

Ranch Ramblin's

Newsletter of the CRRA, Inc.

Stonyford, California

August 2003

New Website: <http://crrainc.com>

We will have a website very soon. It has been created and is currently being reviewed by the Board of Directors. We expect that it will be on-line in late September. The website will have two parts: main home page that anyone can browse, and a "Members Only" site that requires an ID and password to browse.

The unrestricted site will contain general information about Century Ranch and Stonyford, and historical information about Century Ranch. It will also contain a copy of this newsletter and a list of contact information for County offices and real estate firms who service our area.

The restricted, Members Only, site will contain the most-recent monthly Board meeting minutes and general-meeting annual minutes. It will also provide copies of the CC&Rs and By-Laws, along with a list of Board members and administrative personnel.

The ID and password are assigned by the CRRA, Inc. and will be sent by request to all lot-owners-in-good-standing; i.e., low-owners whose assessments are current on all lots owned. To obtain your ID and password, write, call, fax, or email our office. You only have to provide your name and lot number. Your ID and password will be sent to the address we have on file, which is the same address where we mail your assessment notices and other correspondence.

Our contact information:

Address: 100 Coppermine Road, Stonyford, CA 95979

Phone: 530-963-3435

Fax: 530-963-3419

Email: admin@crrainc.com

Please write for your ID and password TODAY.

Board to Enforce CC&Rs

The Board of Directors has not been enforcing the CC&Rs that deal with Article IV, BUILDING, SET-BACK, AND RELATED RESTRICTIONS. We were loath to do so, because these restrictions were written 35 years ago and don't reflect current conditions. However, after the sentiments expressed by those in attendance at our General Meeting, June 28, 2003, we explored the issue in greater depth and consulted our attorney concerning selective enforcement of provisions that affect the health and welfare of all lot-owners. Our attorney says that Association Boards have authority to chose the CC&R provisions it will enforce. Consequently, we have prepared an "Important Notice" that discusses this topic and details the provisions we plan to enforce to the limits of our powers. Please read this important notice.

Water Shutoff Valve

Many part-time residents who shut off their water when leaving their property do so by shutting it off at the main valve, where the water meter connects. Bill Dunn, our water operator, says this should be avoided, because these valves are not designed for that frequency of on/off cycling. And, when one of these valves breaks, replacing it is a major task. Also, if this valve breaks during a homeowner-initiated shut-off or turn-on operation, the homeowner will be responsible for a \$75 valve-replacement fee.

Instead of shutting of the water at the main valve, owners should install a less-expensive valve down line from the main. A one-inch, PVC ball valve costs around \$6 and is fairly easy to install. For residents who would like to hire the work done, there are several local contractors who would do the work for a fee. For more information and/or names of available contractors, call Bill Dunn at 530-963-3503.

President's Corner

Dear Members:

We have had a busy time since the Annual Meeting. Some of you expressed an interest in improving the quality of life here. We have done some research and feel that we are working in the right direction.

Esthetics were of major concern, so we started there. With the assistance of our Association attorney, we are learning what can and cannot be done by the Board. With your input and support, we feel that we can achieve success.

There is much to be done. There are committees to form, research, etc. If you are interested in serving your Association in any way, please phone us at 530-963-3435 or email us at crra@tco.net. Your input is always welcome.

Another way that you can contact us is via feedback from our about-to-be-launched Internet website. Roy has completed a draft website and your Board is reviewing it now. Our target for publication is the end of September.

Alma Luschen