



California Ridge Homeowners Association

# THE RIDGE REPORT

## January 2022

### **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.

The next board meeting will be held on January 19, 2022 @ 4:00 PM via Zoom video-conference 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:**

With the continued rain in the forecast and the upcoming holidays, work on replacing the last roof in Phase 1 (1201-1213 Shelby Creek) has been postponed till the week of January 10<sup>th</sup>, weather permitting. A notice regarding this revised start date was posted on December 16, 2021 at the affected homes.

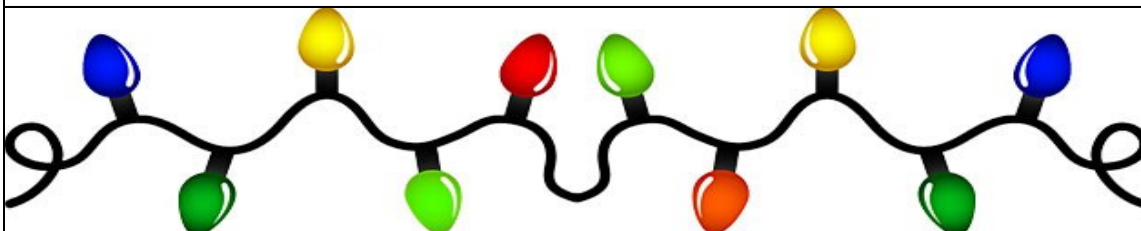
Should you have any questions regarding the project, please contact C.L Sigler & Associates Inc., the construction managers for the project, at 408-922-0262 or via e-mail at [paul@siglercm.com](mailto:paul@siglercm.com).

### **Front Walkway Plant Trimming**

Do you have plants in the area between your front walkway and garage, what's referred to as your Personal Planting Area? Do they need trimming? Common Ground will trim homeowner plants during the month of January 2022. If you would like Common Ground Landscaping to trim your plants, please contact Compass Management via email at [helpdesk@gocompass.com](mailto:helpdesk@gocompass.com) or call (408) 226-3300 prior to January 1, 2022. **IMPORTANT: Please note that this service is only being offered in JANUARY 2022.**

### **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

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.

**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 December 31, 2021 for the New Years holiday. 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.



**2022**  
**HAPPY NEW YEAR**