

Cedar Ridge Ranch Property Owners Association Membership
Application / Renewal

Please Check One

- New Membership (\$50.00)
- Membership Renewal (\$50.00) - Please check the information on your mailing label and correct if necessary.

Name _____

Mailing Address:

Street _____

City _____ State _____ ZIP _____ Contact Phone _____

Property Address: (if you own property in the association area)

Street # and County APN _____

- I would like the E-Mail edition of the newsletter
- I would like the paper edition of the newsletter

C.R.R.P.O.A. Newsletter
Cedar Ridge Ranch Property Owners Association
P.O. Box 1894
Twain Harte, CA 95383

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C.R.R.P.O.A Newsletter

Editor: R. Jay Bunten (209) 586-7649

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November 2000

Annual Meeting

This year, the Cedar Ridge Ranch Property Owners' Association and the Fireman's Annual BBQ, held their annual events on the same day, resulting in an outstanding attendance.

Our annual meeting swelled to 3 times more people than we have had in recent years. It was encouraging to see so many new people who have a desire to become an active part of the community. As you may have read, participation in civic, social and political organizations is down 50% in the last 10 years. (Reference: "Bowling Alone" by Dr. Robt. Putnam). Many young families were at the meeting as well as the barbecue and the Ladies' Auxiliary raised a substantial amount to benefit our volunteer fire company. The food, fellowship and neighborhood spirit was outstanding. Thanks to all of you who attended. We are planning the same schedule for 2001 and hope to meet even more of you.

Letter To New & Renewing Members

If you have been a member of the CRRPOA, you are aware of the letter sent prior to our annual meeting August 5, 2000. In that letter, we explained that in order to keep the Association in place, we were obligated to follow the Bylaws' mandate that the Board of Directors of the Association be indemnified, i.e. carry insurance.

This requirement was met in past years when the Association was combined with Dogwood Lake. But since 1995, when the 2 organizations separated, only Dogwood Lake has carried a liability policy. This has resulted in our having to indemnify our officers (& possibly other members) on our own.

At the annual meeting we presented 3 possibilities to solve this problem.

1. We re-write the Bylaws to eliminate this requirement. This would result in it being extremely difficult to find people to serve on the Board without indemnification.
2. Disband the CRRPOA
3. Raise the annual dues to pay the \$1,500.00 annual premium on the insurance.

A majority vote of those attending the Annual Meeting and those who sent in proxies was to raise the dues and continue the Association resulting in a vote to raise the annual dues to \$50.00. Why \$50.00?

We have NO MANDATORY MEMBERSHIP and don't know what monies we will receive from year to year. We need not only to meet the insurance premium, but also establish a larger reserve to be able to cover any legal expenses that may arise. We are aware that attorney costs are substantial, but we are hoping that with a good reserve, we will be able to lower the annual dues once we see the results from our members and "soon to be" members. You will notice that the application for membership included in this newsletter currently reflects annual dues of \$50.00. We are hoping ALL who receive the newsletter and who have expressed appreciation for your Association and its efforts to "promote the health, safety and welfare of its members" will support us in this effort. We have several programs in mind and a full

Board of Directors to implement them. All we need is your continuing support. Please join us.

Joan Lainen
President, CRRPOA, Inc.

The New Board

Your new and continuing members of the Board are:

President: Joan Lainen

My husband Craig and I have lived in Cedar Ridge for 15 years, moving here from San Diego. In my second

year as President of the CRRPOA, I look forward to using my background in real estate and promotions to try to improve the property values and to keep abreast of upcoming changes in the local government that may impact our subdivision.

Vice President, Editor & Webmaster: Jay Bunten

This is Jay's third year on the CRRPOA Board. Jay and his wife Mary moved to here in 1992 after they both retired from IBM in San Jose, CA.

He is currently self-employed as a part time computer consultant as well as enjoying snow skiing and golf.

Treasurer: Mike Lazar

Hello, I am Dr. Mike the chiropractor in Twain Harte. I've been a chiropractor on Modesto for the past 21 years. I

Kewin Mill Road Clean-up

Thanks to our Cedar Ridge volunteers and Jim Briscoe at Cal Sierra, we have established an arrangement to collect the trash along Kewin Mill Rd. and dump it at the disposal site for free. September saw our mighty band of volunteers on duty: Dean Squires, Ron Barrett, Mike Keller, Art Smith and official truck driver, Sherleen Squires. Our thanks. If you would like to assist in the future, contact Dean Squires.

took over Dr. Davis's practice in Twain Harte 2 ½ years ago and moved my family to Cedar Ridge one year ago.

My wife Cathy and I have been married for 21 years and have two fine children. Jared, age 16 and Becky, age 13. We moved to Twain Harte / Cedar Ridge area to find a better life-style and closer community ties.

In my early years I spent a lot of summers at my families cabin in Twain Harte; which influenced my relocation to this area. I decided to donate my time to the Cedar Ridge Association, to help maintain the charm and life-style of the area.

Secretary: Tina Lanter-Skokan

My husband David Skokan and I had been living in the Bay Area and in Cedar Ridge on weekends for two years until this summer. We now live here full-time and LOVE it! We have 4 children one of whom attends Belleview School. I left a career at Pacific Bell Wireless to live here full time and am very excited to be able to dedicate my time to helping maintain and improve this glorious place we live. I also volunteer at Belleview School, where I assist coaching soccer, while continuing my education at Columbia College and of course maintaining the family unit! I look forward to meeting more of the CRRPOA members and helping in anyway I can.

Director: Diane Warren

I have had an interest in Cedar Ridge for more than 30 years. My parents, Jim and Joan Donohue, were involved in the original planning and organization of the Homeowner's Association. I have been living "On top of the Mountain" for several years now. I am employed as an office manager, have 2 children and the most handsome grandson in the county.

It is my intention to enhance the association to include the second and third generations of original "settlers". I would like to see more involvement from all of the homeowners. I am available in the evenings to discuss any of your concerns and look forward to the progress ahead over the next few years.

Director: Phyllis Schmidt

Phyllis has lived in Cedar Ridge for over twenty years. She has been very active in the Ladies Auxiliary raising money for our volunteer firemen and women through the years serving as Secretary & other positions.

Director: James Thweatt

James was born in Alabama in 1937. He grew up in Southwest Texas and attended Spring College in Mobile Alabama, graduating in 1959 with a degree in English. After two years in the Army as an artillery officer, he attended graduate school at the University of Kansas,

receiving a Master's degree in 1963, after which he taught English at the University of Missouri for four years. Then he worked for two years as an editor in an aviation electronics firm in Kansas City. From 1969 to 1975 he taught at the Kansas City Art Institute.

He moved to Southern California in 1975 and became the manager of a resort at four thousand feet in the Southern Sierra Nevada. He fell in love with the Sierra Nevada and dreamt of some day owning a place in the mountains. In 1978 he moved on to San Francisco, where he met and eventually married Virginia Choo, a psychotherapist/Jungian Analyst. James and Virginia still make their home in the S.F., but in 1995 James realized his dream when they were able to buy a house in Cedar Ridge. James divides his time, about 50/50, between San Francisco and Cedar Ridge.

Improving Our Neighborhood

What can we do to improve our neighborhood? We had several comments at the Annual Meeting expressing concern for the overall "condition" of Cedar Ridge.

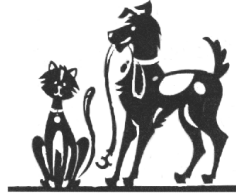
1. **THE ROADS:** A long letter from the County in a 1999 Newsletter indicated that we would see only patchwork for some time to come. Fortunately, we do not have the task of maintenance, plowing & striping at this time. We are also "on the list" with the Probation Department. to have the department's work release and community service personnel clean up Kewin Mill Road. We have had excellent cooperation from the County in furnishing us with brightly visible vests, cones etc. when it becomes obvious that we will have to use our Cedar Ridge volunteers to clean the road (see "thank you" insert on front page).
2. **YARD TRASH ACCUMULATION:** The County Health Dept. 533-5990 is the place to call if there is garbage involved as it poses a health problem from rats, mice and a stench from rotting organic material. If people have unsightly old appliances, couches, trailer hitches, camper tops etc. on their private property, try a personal approach. Such unsightly yards affect values for ALL of us. If trash is spilling over onto the street or blocking traffic lanes, the Highway Patrol 984-3944 may be the one to deal with it. They may also be called if boats, trailers, trucks, cars etc. are blocking traffic flow.
3. Our CC&R's reflect the County codes. The zoning for this subdivision does not allow for non-domestic animals to be kept in or on lots 1-609 of Cedar Ridge Ranch. Any code violation is the responsibility of the

Code Compliance division of the Community Development Dept. 533-5633. This division has been especially helpful.

We are not saying that one phone call to any of these agencies will get the job done, but if you are serious in your pursuit and it is within their responsibility, you will have a source for problem solving.

4. **NOISY BARKING DOGS & INCREASING CAT POPULATION:** Ask yourself, if you are a pet owner,

"Could it be that my animal is disturbing others while I am gone?" Am I just accustomed to the noise and can block it out or is there really a



problem. We currently have dogs that are howling day and night, running all over the neighborhood and are truly a nuisance. We also have cats that look like they haven't been fed – ever -or that are being fed by non - owners and over running the neighborhood. Animal Control will furnish you with traps for both cats and dogs, but would it be better to take personal responsibility? Spay and neuter programs are very reasonable in this County.

5. **ICE:** Many streets have curbs. These allow for water to flow to drainage and help keep ice from forming excessively. We have no one but ourselves to see that these curbs are kept free from debris and erosion. It's a task that can help make appearances better and keep us safer.

Be assured your Association is here to serve our members and if we all do our part, we won't have a neighborhood we will have to "apologize" for!

Winter Fire Safety Reminder

'Tis the season! Before light that first fire, please that your roof is clear of needles and other debris. now is a good time to clean gutters to prevent that unwanted shower on the Your chimney's spark should be firmly in place and clear to prevent unwanted sparks from flying. Several firms in the area offer chimney cleaning.



you
check
leaves,
Also
your

deck.
arrester

Let us not read of a house fire caused by a dirty chimney or flying embers.

Enough Water?

The following is a reprint of a letter to the Union Democrat Editor on September 5, 2000, regarding the Mountain Spring Development Project.

To the Editor,

In late winter of 1991 the water levels of Pinecrest Lake and Lyons Lake, which supply the water for the Tuolumne Ditch, were so very low that water use restrictions were imposed. Those of us who depend on our household water supply from the ditch, about 70% of the residents of the county, were advised that the ditch probably would be dry by May. People would have been forced to leave their homes. If there were fires, the fire fighters would be severely handicapped. Fortunately, a very heavy storm occurred in late March, which saved us from a disaster. Heavy storms like that one are very rare that late in the year. On March 29, the Union Democrat called it, "The March Miracle". **This was a close call!** It should have been a warning to the County Supervisors and Planners and to the various water agencies (this was before TUD was formed) to restrict further development until a more sufficient water supply was developed. The close call was soon forgotten. More development was approved, more houses were built on new and existing lots, part time cabins were converted to full time residences, and new businesses came to town. Water demand is much higher now and therefore we are now much more vulnerable to a dry year than we were in 1991. If there is a water shortage crisis property values could fall drastically.

How can the elected officials, the representatives of the people, even consider a project as large as the Mountain Springs development? Do they truly represent us or is their loyalty somewhere else?

Robert Madvig
16975 Broken Pine Road
Sonora, CA 95370
209 586 3427

Have Extra Trash?

Here is a program that's available to everyone in Cedar Ridge: if you are a customer of Cal Sierra Disposal, you may get an appointment to use 2 FREE coupons, good for an \$11.00 credit at the transfer station. As an example, this coupon will cover a small pickup load, 1 couch etc. You haul it, but they pay for the disposal.

If you don't have Cal Sierra pick up service, you can participate in the program by presenting 4 receipts from

Continued page 4

the transfer station, showing you have used their disposal facility 4 times and you will get 2 FREE coupons (same perimeters as above). Call Cal Sierra 532-1413 for further information and an appointment.

Refrigerator disposal: there is a \$10.00 fee if Cal Sierra has to evacuate your system.

The County has funds to haul off old cars. Also there are charities that will take your old clunker to sell for parts and you get the charitable deduction!

Redefining the role of the CRRPOA

by Jay Bunten

The Board believes that as difficult as it may be, it would be more than willing to take on the task of redefining the role of the CRRPOA. And with your support we could make this a cohesive organization with the funding necessary to address local and county issues concerning our subdivision and provide a valuable service to our community.

To redefine the mission of the CRRPOA the following items need be addressed:

? The first is to define the mission of the CRRPOA and the scope of their authority. The Board believes that having a property owners association increases the value of our property and can provide a vital service to our community. The majority of those that attended this year's annual meeting supported this belief. The Board believes that the CRRPOA's mission should be as follows:

- o Provide a focal point for neighborhood issues and concerns.
- o Be the governing authority over the CC&R's for units 5-12A and possibly 12B.
- o Provide a voice in political issues that affect our community.
- o Disseminate information regarding our community.

? The second item is the funding of the CRRPOA. The Board believes that funding of CRRPOA should be the responsibility of ALL of the property owners involved, not just a selected few. Last year the CRRPOA only had 156 members out of 595 lots. As outlined in our previous letter (see, **Letter To New & Renewing Members**) the CRRPOA must now have a significant operating budget. These new costs amounted to last years entire operating budget. Our current estimate of dues is \$50.00 per year (which includes a contingency for lack of membership). If every lot participated, the dues could be less than \$10.00 per lot per year.

? The third item is the current CRRPOA bylaws- scope of membership: The current scope allows persons other than property owners of units 5-12a to belong to

the CRRPOA. This prevents the CRRPOA from being the governing body of the CC&R's and must be changed. What are the CC&R's?

When you purchased your property you should have signed off that you have read and agreed to the terms and requirements defined in the **Covenants, Conveyances and Restrictions (CC&R's)** for your unit. The Cedar Ridge Ranch Subdivision is comprised of 14 units. The Cedar Ridge Improvement Association covers units 1-4 and our organization, CCRPOA, covers units 5-12a. Unit 12b exists, but does not have a governing set of CC&R's.

The CC&R's for Units 5-12a, while not directly providing for a Property Owners Association, do provide for an Architectural Control Committee (ACC) comprised of three members. The committee's members are elected by a majority vote of the property owners, with each lot having one vote. It is the CRRPOA Boards assumption, since actual proof cannot be located, that the Board should be acting as the Architectural Control Committee (ACC) described in the CC&R's. In actuality, there should be 8 ACC's since there are eight (8) sets of CC&R's for Units 5-12a.

? The fourth item is the 8 sets of CC&R's. The Board believes that these could be revised to a single document. Doing this may prove to be unnecessarily difficult and costly and therefore not feasible.

In order to address these items several steps have to be taken:

Step 1:

Amend each of 8 CC&R's to: (with aid of legal counsel)

1. Name the CRRPOA as the governing body.
2. Add a new section to provide for a mandatory payment of dues as defined in the bylaws of the CRRPOA.
3. (Optional) Combine the eight sets of CC&R's

Step 2:

Amend the our current bylaws

1. Define the mission of the CRRPOA
2. Amend the Membership dues section.
3. Amend the Article II: Members, to allow only property owners of units 5-12a to be members.
4. Make membership in the CRROA mandatory and allow membership to transfer from owner to owner.
5. Make other By-Law changes that may be necessary but are not known at this time.

Step 3:

Distribute the amendments and supporting documentation to all property owners involved.

Have each Unit (or Units, if combined) vote on the amendments. The current CC&R's require a simple majority vote to amend the CC&R's and our bylaws require a 60% vote for amendments.

Step 4:

If the amendments pass, then we need to prepare the necessary documents for Tuolumne County.

Step 5:

Record the CC&R amendments with Tuolumne County Recorder. We will also file a Notice of a Statement of Homeowners' Association, which will allow the CRRPOA to file liens against property owners that are delinquent in paying their dues.

If the CRRPOA is to continue, the above steps must be successful or CRRPOA will be disbanded at the end of this fiscal year. Therefore, it is important that each and every owner vote on the redefinition when the ballots are circulated.



CEDAR RIDGE IS PART OF LIVING HISTORY

By Barbara Holton

The wagons, horses, mules and riders dressed in 1850 garb that rolled into Twain Harte the other weekend are not ready to ride off into the sunset just yet.

If you missed out on the Sonora Pass Wagon Train this year you may still have a chance to be part of the experience next year. It began as the last of its kind, ending a 4-year tradition that recreated the historic pioneer immigration to California during the hey-days of the gold rush. It ended with new hopes of yet another such event next year, because everyone had so much fun that all they could talk about was doing it again in 2001. This is an event you don't want to miss if it comes up again.

Some 80 to 90 people participated in the trip, which started on the Eastern Slope of the Sierras at Pickle Meadows. Some rode the whole trip, while others joined the train for only parts of the ride. They came from out of California and as far away as Europe to relive the historic experience and see first hand what it was like for the pioneers, who underwent incredible hardships to reach California's gold fields 150 years ago. Only difference was, this trip lasted short of 2 week (not months), and there were no Indians and grizzly bears. A catering company served the fabulous cooking prepared in Dutch ovens, and their owners attended the animals that pulled the wagons. Actually, the riders, my being one, had it made. But by the time we pulled into Twain Harte, in parade style, there was the

definite feeling that we had gone back in time to relive history at its fullest.

The second night was the best, and the toughest. An unexpected snow fell on our camp and covered the ground with 6 inches. We had a huge campfire with logs the size living room furniture, around which we sang and told stories. It was at this early point in the adventure, while we were having so much fun knee-deep in freezing snow, that it occurred to all we were among the best of friends and in for a great 2 weeks. The wonderful cook, God bless him, never let us down either, and at Dardanelle the next day the weather cleared up to top things off.

What a trip!

Besides my husband Bob, and myself, other Cedar Ridgers were Jeanie Tucker, her daughter Chanda, their horse on which Jeanie rode the whole way; and Stefanie Robertson, 10 years old. For Stefanie, the wagon train experience was a birthday present she will never forget. Also, there were about 20 happy campers from Twain Harte.

A key organizer this year for the event, Cheryl Sargent, says its looks like it might happen again next year. If it does, mark your calendars.

Timely Newsletter

By Jay Buntin, Editor

I would like to offer my deepest apologies for the tardiness of this edition of the newsletter. Too many vacations and other distractions were a sorry excuse.

We are also offering an email version of the future newsletters. If you are interested in receiving the email version in lieu of a printed version check the appropriate box on your membership form.

A copy of previous newsletters are available on the website in the archives section.

To control costs, the mailing list for this newsletter is limited to owners of properties in CRR units 5-12B.

2000-2001 Membership Drive

If you are not already a member of the CRRPOA there is an application for membership on the back of this newsletter. To become a member, just complete the form and return it along with the annual dues to: CRRPOA, P.O. Box 1894, Twain Harte, CA 95383.

You can also find the membership form on the website at: www.cedarridgeranch.org