



California Ridge Homeowners Association
THE RIDGE REPORT
March 2022

Board Meeting:

Per Civil Code section 5450, this letter is to provide you with the legally required notice and advise that the Association will hold its open Board meetings remotely, without an in-person location, because a state of emergency or disaster declaration has been proclaimed and the Board has determined that meeting in person is deemed either unsafe or impossible as a result.

The next wholly remote Board meeting is scheduled for March 16, 2022 at 4:00 PM via zoom video conference call. Members are invited to participate in the meeting by:

<https://us06web.zoom.us/j/83833305924?pwd=QIBDSW90T0RaUjk4OHBWdW51TWFiQT09>

Meeting ID: 838 3330 5924 / Passcode: 499883

Members who prefer to call in may call this telephone number:

1 669 900 6833 US (San Jose) / Meeting ID: 838 3330 5924 / Passcode: 499883

Members with any technical issues may contact Craig Cordi, (408) 226-3300, and ccordi@gocompass.com before or during the meeting for further assistance.

We look forward to seeing you at the next meeting.

Sincerely,

Board of Directors

Board Meeting 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.

Roofing Project Update:

Phase 1 is now complete. The Board of Directors will be discussing cost associated with Phase 2 at the February 16, 2022 Board Meeting. The Association will update membership on the progress of Phase 2 with new information as it becomes available.

Tree Pruning in the Common Area

Pruning of all kinds (trees, bushes, etc.) in the Common Area is *only* to be done by our landscape company, Common Ground. If you think something needs pruning just contact our management company, Compass. They will reach out to the CalRidge Landscape Committee and/or Common Ground.

What about trees/plants YOU planted in the Common Area?

In the distant past, homeowners were sometimes granted permission to do this. Currently, this can only be done by submitting an Architectural Application (see our HOA website for details). Once a tree, bush, etc. is planted in the Common Area *it becomes the responsibility of the HOA to maintain*; homeowners are not to do so. Thank you for understanding!

Unleashed Pets

All pet owners are reminded that animals should be leashed and under the control of the owner at all times while in the common areas. Please remember that the common area is for the enjoyment of all owners and rules are in place to help keep the common area safe for all.

Per the CC&Rs: "6.13.3 Control of Pets. While in Common Areas each dog must be restrained on a leash held by a responsible person capable of controlling it. Any Owner or Resident may cause any unleashed dog within the Common Area to be removed to a pound or animal shelter under the jurisdiction of the City of San Jose or Santa Clara County. No household pet shall be left chained or tethered in front of a Lot or in the Common Area."

Toys in Common Area

Residents are reminded that nothing should be stored in the Common Area without Board approval. Parents please make sure your kids are not leaving toys in the common areas.

Per the CC&Rs: "6.15 Storage. Storage of personal property by an Owner shall only be entirely within garages, Residences, or enclosed storage areas."

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.