

Ranch Ramblin's

Newsletter of the CRRA, Inc.

Stonyford, California

October 2005

General Meeting and Sale of Clubhouse

The CRRA, Inc. annual meeting of lot owners was held on June 25, 2005, in the Century Ranch Clubhouse. We had a good turnout and a very congenial meeting. One of the issues discussed was the south balcony on our clubhouse. It has a structural problem that will cost upwards of \$7,500 to repair. The question was raised whether or not the clubhouse is worth repairing. This caused a lot of discussion with the result being a motion for the board to study the issue and provide a written report to the membership within 120 days.

Since the annual meeting, we, your Board of Directors, have been gathering information in an effort to determine whether selling the clubhouse will benefit the association. The answer is that we still don't know for sure. We have had

- Three realty firms inspect the property and provide estimates on a realistic offering price.
- Two contractors inspect the roof and provides estimates for replacing/repairing it.
- A contractor inspect the south balcony to determine if it could be repaired more cheaply. He says not. The wood is too badly rotted to be repaired; it has to be replaced.
- Our insurance agent re-quote our hazard insurance premium with the clubhouse gone from the coverage.

The results to date are ambiguous and require still more work. For example, two of the three realty quotes were based on an offering of the clubhouse and approximately 16 acres of land. In doing our due diligence, we discovered that the 11+ acre parcel adjacent to the clubhouse is not owned by the CRRA, Inc. Consequently, those es-

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.

Caveat: 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

Lot B4-775, Kenneth and Marta Wagner, 916-408-7808--call for price

Lot B2-413, Edward & Doris Newcomer, 510-235-5099, \$4,000

Lot B3-718 (Anita Court), Oliver J. Peter, Home: +44 43 444 07 22, Office: +41 43 340 62-12 (Switzerland) Address: Schwarzen 29, 8185 Winkel, Switzerland. Email: oliver.peter@freesurf.ch Price: \$2,500 (net)

Lot B4-776 and B2-357, Marc A. Peter, Stadthausstr, 143, 8400 Wintethur, Switzerland. Email: peter@mapeter.ch. Mr. Peter will accept bids on each lot, with a minimum of \$500. Taxes in the amounts of \$120 are due on both lots.

Lot B1-194, 150 Coppermine Road. Call Jerry Lazaro, 530-668-8366

Lot B1-17, 220 Lake Park Dr. Call Albert or Elfreda Rehberg, 707-422-5519

Continued on reverse

President's Corner

Dear Members:

We have used 120 days already, and at this time our information regarding the clubhouse sale is incomplete. You will find this to be more of a "No News" letter.

Unfortunately, contractors and others do not rush to Stonyford when we need work or estimates for work. This has contributed to the slow pace of our information gathering.

Keep in mind, that we are continuing to examine all possibilities regarding what to do with the clubhouse.

We will be forthcoming with information as soon as we get a full picture of the situation. Thanks for your patience.

Alma Luschen

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. 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.

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

Please write for your ID and password TODAY.

Clubhouse sale from front (Continued)

estimates will have to be revised based on an offering of 4+ acres.

In thrashing out the issues, we decided we needed additional estimates for removing the south balcony completely and closing off the wall.

For these reasons, we decided we don't have enough information to make a solid recommendation on whether or sell or keep the clubhouse.

We have decided to table the issue and continue gathering data. When all of the required information is available, we will make a recommendation and notify the membership via U.S. Mail. The recommendation letter will ask for a response by return mail.