



The Ridgeline Reporter

A Quarterly Publication of the Ridgeline Homeowners Association
April through June 2012 Issue

WINTER MAKES A MEMORABLE EXIT

This Winter has been a little strange to say the least. It started early with a couple of rain storms and even some early snow. The Winter looked promising to bring the needed rain and snow to our Mountain Community to keep the Lake nearly full throughout the Summer/Tourist months. Until the end of March everything has been really dry, although the overnight temperatures were quite low at times (good for the propane company, bad for those that use propane for heating).

The snow hit here last Saturday night (March 17th). By 8:00AM on Sunday morning we had 12+ inches of snow on the ground and the electricity went out for a few hours in the early morning. We received an additional 4 to 6 inches of snow by Sunday night along with another power outage. It was 22 degrees this morning and Clean Cut had already sanded our roads to make them passable.

I can hear our Grounds Crew going through our complex moving snow and clearing our roads as I write this article on Monday morning for mailing with the quarterly assessments later this week.

Our grounds committee chairperson, Frank Gaspar, has some GREAT ideas to improve the looks of the entrances to Ridgeline Homes. Frank will be sharing his ideas with the Board of Directors, the Property Manager and our Grounds Maintenance crew within the next couple of months. I feel that our grounds keepers have done a GREAT job in keeping Ridgeline Homes a GREAT place to live.

As we approach Spring, it is important that Homeowners make sure that the pine needles are removed from the roofs of their houses. These pine needles is a major cause of concern for CalFire as they drive through Mountain Communities, such as Ridgeline, looking for potential fire hazards throughout the community. It is the Homeowners responsibility to keep the roof of their home free of pine needles and trim tree branches hanging over your roof or too close to the chimney. Spark arrestors are also the responsibility of each homeowner. It would probably be a good idea to have your fireplace, chimney and spark arrestor checked by a professional at least once a year.

Just for your information, the water level in Bass Lake will be 10 vertical feet lower than capacity again this coming Summer. The work on the Dam is scheduled to be completed by March 2013 so that the Lake can be at full capacity for the Summer of 2013 Recreation Season.

If you are planning to repaint your home or even touch-up the existing paint or trim, you must contact the Board of Directors for approval of colors before starting the work. The new Home Painting Policy was put in place at the March 2012 Homeowners Meeting. All the Homeowners in Ridgeline Homes Community have been mailed a copy of this new policy.

If your home was listed as needing repair in last October's inspection, now is a good time to begin making repairs so that they can be completed by the September 30th deadline.

**NOTE: The Maximum Speed Limit Throughout
Ridgeline Homes is 15 MPH.**

DOGS MUST ALWAYS BE ON A LEASH WHEN
OUTSIDE YOUR HOME. THIS IS A MADERA COUNTY
LAW AND RIDGELINE HOMES IS LOCATED IN
MADERA COUNTY.

PLEASE PICK UP AFTER YOUR PET. POOP BAGS
ARE PROVIDED FOR YOUR CONVENIENCE IN THE
"PET AREAS". PLEASE DISPOSE OF BAGS PROPERLY
IN THE TRASH DUMPSTERS.

If you would like an article that you write appear in a
future issue of the "The Ridgeline Reporter",
you can either mail in the article for consideration
or better yet, email the article to our email
address and be sure to send it to the
attention of either Larry Capsel or Joe Topper.
I am looking forward to some of you writers out there
to send in your articles.

NEW HOME PAINTING POLICY

If you are thinking about doing some painting on your
home or have received a notice that your home needs
paint repairs, the policy has changed and you must now
get written permission to paint your home, including
painting the trim. All the Homeowners in Ridgeline were
mailed a copy of the NEW policy which took affect on
March 10, 2012.

Board of Directors

There will be 3 positions available on the Board of
Directors in 2012. If you would like to serve our
Ridgeline Community by being a Board Member
contact Joe Topper at 683-2580 as soon as possible.
Deadline to apply is April 14th. Election results will be
announced at the Annual Homeowner Meeting in
May.

3rd Annual Community Yard Sale (Memorial Day Weekend)

APRIL - JUNE HOMEOWNER MEETINGS

The Homeowners Meeting for April will be on Saturday, April 14th, the May Meeting, (**Annual Homeowners Meeting**), will be on Saturday, May 12th and the June Meeting will be on Saturday, June 9th at the North Shore Estates Clubhouse. The Board of Directors and Property Manager meet at 9:00AM and Homeowners and Renters come at 10:00AM. (*Renters are encouraged to attend.*)

CONTACT YOUR BOARD OF DIRECTORS

Larry Capsel (*President*) (559) 642-3056 (Home)

Glenn Davis (*Vice-President and Architectural Committee Chairperson*) (661) 871-0211 (Home)

Frank Gaspar (*Grounds Committee Chairperson*) (209) 704-9225 (Cell)

Bonnie Johnson (*Board Member and Special Projects*) (562) 694-2292 (Home) (562) 665-4982 (Cell)

Sue Ridenour (*Treasurer and Special Projects*) (559) 683-4728 (Home)

PROPERTY MANAGER - Joe Topper (559) 683-2850 (24 Hour Phone)

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