

# Ranch Ramblin's

Newsletter of the CRRA, Inc.

Stonyford, California

March 2004

## Sale of Lots

We have recently acquired 23 lots that were given to the CRRA, Inc. in lieu of assessments owed. We would like to sell these lots for a fair price in which the aggregate of moneys received would equal the total owed in back assessments: approximately \$27,000. Information on the lots-for-sale are included with this newsletter.

These lots will work well as adjacent properties for current lot owners. There is still a moratorium on the issuance of new water hookup or septic permits and, consequently, building permits. Therefore, they are not very suitable for newcomers to the ranch.

While it isn't possible to obtain a new hookup from County Service Area #1 (county water), drilling a well could be a possibility. If a lot owner has two or more adjoining lots that total an acre or more, they can petition the county to erase the lot lines and create a single parcel. Note that while erasing lot lines joins the several lots into a single parcel in the Colusa County records, it does not affect CRRA, Inc. assessments. **Assessments are based on lots owned, and not parcels owned.** Real estate taxes are assessed on parcels-owned.

With an acre, it **may** be possible to obtain a well permit. With an adequate well, the county would likely issue the permits necessary to build a home. One of our lot owners followed that path last year and was successful in having permits issued.

Be advised, however, this is not a cheap alternative! To erase the lot lines typically requires the services of a surveyor or California land engineer; consequently, this action could cost \$1 to \$3 thousand. And, having a well drilled and the necessary pumps and pipes could cost \$4 to \$6 thousand. Additionally, dealing with the several county de-

## Board to Enforce CC&Rs

With our general mailing in August 2003, the Board of Directors stated it would be enforcing the abridged CC&Rs then distributed and placed on our website. We wrote letters to offending lot owners, but were unwilling to take other disciplinary action until certain other steps were placed into effect. One of these steps was the amendment to the CC&R notice concerning fines. This amended notice was included in our last general mailing in February. The final step is a notice regarding a policy statement that is part of the general mailing that includes this newsletter.

CRRA Inc's attorney has determined that with lot owners now notified of intent to enforce CC&R provisions with fines, CRRA, Inc. is on firm legal grounds to take such actions.

Starting in April, the offending lot owners will receive a third letter from the Board of Directors inviting them to appear in person at our May meeting to show cause why they should not be fined. If they fail to appear or the Board rejects their arguments, a fine of \$50 will be levied and the lot owners will have two months to rid their properties of the offending condition(s). If they fail to do so, they will be fined another \$50 and given another 60 days to comply. This action will continue until the property is brought into compliance.

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### Lot Sale Continued

partments that come into play, will likely require many hours and much frustration before success is achieved.

The list of lots-for-sale is included in this mailing. Anyone interested should contact Jean Bailey Phone: 530-963-3435, fax: 530-963-3419, Email: [crra@tco.net](mailto:crra@tco.net).

*Continued in next column*

## President's Corner

Dear Members:

**A**s you can see in this issue of *Ranch Ramblin's* your Board of Directors have been very busy. Our biggest project of the year has been keeping all of us pretty busy.

There was a lot of time and research involved in properly fulfilling your request to get Century Ranch "cleaned up." We have learned that this is more easily said than done. It is not a simple—or inexpensive—process to enforce CC&Rs. We have learned that the process we are following (see "Board to Enforce CC&Rs," on page 1) is our only legal course of action.

Please note that in the past we have attempted to get assistance from Colusa County, to no avail. Thus far, we have had some success and hope to see more by June, in time for our General Meeting.

In the meantime, we thank you for your patience and support. As always, feel free to contact us as needed.

Alma Luschen

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## **Water Shutoff Valve**

**M**any 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.

## **Website Operational** **<http://crrainc.com>**

**O**ur new website has been operational since October 2003. The website has two parts: main home page that anyone can browse, and a "Members Only" site that requires an ID and password to browse.

The main website is loaded with information about Century Ranch and the local area. It has historical information taken from the brochures and news articles written when the ranch was founded, in 1968, or thereabouts. It also contains recent photographs of Century Ranch and Stonyford.

The Members Only website requires an ID and password. It includes copies of the CC&Rs, By-Laws, and most recent Board of Directors meeting minutes. If you don't have a password, write or email for one. If your assessments are current, we will send you logon information within a few days.

Our contact information:

Address: 100 Coppermine Road, Stonyford, CA 95979

Phone: 530-963-3435

Fax: 530-963-3419

Email: [admin@crrainc.com](mailto:admin@crrainc.com)

**Please write for your ID and password TODAY.**