Committee). Once your application is approved, your project may begin. All Architectural changes must be completed by a licensed and insured contractor. If a homeowner chooses to complete work themselves, without the authorization of the Board (or Architectural Committee), and the Board is made aware; the Board may choose to require a professional inspection of the modification, at the cost to the homeowner.

Cigarette and Marijuana Smoke Complaints:

The Association has received complaints from residents regarding cigarette and marijuana smoke. We are all aware of the potential health risks related to breathing in smoke and second hand smoke. Allowing smoke to drift onto your neighbor's Lot and / or into their home can constitute a nuisance, which is a violation of Section 6.10 of the Association's CC&Rs, which states:

6.10 Unlawful Conduct. Nuisances. Noise. No unlawful, noxious, harmful, or offensive activities shall be conducted upon or within any part of the Development, nor shall anything be done within the Development which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to any Resident of the Development, or which shall in any way interfere with Residents' use of the Common Area and facilities thereon or the use and enjoyment of their Lots or Residences. Without limiting any of the foregoing, no Resident shall permit noise, including but not limited to the barking of dogs, to emanate from the Resident's Lot that would unreasonably disturb another Resident's enjoyment of his or her Lot or of the Common Area.

Please be mindful of where your smoke drifts and how it may negatively affect your neighbors. Consider smoking in common areas far away from any homes for the betterment of the entire community.

Compass Office Closure:

The offices of Compass Management Group, Inc. will be closed on Friday, December 24, and December 31, 2021 for the Christmas and New Years holidays. 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.



California Ridge Architectural Specifications

Architectural Change Application: Before undertaking any project that materially or cosmetically changes the exterior of your home, please fill out the application form and submit it to the management company. ***Replacement of any exterior component to your home requires an application!*** Approvals are made by the Board of Directors at a Board Meeting (or if applicable, by a Board Appointed Architectural Control Committee). Once your application is approved, your project may begin. All Architectural changes must be completed by a licensed and insured contractor. If a homeowner chooses to complete work themselves, without the authorization of the Board (or Architectural Committee), and the Board is made aware; the Board may choose to require a professional inspection of the modification, at the cost to the homeowner.

Windows: Replacement windows must look the same as the ones being replaced. The color of the window framing must remain the same. If the window is visible from the street, it must be replaced with the same grid pattern. No particular manufacturer or installer is specified. Sliding patio doors may be replaced in kind or with french doors that maintain the look of the original (again: color and pattern must stay the same.)

Siding: Any patching, partial-side replacement, or complete wall replacement of siding must be done with either material that exactly matches the existing siding in material (the existing material is cedar wood), width ("reveal") and thickness –or- Hardie Board siding which can be located at Economy Lumber in Campbell (www.economylumber.com). Partial replacement will require a full piece of siding to keep consistency. It is strongly recommended that you have any replacement siding primed on all six sides prior to installation, which will substantially increase its life expectancy. The Association does the final-coat painting of siding.

Decks: Decks must be repaired or replaced to match the original deck in style and format: 2x6 decking; vertical 2x2 stiles spaced 3-7/8 inches apart for the rails; a "sandwich" plate applied on the outside of the stiles, one of 2x6 material just under the 2x8 rail cap, and the other of 2x8 material at the bottom of the stiles; and vertical posts of 4x4 material. All codes concerning load spans must be followed. The deck posts must be covered with a lap-siding to resemble the look of the siding on the home. It is acceptable for replacing decks and or railing with Tex.

Front Doors: Front doors may be replaced with pre-primed metal or fiberglass models that reflect the same style as the original door. The Association does the final-coat painting of the exterior of all front doors. Homeowners are responsible for painting the inside of the door.

Satellite Dishes: Satellite dishes must be installed in the least conspicuous spot on the home that will provide line of sight to the satellite. Cables must be neatly run and secured, and cannot be laid over roofing material. Owners are responsible for the cost of repair of any damage to the roof done by their dish installer. No dish larger than 1 meter in diameter may be installed.

Exterior Lights: The approved replacement exterior light is from Forte Lighting, model 1301-02, in any finish. You can purchase them online at www.lightingdirect.com or, we are told, they are carried at Expo (the upscale arm of Home Depot.) They run about \$85 or so... There is sometimes an acceptable alternative model at Home Depot: the Hampton Bay Outdoor Wall Lantern, SKU # 394 636. It can be seen at www.HomeDepot.com/ and it runs about \$60. Also the approved motion sensor model is Heath Zenith 240 Degree Halogen Motion Sensing Security Light - White Model SL-5597-WH. Lights other than the ones listed above will be approved on a case by case basis as long as long as the dimensions and finish are similar. Photos and specifications (including dimensions and finish choices) must be submitted with your architectural application. Lights must be installed by a licensed and insured electrician. Please include your contractor information and evidence of insurance with your architectural application.

California Ridge Architectural Specifications

Garage Doors: The preferred replacement garage door is the Clopay Model 4310 *or its equivalent* "Long panel, Raised" unit. There are four raised panels on each long horizontal section. The top section can have windows, if desired, and can be any style the manufacturer offers. A "Raised Short Panel" door (eight raised panels across) will be approved, but it is much busier in appearance. Any licensed and insured overhead door contractor can be used.

Screen Doors: Sliding glass door screens must either be replaced with rolling door screens that look the same as the existing, or they may be replaced with "Phantom Screens" that roll up into a fixed container attached to the jamb. Front doors may only be screened with "Phantom Screen" type screens. Any brand is acceptable as long as it is the disappearing style of screen, not a swinging screen door.

Rear Deck/Patio Arbors or Sun Screens: These will be considered on a case-by-case basis. Submit the Architectural Change application, along with detailed plans, brochures, or drawings so that the Board can fully envision what you are looking for. You will need the written approval of any neighbors who will be able to see the improvement on a daily basis before Board approval will be granted.

Mailboxes: The approved replacement mailbox is from either Home Depot or www.mailboxesshoppe.com. It is "#2 standard medium mailbox (white in color): 8" w X 10" h X 22" d.

Security Cameras: Security cameras may be installed as long as the camera is only directed at the homeowner's property (front porch/walkway/driveway). You must indicate the power source (battery or electrical) on your architectural application. Any security cameras that require electrical wiring (are not battery operated), must be installed by a licensed electrician. You must include the contractor's license number and evidence of insurance with your application.