

Ridgemark HOA NEWS

A NEWSLETTER FOR RIDGEMARK HOMES ASSOCIATION • JUNE 2014

Message from the Board

U *update on the
Annexation
approved by RHA
membership in
August of 2013
(Ralph's Way extension)*

The documents have been signed by all parties to record the annexation of the homes to be built as the extension of Ralph's Way. The Architectural Review Committee (ARC) has reviewed the first couple of house plans and is pleased that they meet our requirements and quality standards. We should begin to see some expansion of infrastructure in that area soon.

Ridgemark Community Park

Please review the enclosed park rules and group reservation application (see pages 5 and 6) for a good understanding of park use. A number of failing trees were removed from the park last season. Special thanks to Peggy Churchill, owner of Cutting Edge Landscape, for donating and planting twelve trees this past year.

Unity

We have been in discussions with two of the four nonmember associations, but have not received much encouragement. Bottom line, they do not see the benefit of paying community dues when they already receive community benefits at no charge; such as the park and the protection of our current legal action. They prefer to be independent. We will continue to

leave the door open as we believe in one common association for the global issues within our community. Since RHA owns the roads and easements, rest assured that any and all future residential lots of any kind will be annexed into the RHA community.

Roads

The much talked about and demanded speed humps for the streets of Donald and Lanini are scheduled for installation on June 16th and 17th. It is unfortunate that some of our members and our guests drive at excessive speeds which make this action necessary.

Architectural Review

Approval from the Architectural Review Committee (ARC) is required for any project that affects the exterior of your home or property including: renovations, new or re-landscaping, painting, fencing, outbuildings, roofing, etc. Members are required to complete a one-page application form that is usually approved the same day of submittal. Please contact ARC committee member John Grewohl at 831-245-9208 while in the planning stage of your project.

JMK/RG&CC

To quote a recent notice from RG&CC dated May 11, 2014, "Realizing that there is always the possibility of things changing, it appears as though JMK Golf and their President, Alex Kehriotis, have decided which of the existing 36 holes of the Ridgemark Golf and Country Club will comprise

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the newly established 18-hole Course commencing in July." This notice also confirmed that the following 18 holes will be shut down by July 1st: Diablo Course: holes 4-8-9-10-11-12-13-17, and Gabilan Course holes 1-4-11-12-13-14-15-16-17-18.

Recap of April 7th Committee Meeting with JMK

John Kehriotis's comments at the opening of the meeting included:

- Try and solve some problems.
- Hopefully this is the first of many meetings.
- We will need a road agreement and development agreement.
- Your association controls the roads.
- We (JMK) have not hired engineers.
- We have hired an environmentalist.
- We have talked to Sunnyslope about ponds (referring to the retired sewage ponds in the southeast corner of the property, along holes 7-9).

(continued on page 2)

Message from the Board (cont.)

Overall takeaway from the April 7th meeting:

- Good, productive, cordial meeting.
- JMK knows that the ball is in their court, and selling the homeowners on any development will not be easy. They know the homeowners must agree on any housing development, and repeatedly requested guidance on what they should propose to develop.
- JMK said up front that they will need Ridgemark HOA roads as JMK has the desire to obtain an agreement to develop within Ridgemark Estates.
- They will be turning off water to 18 holes (as described on the front page) on July 1, 2014, and until then will do minimal maintenance on those holes.
- Our committee made it clear that JMK's access rights over the roadways are expressly limited to those reasonably required for the operation of the golf and country club, and if JMK wishes to develop any portion of the golf course into residential units, then JMK must sell any development plan to the members of RHA and obtain their consent to use the roadways for such development. We made it quite clear that it is not the responsibility

of Ridgemark Homes Association Board to sell JMK's project.

- We left the meeting with the suggestion that JMK should be very creative in proposing a development plan that would minimize encroachment on homeowner properties and quality of life.
- JMK did not respond to our request to record an acknowledgment of the language related to the restricted easement that had been omitted from their deed.

Recap of May 20th Committee Meeting with JMK

- JMK was looking to resolve the incidental issues within the lawsuit. They were also critical of our filing of a lawsuit, but hopeful that we can work together to come to an agreement.
- JMK made an offer for RG&CC to share in road maintenance. They also offered to split the cost of repairing the sinkhole caused by RG&CC's compromised water line.
- We made it clear that nothing would be negotiated until JMK recorded an acknowledgment that its current access easement is limited to ingress and egress reasonably required for the operation of the golf and country club.
- We also made it clear that closing down 18 holes does not equate to

development. It's just open space which many of our members would accept over development.

- We shared that we believe the restriction in the original deed was placed there to preserve the open space of Ridgemark Estates, be it a golf course or feral land.
- JMK asked for a "step away" or an extension of time to respond to the litigation while they research their options regarding holding the title company responsible for the omitted language relative to the restricted easement over our roads. We (our attorney) will assist by providing the specific language omitted.

We are not considering any "step away" at this time. Our attorney is amending the complaint language in order to strengthen our position. Due to the amendment, JMK will have an additional 30 days from the date of service to respond to the complaint. Please know that several attorneys believe we are in a very favorable position. Please also know that until we obtain a favorable legal position we will not compromise our position by negotiating away our rights. We ask that you be patient, and trust that we continue to work in the best interest of Ridgemark Estates and the members of RHA.

Thank you to all who understand the difficult positions our community and the RHA Board are facing. Your confidence in the RHA Board, in the information we are forwarding to you, and your continued support is appreciated. For those of you who feel you need more, please continue to address your concerns by attending our board meetings, fourth Tuesday of each month, 6:30pm, Tres Pinos School.

Billboards Complaints

We've received MANY complaints from residents about the obnoxious billboards that have been placed at the entrance of Ridgemark!

Board member Dan Valcazar spoke to Stacey Watson, the San Benito County Code Enforcement Officer via telephone. So far, she's received over 100 emails from unhappy homeowners.

Stacey has the planner reviewing the code because they are cautious about their enforcement causing a cascade that may involve other signage around the county. Also, housing violations are taking the priority. She says she should have a reply in a couple weeks or before the next HOA meet.

To complain email Stacey at:
swatson@cosb.us



Streets of Ridgemark

By Mel Tungate, HOA Board Member and Treasurer

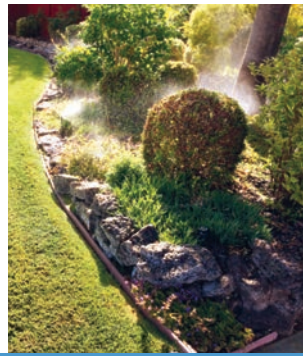
This morning as the dogs and I took our walk, we observed some very attractive neighborhood landscaping, so we decided to take some pictures of this lovely botanical park we live in. We reside in a paradise where as many as 1050 separate homeowners have banded together to plant tens-of-thousands of plants, most manicured in a very diligent and loving manner. Below are photos of a few of my favorite sights for this morning that I would like to share with you.

I was asked to write a column about CC&R violations, but I wanted to make this about how most people do it right. Many of us walkers have hiked every street in Ridgemark, and I thank each homeowner for making our hike so pleasant and our existence here so beautiful.

What do we NOT like to see? Cars stored in driveways with license plates two years out of date. Trailers parked on lawns for months, and motor homes stored in backyards. Businesses with over 12 vehicles parked in the street day after day. And hideous fences. When your neighbors complain, the new guy on the board (me) volunteers to go give an independent eye to what is occurring.

So, let's keep this place as gorgeous as we can. We only live once on this earth, and we are the stewards. I especially appreciate all of you who do your homes so well.

Unfortunately, we do have areas that violate our CC&Rs. Below and on page 4, you'll find a couple articles covering complaints we've received about vandalism and visible sports equipment. We also are experiencing many diseased and dying trees in the neighborhoods (see page 7).



CC&R Violations—Street Signs

Ridgemark stop signs have become subject to graffiti! Be aware that this type of vandalism is covered in California's Penal Code.

California Penal Code Section 594 is defined as maliciously damaging, defacing or destroying property that's not yours. This includes marking a stop sign with graffiti.

Vandalism charges can be either a misdemeanor or felony, and a person can be fined and/or incarcerated depending upon prior criminal history(s). Prior charges and conviction may result in a higher fine and longer incarceration time.

In addition to strict and expensive punishments, a court can also order anyone convicted of vandalism to personally clean up or repair the damage, or keep a property free of graffiti for a year.

Parents of minors convicted of vandalism can be required to help with this, unless it would be detrimental to their children. And if a fine is imposed on a minor, his or her parents may be held liable.

You should also be aware that charges can be made for placing signage on traffic control signals or traffic sign poles (examples: stop signs, school crossing zone, traffic signals); any-



thing that controls/protects traffic and/or pedestrians. Any sign vandalism should be reported by calling the guard service at 831.313.0550.

CC&R Violations—Basketball Hoops



he RHA receives many complaints about basketball hoops either attached to the front garage door, placed in the driveway, or sometimes placed on the sidewalk near the street.

Section 8.13 of our CC&Rs states that no fixed basketball standards or fixed sports apparatus shall be attached to any residence or garage or be erected on a Separate Interest without architectural Committee approval.

The use of portable basketball standards and portable sports apparatus are subject to the Association Rules. Portable basketball standards and



sports apparatus must be stored out of view from the Common Area and

neighboring properties, including the golf course, when not in use.

Lompa Project Update



e received a request from Geary Coates, the Lompa Family representative, who was following up on their request for annexation into Ridgemark Homes Association. Gary stated *"I wanted to follow up and see if we can talk about the status of the Lompa property and the requested annexation to Ridgemark Homeowners Association. I would like to talk with the Board to explain that we are not dealing with JMK in any way.*

Also, we are trying to establish the conditions of moving forward with one of several high end builders for this site. It is somewhat of a Chicken and egg scenario. We think the project and the Ridgemark Homeowners will all be best served by working together, but to attract the right builders, it is important that we can tell them that we are a part of the Ridgemark Homeowners association, and we are incorporating their design guidelines as a part of this project.

We have explained to the prospective builders that we are working with the Board, and hope to be annexed, but if not successful, the site will be accessed off Southside Road.

I look forward to talking with you as soon as possible, so we can lock down the right builder for this site."

If this project is developed as part of Ridgemark, it will be under our ARC control and the owners will be held to our CC&R rules. They are proposing higher end homes which can add to our property values, and which may offer more disposable income to support RG&CC. As a thank you, which sells their homes as well, they are asking what community improvement can they offer, e.g., monument entrance.

If this project is developed exclusive of Ridgemark, using Southside Road, it will be more costly to develop, which will force smaller lot sizes, which equates to higher density and potentially less high end homes. It would

not be under our ARC control or CC&R rules. The potential is looking at and living with housing not fitting in with Ridgemark, two stories blocking the mountain views, and dealing with neighborhood problems and disputes over which we would have no control such as maintenance of landscaping and home exteriors, restrictions on the number of household pets and livestock, regulation of noise levels, and maintenance of common areas.

Yes, this project would add traffic to our streets, which could be a concern. However, 100 homes coming from the Lompa property may have the potential of adding value to our properties. We view Lompa's request for annexation as distinct from JMK's threat to develop at least 500 homes on the golf course around which Ridgemark Estates was specifically designed and developed and which would generate significantly more traffic on our streets.

RIDGEMARK COMMUNITY PARK

Ridgemark Homes Association Reservation Form

Reservation Date Requested: _____

Time of Use: _____

Deposit & Fee (if required) Enclosed: _____

Group/Individual Name

(Address)

Day Phone: _____ Home Phone _____ Fax: _____

(RHA Sponsor Name (If applicable))

Telephone: _____

(Address)

Areas requested: BBQ _____ Soccer Field _____ Baseball Field _____
(Children's play area cannot be reserved)

Will you be having a 'Jumping Castle' (see special instructions on page 2) _____

ACKNOWLEDGEMENT: I have read the Rules and Conditions of Use and my group and I agree to abide by them. I understand that Park users shall supervise minors and be responsible for them. I agree to indemnify, defend and hold Ridgemark Homes Association harmless from any claim or liability arising directly or indirectly from the use of the park by minors or any others.

(Print name) Signature: _____ Date: _____

(If Applicable)

RHA Sponsor Member Signature: _____ Date: _____

Mail to: Thelander Management Company, P O Box 1531, Salinas, CA 93902. Tel: 831-758-2855,
Fax: 831-758-1147

Note: Ridgemark families may use the park without reservations at anytime during the day. However, approved reservations take priority in the three designated areas on the form.

For Office Use Only

RESERVATION CONFIRMED Date: _____ By: _____

Deposit Received: \$ _____ Fee Received: \$ _____

Office: EMAIL a copy of approved reservation to: RM Security: smessina@firstalarm.com &

Thelander Management Company, P O Box 1531, Salinas, CA 93902

RULES and CONDITIONS OF USE

1. Groups from outside Ridgemark Estates MUST be sponsored by an RHA member
2. RHA sponsor accepts full responsibility for activities of sponsored group
3. NO vehicles are allowed in the park area.
4. All children must be under adult supervision (Ratio 1-10)
5. Bring plastic bags for your trash. Take your trash with you; do not leave trash in cans.
6. Park is limited to DAYLIGHT HOURS ONLY
7. No PA systems, amplified electronics or electric generators are permitted.
8. BBQ in designated areas only
9. Limit decorations to picnic table area
10. Playing fields can be used only when not reserved by others
11. Dogs are NOT permitted in the park
12. For delivery of jumping castles, call Security on 313-0550 to arrange.
13. Set up jumping castle: On the George's Drive side of the park, on the grass next to the gravel road and past the trees in the grass area.

FEES

Refundable Deposit Required from All		Fee for non RHA member	Total Required Non – RHA Member
1–20 people	\$ 50	\$ 20	\$ 70
21–50 people	\$100	\$ 50	\$ 150
51–100 people	\$200	\$ 100	\$ 300
100 + people	\$300	\$ 250	\$ 550
Jumping Castles	\$ 50	(additional to all other deposits/fees)	

While there is no fee for a Ridgemark Homes Association (RHA) member to reserve and use the park for family events, the deposit amount must be submitted with the application. Non-RHA members (or functions for groups or organizations outside of RHA, for example a resident's sport team, church or business group) must submit both the Fee and Deposit with the application. No applications will be processed without receipt of fees.

RESERVATIONS MUST BE MADE 2 WEEKS IN ADVANCE AND WILL BE CONFIRMED UPON RECEIPT OF CHECK. RHA MEMBERS HAVE RESERVATION PRIORITY OVER NON-MEMBER RESIDENTS OF RIDGEMARK AND OUTSIDE SPONSORED GROUPS. PROOF OF RESERVATION WILL BE MAILED TO YOU. YOU WILL NEED TO BRING YOUR OWN RESTROOM SUPPLIES. IF BATHROOM IS NOT OPEN CALL SECURITY 313-0550.

Thelander Management Company
P O Box 1531
Salinas, CA 93902
Tel: 831-758-2855 Fax: 831-758-1147

Is your Pine Tree Healthy?



ou may have noticed numerous pine trees in the area that are diseased and dying. We're asking residents to inspect the condition

of all pine trees located within their property that appear dead or whose branch tips in the upper crown of the tree begin are beginning to die—the first sign of a regional fungal disease.

The trees may have Pine Pitch Canker, which affects many pine trees commonly found in this area. Some trees can live many years with some symptoms and even improve over time and do not require removal. It's recommends property owners monitor their trees as removal may be required.

How do I know if my pine tree is healthy?

Hollister lies within the zone of infestation for Pine Pitch Canker, a fungal disease that affects many pine species, including Monterey Pine. Pine trees are also susceptible to bark beetles that not only injure the tree, but will transmit the canker disease-causing fungus. The disease causes resinous or pitchy cankers on all woody parts of the tree. One of the first symptoms is the dieback of branch tips in the upper crown.

Is it possible for the tree to become healthy on its own?

There is no cure for Pine Pitch Canker, but some trees show a natural resistance to the disease, and some trees can live many years with some symptoms, and do not require removal. Current research does show that some trees show an improvement in their condition over time. A tree does not necessarily need to be removed just because it has Pine Pitch Canker,



Special thanks to the San Francisco Department of Public Works for providing this photo, and portions of the article about Monterey Pine Tree diseases.

however, trees with large dead limbs, a dead top, or trunk cankers are likely to die from the disease. Together, bark beetles and pitch canker disease are responsible for the decline and loss of many Monterey pines

How long can I wait before I take care of my tree?

If you suspect that your pine tree is infected, contact A licensed professional arborist to inspect your tree. If your tree has been killed by pine pitch canker, the arborist should counsel you to remove it as soon as possible. If large limbs have been killed, they should also be removed as soon as possible. **Dead trees or limbs can fall and injure people or cause property damage.** Infected trees can also cause the spread of beetles and canker disease if they are not managed and disposed of properly. The many Monterey pines located in landscaped areas are particularly susceptible to the canker disease.

Should I have my pine tree pruned?

To reduce the spread of the disease, it is recommended to prune pine trees when the bark beetles are less active—from November to February. Unless you need to mitigate an immediate safety hazard, it is recommended to only prune pines during this period. Again, talk to an arborist for more details.



Ridgemark Homes Association
C/O Thelander Management Company
21 San Miguel Avenue Ste B
Salinas, CA 93901

PLACE
STAMP
HERE

MAIL LABEL HERE

ANNOUNCEMENTS



STREET SWEEPING SERVICES

are scheduled for the third Wednesday of month. Contact Lynette Redman at (831) 636-4170 ext 272 with questions or complaints



SPEED HUMPS

Installation for Donald Drive and Lanini is scheduled to begin June 16-17, 2014.

WHO TO CALL

RIDGEMARK HOMES ASSOCIATION MEMBERS OF THE BOARD

Tarasa "Penny" Bettencourt, President831.637.0531
Chuck Kayser, Vice President831.636.1381
Barbara Lee, Secretary831.634.1255

Mel Tungate, Treasurer831.801.1838
Dan Valcazar408.607.1119
Lorie O'Brien831.635.9800

HELPFUL AND EMERGENCY PHONE NUMBERS

IN EMERGENCY ALWAYS CALL 911

Criminal Acts in Progress

First call San Benito County Sheriff—831-636-4080 • Second call Ridgemark Guards—831.313.0550

In Case of Fire Call the Calif Department of Forestry—831.637.4475

Loose animals/wildlife call County Animal Control—831.636.4320

THELANDER MANAGEMENT COMPANY

P O Box 1531, Salinas, CA 93902 • Tele: 800-655-2855 or 831-758-2855 • Fax: 831-758-1147