

# Ridgemark HOA NEWS

A NEWSLETTER FOR RIDGEMARK HOMES ASSOCIATION • JULY 2015

## Quickpass Gate Entry System Requirements



**ALL RESIDENTS OF  
RIDGEMARK ESTATES:**  
**As of August 1, you are  
required to set up an  
account with the  
QuickPass System**

In 2008, the combined leadership of Ridgemark Estates homeowners associations established the use of Radio Frequency Identification Device (RFID) cards to activate resident gate entry. The dual purpose of the cards is to ease access for homeowners and/or tenants, and to provide a database listing all vehicles owned and operated by Ridgemark residents. This is essential to our guard service program providing a safer environment for our community. Working in conjunction with the RFID cards is the QuickPass system which is used to register current resident information and also provide a system to authorize guest entry.

If you do not have a Quickpass account, please contact Thelander Management (see below) for assistance.

You will be asked to provide an email address so that you may receive login instructions and a password from the QuickPass system. Once you have received the account activation email from QuickPass, you will need to log into your account. Note that your vehicle registration information will be updated with that currently on file. You will need to maintain your contact information, by adding or removing temporary and permanent visitors, etc. When your visitors arrive at the front gate, this is the "Visitor List" that gate personnel use to log in your guests. Please contact Thelander Management (see below) if you have questions or need help logging into, or navigating around in QuickPass.

If you do not have access to a computer system, Thelander can set up and maintain a QuickPass account for you by entering your information, including a permanent visitor list. You must call the guards to register any temporary or duration visitors.

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### THELANDER MANAGEMENT CONTACT: LINDA LANG

**Telephone: (831) 758-2855 ext. 8 • Fax: (831) 758-1147**

**Email: [linda@thelandermgmt.com](mailto:linda@thelandermgmt.com)**

**As of August 1st, any and all guests will be turned away at the gate if not registered as your guest on your QuickPass account, or if a call from the guards does not make verbal contact with you giving authorization for admittance. For any resident that is not properly registered, the guards cannot properly identify or authorize their entry.**

**If you have not registered, the guards will provide you with a registration form. You are required to register all vehicles and persons in your household to authorize their entry. If not registered you and/or your family members could be turned away.**

# No Trespassing Please!

**O**n a recent Sunday afternoon, three children were seen playing and running around in the fairway of the 14th hole of the open golf course.

A neighbor was sitting on his patio when he saw a soaring golf ball come very close to hitting one of the children. The neighbor yelled at the three children and they ran into their house. This is not the first time children have been chased off Ridgemark's golf course. ***Parents, please understand that on many golf holes, entire fairways and greens are not visible from the tee box, so children playing in the fairways may not be visible to golfers teeing off at the tee boxes.***

According to research, each year nearly 40,000 golfers are admitted to emergency rooms after being injured at play, most by errant golf balls. According to a test conducted by Golf Digest, getting hit by a golf ball could cause a concussion, cerebral bleeding or, for a child or an older person, a skull fracture.

In addition to children trespassing on the open golf course, children and teens have been fishing in the ponds of the closed golf course. And, quite frequently residents are seen trespassing by walking, jogging, biking, and pushing strollers on the closed course.

**NO  
TRESPASSING**

## CALIFORNIA PENAL CODE SECTION 602(L)

The HOA board has received numerous complaints about trespassers on the closed golf course as well as the golf course in play. For that reason, we're including below a brief description of California's trespass law, and we're asking residents to please not trespass or allow your children to trespass on the posted "No Trespassing" property or on the active golf course.

### What is Trespassing?

California's trespassing laws are laid out in the **California Penal Code Section 602.8**. The law states that any person who enters onto private property that is enclosed or cultivated without written permission from the owner or authorized agent is guilty of trespassing. Further, uncultivated and unenclosed land with signs forbidding trespass "at intervals not less than three to the mile along all exterior

roads and trails entering the land" is also considered trespassing. Offenders of the same land or contiguous of the same landowner are fined and charged with a misdemeanor.

### Punishment

There are three types of punishment a trespasser could receive if found guilty. A first offense is an infraction punishable by a fine of \$75. A second offense on the same land or any contiguous land of the same landowner, without the permission of the landowner, the landowner's agent, or the person in lawful possession of the land, is an infraction punishable by a fine of \$250. A third or subsequent offense on the same land or any contiguous land of the same landowner, without the permission of the landowner, the landowner's agent, or the person in lawful possession of the land, is a misdemeanor.

### Defense

A good lawyer could present many legal challenges under California Penal Code 602 to prove someone's innocence. However, why would one want to go to such great legal expense when a simple "stay off" will solve the problem. For complete information about California's trespass law, visit: [http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PEN&sectionNum=602.8](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PEN&sectionNum=602.8).

## Tyler's Court Update



*Two new homes on Tyler's Court (the development at the end of Ralph's Drive) have been completed and are now listed for sale. A foundation is also being laid for a third home. Drive by and check them out, they're quite nice*



# Water Softeners no longer needed!

**G**reat news from Don Ridenhour, General Manager, Sunnyslope County Water District.

Sunnyslope County Water District in partnership with the City of Hollister and the San Benito County Water District have completed the upgrade to the Lessalt Water Treatment Plant. This project included a pump station and pipeline that now delivers high quality drinking water to the Ridgemark Area and the residents of the Quail Hollow and Oak Creek Developments. **WATER SOFTENERS ARE NO LONGER NEEDED** by these customers of Sunnyslope County Water District.

The Hollister Urban Area Water Project (HUAWP) is a collaborative effort approved in 2013 between the City of Hollister, Sunnyslope County Water District, and the San Benito County Water District to improve drinking water quality, protect the groundwater basin, and help meet wastewater discharge requirements.

Completion of the Lessalt upgrades is a milestone in a long-term effort to improve water quality for our drinking water customers, and to help protect our local groundwater basin. Sunnyslope County Water District is urging our customers in the Ridgemark, Quail Hollow, and Oak Creek Developments to **bypass your water softeners or to stop adding salt to your water softeners**. We want you to experience the improved water quality without using your water softeners. Customers who demolish their water softeners on average save \$168 per year on water savings and on salt purchases. The Water Resources Association continues to offer a \$300 rebate for customers



*Thanks to the recent upgrade to the Lessalt Water Treatment Plant, high quality drinking water is now being delivered to Ridgemark area Sunnyslope Water customers.*

who demolish their water softener and a \$250 rebate for those who transition to an offsite water softener regeneration service after removal of their old softener.

Upgrading the Lessalt Treatment Plant allows us to reliably treat 2 million gallons of water per day (mgd). This is the first step in a long-range plan that has been in the works for many years. The \$6.8-million project was completed on schedule and within the original budget. Surface water imported from the Central Valley Project (CVP) is treated to drinking water standards at the Lessalt Plant and distributed to Ridgemark, Sunnyslope and the City of Hollister customers.

***It is critical that our water customers eliminate the use of water softeners in order for the District to meet the State's wastewater treatment and discharge regulations for salt. Water softeners are adding a tremendous amount of salt that is discharged to the District's sewer and then is percolated into the ground at the wastewater treatment plant.***

For more information about improved water quality, the Hollister Urban Area Water Project, and how to bypass or remove your water softener, you can call Don Ridenhour at 831.637.4670, Shawn Novack at 831.637.8218, and visit the website at [www.hollisterwaterproject.com](http://www.hollisterwaterproject.com). You can also email them at [info@hollisterwaterproject.com](mailto:info@hollisterwaterproject.com).



*A few of our residents are conserving water by installing low-maintenance, cost effective outdoor landscaping that look beautiful without the need for intense water demands of more traditional landscapes.*

# RHA Use of Properties and Restrictions



Most of you know that homeowners' associations (HOAs) have rules and regulations by which home buyers must abide if they purchase property within a community. These rules and regulations are designed to preserve the community's integrity and property values, distribute the cost of services, protect residents, and make the community a desirable place to live. Below is a summary of our STREETS AND VEHICLE CONTROL, and MAINTENANCE OF RESIDENCES restrictions. The information is intended as a quick reference only and in the event of any dispute or controversy, the actual CC&R's and its amendments will govern. Look for more Properties and Restrictions in future editions of the newsletter.

Our HOA applicable rules and regulations are contained in the Covenants, Conditions and Restrictions (CC&Rs) of RHA. It is recommended that all residents become familiar with this document since each of you agreed to abide by its contents when purchasing your home. Everyone benefits in a community where individual homes, streets, and common property are well maintained. Keep in mind that you—as members of our HOA—have elected Board members, and have given them the charter to enforce the rules, regulations, and restrictions on behalf of the community.

## SECURITY AND SAFETY

Residents have indicated their desire to keep the streets private and to maintain a private security function. Ridgemark Homes Association, along with the other entities that make up Ridgemark Estates, participates in a function known as the Ridgemark Estates Security and Safety Committee. The Security rules are developed by

this Committee and are then approved by all of the homeowner associations. Residents and/or their renters are expected to abide by the security rules that are published from time to time.

## STREETS AND VEHICLE CONTROL

The streets within Ridgemark Estates are privately owned. However, the rules of the California Vehicle Code are applicable on these private streets, and can be enforced by the Sheriff or Highway Patrol. The CC&R's cover the following:

- 1. Street Use:** The speed limit on all private streets is twenty-five (25) miles-per-hour. Cars, motorcycles, mopeds, golf carts, and/or other vehicles shall be allowed on such private streets only for ingress and egress, and streets cannot be used for recreational purposes. Golf cart drivers shall obey all California Vehicle Code laws. (CC&Rs Section 7.30 Pg. 37)
- 2. Vehicle Repairs:** Motor vehicles shall not be constructed or repaired on a property except within the garage. No dilapidated or inoperable vehicles shall be parked on the streets or properties. No commercial vehicles of any nature shall be parked or stored on any lot or on the streets within the properties, except for commercial vehicles providing services to owners or the association on a reasonable and temporary basis. No noisy or smoky vehicles shall be operated on the streets or properties. No unlicensed or unregistered motor vehicles shall be maintained upon the properties at any time. (CC&Rs Sections 7.28 pg 36, and 7.29 pg. 37)
- 3. Vehicle Restrictions:** No utility trailer, tractor, commercial vehicle, truck (other than standard size pick-up truck or standard size

van), or inoperable vehicle of any type shall be permitted to remain upon the properties other than temporarily, herein defined by the Board of Directors as twenty-four (24) hours, or unless placed and maintained within an enclosed garage. Recreational vehicles and boats shall be permitted to park for no more than seventy-two (72) hours in any ten-day period for loading and unloading purposes. Recreational vehicles may remain on the lot if placed and maintained within an enclosed garage. (CC&Rs Section 7.28 Pg. 36)

- 4. Recreational vehicles:** No mobile home or recreational vehicle of any type shall be used as a dwelling unit or supplemental living accommodation on any lot. (CC&Rs Section 7.01 pg. 30)
- 5. Off-street parking:** Not Less than two (2) off-street parking spaces, outside of any garage shall be provided for each dwelling unit at the time of construction. (CC&Rs Sect. 7.09 Pg. 32)
- 6. Street Parking:** No long term parking is permitted. The Board has established a maximum of Seventy-two (72) hours for street parking of standard size vehicles including cars, pick-ups, motorcycles (CC&Rs Section. 2.01 (h)).
- 7. Street Sweeping:** When planned street sweeping is announced, no vehicles of any type are permitted to park on the streets during the dates sweeping is scheduled. (CC&Rs, Section. 2.01 (h)).

## MAINTENANCE OF RESIDENCES

- 1. Lot maintenance:** Each owner is responsible for the maintenance and repair of their residence and lot, and shall keep same in a well-maintained, neat and orderly

# RHA Use of Properties and Restrictions (cont.)

condition. Each owner shall keep all shrubs, trees, hedges, grass and landscaping of every kind, trimmed, properly cultivated, and free of trash, weeds and other unsightly material. (CC&Rs Section 5.01 Pg. 26)

- 2. Landscape Changes:** The Architectural Committee must approve all major landscape changes. The Committee may limit the height and density of trees and bushes, which may substantially interfere with the views from an adjoining lot or create a hazard at intersections. (First Amendment Section 6.01 Pg.1)
- 3. Lot drainage:** No owner shall interfere with the established drainage pattern over their own lot or that of other lots. The Board has requested that residents

should keep debris and leaves away from existing storm drains. Under no circumstances should gardeners or contractors deposit any material into these drains. (CC&Rs Section 7.15 Pg. 33)

- 4. Trees:** No owner shall remove, injure, or destroy any tree existing on the date a lot was first conveyed in fee by declarant to such owner, nor any tree which has reached a height in excess of ten (10) feet, without the prior written approval of the Architectural Committee. (CC&Rs Section 7.16 Pg. 33)
- 5. Landscaping Completion:** Landscaping of a new residence must be completed within six (6) months of occupancy unless variances are obtained from the Architectural Control Committee.

Such variances may be due to planting season, drought, conditions and unforeseen hardships, but may not exceed two (2) years. (CC&Rs Section 6.04 Pg. 29)

- 6. Garbage and Storage:** No rubbish, trash, or garbage shall be allowed to accumulate on lots, and any garbage shall be stored entirely within appropriate covered disposal containers maintained in good, clean condition. The owner or tenant, at his or her expense shall remove any extraordinary accumulation of rubbish or debris from the properties to a public dump or trash collection area. No toxic or hazardous materials shall be disposed of within the project by dumping in the garbage containers or down the drains. (CC&Rs Section 7.25 Pg. 35)

## DEAD AND DRY FOLIAGE—POTENTIAL FIRE HAZARD

We've recently received numerous complaints about overhanging dead trees and dry shrubs in back yards and along the edges of our streets. In the words of one neighbor, "Some yards in the neighborhood are starting to look like a jungle." with that in mind, we're reminding all residents to clear anything that is or may become a hazard to the neighborhood.

### **Please trim all dried vegetation and keep it clear of buildings and fences.**

Lack of rain and statewide water conservation measures have led to drier-than-usual conditions in our area. The combination of dry conditions and overgrown vegetation are posing major fire threats this year. Property owners who have understandably let their yards dry out, should protect themselves and their neighbors against potential fire hazards by removing all dried or dead vegetation.

### **Residents must trim trees that are growing over the edge of the roadway.**

Utility and garbage truck drivers, as well as RV owners are complaining that due to overgrown vegetation, they are being required to drive in the middle of the road so they don't damage there RV. Please trim all shrubs and trees on your property that are growing over the road edges

## RHA/JMK Update

**Nothing new to report at this date. We are continuing to work with JMK/Wynn toward a resolution.**



# HOA Meetings Open Forum and Davis-Stirling



According to the Davis-Stirling act, the only time members have a right to participate in meetings is during the “open forum” portion

of an open meeting (Civ. Code §4925, §5000(b)) and only for a reasonable time established by the board. *Members can ask questions but directors are limited in how they can answer them.*

Although members do not have a legal right to participate in board discussions, the president can invite comments from the audience on

particular items of business if he so chooses. This is at the discretion of the board. Once comments have been received, discussion can be closed and a vote taken by the directors.

## OPEN FORUM QUESTIONS

During the open forum portion of board meetings, members may bring up any topic or comment on any issue related to the association. In addition, members may ask questions. However, as provided for in Civil Code §4930(a), the board (or its managing agent, or other agent of the

board, or a member of the staff) may not discuss any item not on the agenda except to:

Briefly respond to statements made or questions posed by a person speaking at a meeting;

Ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities, whether in response to questions posed by a member of the association or based upon his or her own initiative.

## SUPER STARS Special Thanks for the Dedication to Your HOA

The Board wishes to offer special thanks to Lorie O'Brien for her service to the community. While serving on the Board, Lorie's accomplishments include major improvements in the park, as well as working many hours on the Hilden property donation.

We also want to thank Gilbert Perez, owner of Radio Shack, for his donation in the use and set up of the PA system for meetings this past year. Gilbert has kindly and generously provided his services at many of our meetings requiring a PA system.

And we owe a special “Thank You” to Peggy Churchill, resident of Ridgemark and owner of Cutting Edge Landscaping. During the summer of 2013 Peggy donated her staff and the materials to re-landscape the main guard shack. Her drought tolerant design has greatly enhanced our entrance. If you use the South Gate entrance you may have noticed that Peggy is applying the same design to the Southgate, again donating her staff and materials. THANK YOU Peggy for your generosity in giving back to community.

## Emergency Water Conservation Requirements

**San Benito County water customers are required to reduce their water consumption by 28% compared to their water use in 2013.**

- Landscape irrigation is restricted to two (2) days per week. Street numbers ending with 1, 3, 5, 7, or 9 are restricted to watering on Tuesdays and Saturdays. Street numbers ending with 0, 2, 4, 6, or 8 are restricted to watering on Wednesdays and Sundays..
- No watering of landscapes between the hours of 9am and 5pm by means other than drip irrigation or hand watering with quick-acting positive shutoff nozzle.
- No washing down sidewalks, driveways or other hardscape surfaces.
- No watering of landscapes in a manner that cause runoff to adjacent property, or to walkways, roadways, or parking lots
- No operation of decorative fountains or other water features unless the water is recirculated.

### PENALTIES

First violation . . . . . Written Notice  
Second violation . . . . \$100 penalty

Third violation . . . . . \$250 penalty  
Fourth violation . . . . \$500 penalty

*For more information about drought restrictions and how to conserve water contact: Sunnyslope County Water District at 831.637.4670 or Water Resources Association at 831.637.4378. See your monthly bill for 2013 water use history.*

# Orange Trees, Bees, and a Problem Pest

**R**oaming the Ridgemark community in the spring, one will find many orange trees in bloom. It's rumored that orange blossoms are among the richest sources of nectar for honeybees. Under the right conditions of warm sunny weather in April, a strong colony can easily make 60 pounds of honey. Orange honey carries the sweet fragrance of a blooming citrus orchard.

Recently, an Asian citrus psyllid (ACP) pest was found in a portion of San Benito County. The detection of the pest is serious because of the threat of Huanglongbing, a plant disease that is fatal to all types of citrus trees.

As a result of finding one ACP in the City of Hollister, parts of the County have been placed under quarantine.

The quarantine is bordered on the north by Shore Road; on the south by Cienega Road; on the west by Bixby Road; and on the east by an imaginary line.

The quarantine prohibits the movement of citrus and curry tree nursery stock out of the quarantine area. It also requires that all citrus fruit be cleaned of leaves and stems prior to moving out of the quarantine area. Residents with backyard citrus trees in the quarantine area are asked not to transport citrus fruit or leaves, potted citrus trees, or curry leaves from the quarantine area. More information can be found at: [http://www.sanbenitocountytoday.com/news/agriculture/asian-pest-to-citrus-plants-found-in-hollister/article\\_424d797c-e52c-11e4-81cc-13194a76ce1d.html](http://www.sanbenitocountytoday.com/news/agriculture/asian-pest-to-citrus-plants-found-in-hollister/article_424d797c-e52c-11e4-81cc-13194a76ce1d.html)



Orange blossoms are a great source of nectar for honeybees. Below is an image of an Asian Citrus Psyllid, carrier of the Huanglongbing disease.



## Ridgemark Estates Community Park

**M**any of the owners and residents of Ridgemark enjoy the use of our Community Park year-round, and it is important to give attention to its continued renewal. Such activities go far beyond regularly maintaining the trees and grass and assuring timely removal of debris. Your Ridgemark Homes Association Board has prioritized upgrades to make the Community Park accessible to all, and continue the facility as an attractive asset for Ridgemark Estates.

Recently, the two bathrooms by the baseball diamond received much needed upgrades. Electric hand dryers, soap dispensers, doorstops, individual sheet toilet tissue dispensers, and sanitary disposal receptacles were installed in an effort to eliminate paper waste and refuse. In addition, the installation

of new grab bars and paddle-style door handles are our first steps toward meeting requirements of the Americans with Disabilities Act (ADA). However, because the existing steel doorjamb and block walls do not support easy door widening to meet these standards, a third adjacent bathroom facility is planned in the near future, one that will be developed specifically to meet ALL the ADA requirements. Also on the horizon, brand new drinking fountains will be relocated away from the bathroom area.

Sincere thanks for their donation of land adjacent to the park go to our

very good neighbors, Lynn and Susan Hilden. This strip of land located along Georges Drive was thought to be part of the park parcel. It had been landscaped and utilized as park property for decades with the upper portion being used for park parking. Thanks to the generosity of Lynn and Susan in allowing for a lot line adjustment, this portion of the park and parking are now legitimately part of the park.

Thanks to ALL those who enjoy our Community Park for doing your part to keep the grounds attractive by disposing of your trash (including doggie 'deposits'), and keeping your dog(s) on a leash.



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



*It's not unusual to see wild turkeys looking for food and water in our area. If you feed a few stray visitors, soon they will become a flock of permanent residents that have lost their natural fear of humans. Keep in mind, they may become aggressive during breeding season.*

## COMMUNITY ANNOUNCEMENTS



### STREET SWEEPING SERVICES

are scheduled for the third Wednesday of the month. Contact Linda McElroy at 831.636.4170 ext 272 with questions or complaints

## HELPFUL AND EMERGENCY PHONE NUMBERS

**IN MEDICAL OR FIRE EMERGENCY ALWAYS CALL 911**

**Criminal acts in progress**

First call: San Benito County Sheriff—831.636.4080 • Second call: Ridgemark Guards—831.313.0550

**Loose animals/wildlife**

Call County Animal Control—831.636.4320

### HOA BOARD OF DIRECTORS

Tarasa "Penny" Bettencourt, President ..... 831.637.0531  
Chuck Kayser, Vice President ..... 831.636.1381  
Barbara Lee, Secretary ..... 831.634.1255

Mel Tungate, Treasurer ..... 831.801.1838  
Dan Valcazar, Communications ..... 408.607.1119

### THELANDER MANAGEMENT COMPANY

P O Box 1531, Salinas, CA 93902 • Tele: 800.655.2855 or 831.758.2855 • Fax: 831.758.1147