



The Ridge

COMMUNITY ASSOCIATION



August 2010 Newsletter

Association Highlights:

Update 2010: The year is slipping by right through summer! Beginning in March, the Board approved the management contract addendum, extending services through March of 2011. The Board also authorized the spring community garage sale for May. Meeting location changes were acknowledged necessary for certain dates due to scheduling priorities of the Mission Trail Library.

In March the Board accepted assistance and offer from Western Municipal Water District for a grant-funded "High Efficiency Landscape Irrigation Retrofit Program", to change out irrigation heads to assist in water conservation at all parks. Installation was completed at no charge to the Association by Valley Soil, Inc. At the same time the Board approved the Association landscaper to install master valves and rain sensor devices at both Senna and Plata Parks, paid for by the Association. Unfortunately some legal matters were still being addressed in March relating to violations of the governing documents.

In April, the Board undertook a much larger and necessary project, the repair and painting of fencing and handrails at both Senna and Plata parks, authorizing the work to be done and contracting with Fenceworks, Inc. After months of discussions back and forth with Ryland, the Board of Directors agreed not to contest the construction improvements for Lot 150/Rosita Park for the intended flood control easement.

The annual maintenance and abatement for the clearing of the fuel modification area was approved in May, work performed by the Association landscaper Canyon Springs Landscape. The Board also performed the annual reorganization of the Board in May.

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Rosita Park/Lot 150: Construction has begun on Rosita Park by Ryland, as is being required of the County of Riverside Flood Control District for access to and maintenance of the drainage system behind the park wall. This has been a long process as the Board of Directors has



made every effort to negotiate with Ryland and the County for minimal impact to the park and play area. There is to be a turf block access driveway through the park for County use only—along with a double gate access at the rear wall. For all practical purposes the park and play equipment remain the same.

Important Meeting Dates:



Meetings are held every other month. The next General Session Meeting is scheduled for September 20, 2010 at 6:45 p.m. at The Mission Trail Library;

34303 Mission Trail Blvd., Wildomar, Calif.

Homeowners are encouraged to participate during Open Forum. Each Home is allowed up to 5 minutes to provide input to the Board of Directors.

Board of Directors

President: Joe McCabe
 Vice-President: Darrell Ayers
 Treasurer: Michael Tierney
 Secretary: Howard Ramshorn
 Director: Susan Mercado

Important Shorts:

NOTICE OF OPEN MEETING
Monday, September 20, 2010
Location: Mission Trail Library
34303 Mission Trail, Wildomar, California
@ 6:45 p.m.

An Open Meeting of the Members is being scheduled in order to adopt a new Association policy "related" to member discipline, including monetary penalties, per Civil Code Section 1357.120(a)(3).

Purpose: The purpose of the proposed policy Resolution is to help ensure that the Association's disclosure of continuing violations and any related fines or monetary penalties are made in accordance with law.

Effect: The effect of the proposed policy Resolution will be to assist the Association and its management company in dealing with escrow requests for properties where the Association believes there is a continuing violation of the governing documents.

Please plan on attending the open meeting to express any concerns, or you may forward your comments in writing to the Board of Directors prior to the meeting.

Meeting Location: Due to the unavailability of the Mission Trail Library for certain dates, it has become necessary for some General Session meetings to be conducted at the Temecula office of Avalon Management. The agenda must be posted to the membership minimum four days prior to any General Session meeting, and will be posted at the entry to Senna Park.



**Helpful
Contact
Information:**

Avalon Management:

Managing Agent: Sheryl Whitaker
Phone: (951) 699-2918 ext. 102
Fax: (951) 699-0522
Email: sheryl@avalonweb.com
Web site: www.avalonweb.com
29379 Rancho California Road, Suite 206
Temecula, CA 92591

For Architectural Issues:
Dena Zorotovich—Email: dena@avalonweb.com
(951) 699-2918 ext. 104

For Member Accounting Issues:
Member Services—Email: ar@avalonweb.com
Phone: (951) 244-0048 ext. 109

To Report an Inoperable Vehicle:

Phone: (951) 506-2000

Animal Control:

Phone: (951) 674-0618
(Barking or unleashed dogs)

Lake Elsinore Police Dispatch:

Emergency: 911
Business Phone: (951) 245-3300
Non-Emergency: (800) 950-2444 #5
From a Cell Phone: (951) 776-1099 #5

Fire Department:

Emergency: 911
Station #61 in Wildomar-Phone: (951) 678-1661

Protection Rescue Security Services

Robert Edwards (951) 764-9187

Wildomar City Hall

23873 Clinton Keith Road, Suite 201
(951) 677-7751

www.cityofwildomar.org

The Ridge Website

www.ridgecommunity.com

MEETING DATES 2010

**September 20
November 15**

Meetings start @ 6:45 p.m.

*Meetings subject to cancellation.
Subject to quorum of the Board of Directors in attendance.*

Community Notes:

Fence Stain Color: The original wood fence stain color, and pre-approved wood fence stain color is: Behr Paint, wood-toned, water proofing wood finish, #401 Cedar Tone, and is available at the Home Depot. Any other colors of stain or fence paint will require the approval of the Design Review Committee. Applications are available on the Ridge website, or contact Avalon Management to have one mailed to you.



Mailbox Theft: Homeowners beware of mailbox thefts being reported. This is happening in many communities, an unfortunate sign of the times.



Update 2010 Continued from Page 1:

At the June meeting, the Board of Directors expressed concerns regarding short-sales of property within the Association, and how to best approach this matter in fairness to the membership when collecting delinquent assessments or fines for someone trying to short sell their home. The Board has drafted a resolution for formal adoption relative to this matter as noticed to the membership with this mailing, and is satisfied that this will resolve the matter. Formal adoption of the resolution is expected for the September meeting. Two such sales were done in June.

At the July meeting, and after an on-site meeting with members of the Board and Ryland in late June, the Board acknowledged that construction had in fact begun on Rosita Park.

Also in July, the Board addressed several other matters, approving to replace the damaged tunnel on the play equipment at Senna Park, ordering the necessary part from Coast Recreational. The Board also approved to renew the Directors & Officers Insurance policy (D&O) for 2010-2011, to combine reserve fund line items into one line item, after agreeing that many of the reserve line items were not necessary now or in the future. The Board also approved a new "fines" threshold of \$1,000, before taking a homeowner to small claims for further enforcement action, as it appears fines in and of themselves don't necessarily earn compliance with violations as they are supposed to do.

Lastly in July, the Board authorized the Open Meeting Notice for the September meeting in order to adopt the resolution regarding member discipline and monetary penalties, and also to proceed with legal matters relative to on-going and unresolved violation matters, and for a member of the Board to ride along on a future inspection of violations to report back to the Board.