

# Ranch Ramblin's

Newsletter of the CRRA, Inc.

Stonyford, California

August 2004

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## General Meeting

The CRRA, Inc. annual meeting of lot owners was held on June 26, 2004. Although the turnout was light, the meeting went well. Several members expressed their displeasure with Colusa County and feel their needs for certain county services regarding health issues on Century Ranch are not being met. One member suggested we use our website to ask other lot owners to join in a petition to the county requesting better support. Our webmaster will be happy to support such a petition, if asked by members to do so. If you would like to see a petition like this initiated, please make your wishes known to the Board of Directors, by letter, email, or phone/fax.

Our phone number is 530-963-3435. Other contact information in on our website ([www.crrainc.com](http://www.crrainc.com)).

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## For Sale by Owner

This is a new column that will allow owners to advertise their lot(s) for sale (primarily, to other lot owners). The column will appear in each issue of the newsletter. Newsletters will be typically published four-times annually and be distributed in each of our general mailings. It will also be posted on our website, [www.crrainc.com](http://www.crrainc.com).

***Caviat: The CRRA, Inc. Is not involved in the sale of any lots listed in this space. Sales are strictly between the private parties.***

Lot B4-856, Melvin R.Morgan,  
925-932-1849, \$3,000

## 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.

## President's Corner

Dear Members:

It's been a couple of months since our general meeting, and I wanted to take this opportunity to say "Thank You" to all who came (or sent proxies) I'm sorry for those of you who missed it. I feel that we made some real headway. It seems that property owners are taking a more active roll in our community. This has been demonstrated in the general clean-up and necessary weed abatement.

We still have a long way to go. All of our efforts can be more effective if every single one of us writes a letter to the county departments to remind them of their duties as well. You can address the health department, district attorney, sheriff, supervisors, etc.. Please send us a copy as well, so we can have a record and do follow-up on your efforts to remedy our situation. Remember, power comes in numbers.

Once again, I appreciate your participation and support. I hope we can continue to help each other work our way to a successful homeowners association.

Alma Luschen

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## **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.

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

Our 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.**