

Ranch Ramblin's

Newsletter of the CRRA, Inc.

Stonyford, California

August 2006

President's Corner

Misrepresentation!

It's been a very busy time for your Board of Directors. We are looking into methods of collecting assessments that are in arrears. Some of you may have received letters from a real-estate speculator about this. These letters express a desire to purchase properties that are in arrears.

We are aware that some of you who have received these letters are not in arrears at all. Please know that these somewhat threatening letters *are not from the board*. They are from a speculator who is interested in obtaining as much Century Ranch property as possible.

Please make your decisions accordingly. It is our desire to work out a plan for payment of overdue assessments before any other steps are taken. We will do all we are allowed to do by law in order to work with you.

New laws have come into play that *require* us to take steps to collect or foreclose.

We are trying to make it easier for you to acquire a buildable amount of property so that you can make use of what you already have. If you need information about your neighboring lots for purposes of possible purchase, please contact Jean Bailey at the office, 530-963-3435.

However, if you want blanket information about lots, we cannot give an overview of the condition of all lots in general. You need to work with the County for that kind of information. Keep requests to us specific to lots that pertain to your current ownership.

Thank you for your cooperation in this great time of change for all of us. We hope to work with you all for the betterment of our situation on Century Ranch.

Alma Luschen

Annual Meeting

Our Annual Meeting was held June 24, 2006, in the CRRA clubhouse. It was sparsely attended, with many empty seats. Each year there seems to be one topic that dominates; usually it's water. This year, it was joining lots to form one-acre parcels. In the recent past, Colusa County has shown itself to be amenable to issuing a well permit to lot owners who (1) have accumulated adjoining parcels that equal one acre and (2) had the County erase the lot lines to create a single parcel number (APN). Once a well is in place, *and if the lot will percolate*, obtaining a septic permit and a follow-on building permit may be possible. Be advised, however, joining lots to form a single APN can get expensive. Call Colusa Planning and Building at 530-458-0480 for information.

Contacts

Below is a list of contacts within Colusa County and the local community. This listing appears on our website and is repeated here, per request.

Colusa County Departments			
Build. & Plan.	Steve Hackney	530-458-0408	Build. Permits
Build. & Plan.	Karen Anania	530-458-0481	Water
Env. Health		530-458-0395	Septic
Bd. Of Supv	Gary Evans	530-458-0508	Our Supv.
Sheriff		530-458-0200	Law Enforce
Real Estate			
Charlene Metcalf	Charlene	530-4962-3309	www.charlene-metcalf.com
Remax Gold	Danny Lawson	530-963-3748	
Nova	Leroy Walkup	530-963-3158	www.ucnovarealty.com
ABC Realty		530-865-9561	

Send us your email address!

We would like to be able to contact lot owners via email to pass on information directly, or to alert members to important information newly placed on the web site. As you know, we provide information in our periodic mailings. However, we typically only have three to four mailings each year, with each costing around \$400 for postage. Being able to contact lot owners electronically will provide an alternative means of contact.

If we have contacted you via email in the past, we have your email address. For everyone else, please send your email address to the following

admin@crrainc.com

We will respond by return email and will add your address to our database.

For Sale by CRRRA, Inc.

The Association was recently deeded four lots on which assessments and property taxes are in arrears. We will sell these lots to anyone willing to pay these back assessments and taxes, and to agree to pay current taxes and assessments as they come due. The lots are listed below:

Lot B2-392, Back Assessments: \$895; Back Taxes: \$200.86. Net outlay to purchaser: *\$1,095.86*

Lot B3-552, Back Assessments: \$895; Back Taxes: \$1,694.35. Net outlay to purchaser: *\$2,589.35*

Lot B4-790, Back Assessments: \$1,625; Back Taxes: \$1,585.29. Net outlay to purchaser: *\$3,210.29*

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 CRRRA, Inc. is not involved in the sale of any lots listed in this space. Sales are strictly between the private parties.*

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 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

Lot B1-173, Josie & Evelia P. Fernandez, 559-638-3793--call for price

New Email Address

Our new primary email address is *admin@crrainc.com*. We have canceled our email service at Tehema County Online (tco), due to the relative non-use and expense. The old address was *crra@tco.net*.

Tax Sale Auction

We have heard, unofficially, that Colusa County *may* have an auction in November of properties for which taxes have not been paid. If such an auction occurs, it could allow present lot owners to increase their own adjacent-lot holdings to greater than one acre. Having adjoining lots that exceed an acre may allow the property to become buildable. You can call the Colusa County Building & Planning Department at 530-458-0408 for more details.

If this proposed auction become fact, we will announce it on our web site: *www.crrainc.com*