



The Ridgeline Reporter

A Quarterly Publication of the Ridgeline Homeowners Association
July through September 2013 Issue

SUMMER IS COMING FAST

As I write this Newsletter we have already had a couple days of really high temperatures and Summer is not officially here yet.

As you probably already know, the amount of rain and snow we received this past Winter left us with only about 35% of normal snow pack in the high country. We rely on this snow pack for water to get us through the Summer months. This is probably a good time to tell everyone to do our part in conserving water so we can make it through the Summer. Let's keep our watering of yards and plants to a minimum, making sure we are not watering so much that the excess is running down the street.

If you happen to be walking or driving through our complex and you see water running down the street, stop and tell the owner of the situation.

Many of the homes in our complex have an excessive amount of pine needles on the roofs. These pine needles can be a real fire hazard and is the responsibility of each Homeowner to have removed. Cal-Fire usually drives through our neighborhoods a couple of times a year looking for homes that are NOT in compliance with their "Fire Safe" guidelines. They will give a citation to homes that are NOT in compliance.

PROPANE CONTRACT RE-NEGOTIATED

You recently voted by ballot to select our Propane Provider for the next 5 years. The current contract with Suburban Propane was due to expire in July of this year.

The Board of Directors and your Property Manager decided to see if we could get a "Better Deal" on the cost of Propane to heat our homes during the Winter months. We started out by calling and writing the major Propane Suppliers in our Mountain Community to bid on supplying Ridgeline Homes with Propane.

Three companies responded to our calls and letters. With our current contract with Suburban Propane we are paying about \$1.85 per gallon after going through all their calculations involved with billing the propane. They said that they could continue supplying our Propane at the current rate of \$1.85 per gallon. We received a bid from Pro-Flame of over \$2.00 per gallon to supply our Propane. Campora Propane Company gave us a bid of about \$1.34 per gallon to be our supplier of Propane for the next 5 years. Suburban Propane came back with a bid of about \$1.28 per gallon with a 5 year contract. Campora could NOT beat the Suburban Propane Company bid, but still offered us about a \$1.29 per gallon offer, also for 5 years. Any time a contract for more than one year is negotiated, it must be voted on by all the Homeowners. Both Suburban Propane and Campora were on your ballots for you to vote for your choice.

After receiving your ballots, the choice was to give Suburban Propane the contract for another 5 years. This represents a huge savings in the cost of our Propane here at Ridgeline for the next 5 years. Those of us that use Propane to heat our homes and live here full time will really appreciate the time and effort of our Board and Property Manager to get the "Best Deal" by negotiating a better contract.

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

TRASH DUMPSTERS

It is important that the lids to the trash dumpsters be closed completely. We have had bears get into the dumpsters and thrown the trash all around the complex.

If your trash will not fit completely into the dumpster, find a dumpster that has room available. There are 6 dumpsters within the complex and they are very rarely all full at the same time.

The trash company comes every Friday morning to empty the dumpsters. Please **DO NOT** leave old mattresses or other items outside the dumpsters as the trash company will **NOT** take anything that is not in the dumpster.

We have ordered a couple of dumpsters that are supposed to be Bear proof and also easy to lift the lids. We expect these to be delivered within the next couple of weeks. Let us know how you like them. If we get favorable feed back, we will order 4 more to replace all the trash dumpsters with these new bear resistant dumpsters.

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. YOU ALSO MUST BE IN COMPLETE CONTROL OF YOUR PET WHEN OUTSIDE YOUR HOME, (THIS MEANS YOU NEED TO BE HOLDING ONE END OF THE LEASH.) 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. MAKE SURE THAT ALL YOUR FAMILY MEMBERS ARE AWARE OF THESE RULES PERTAINING TO YOUR PETS. REMEMBER THAT THERE IS A TWO PET PER HOME LIMIT HERE AT RIDGELINE HOMES AS WRITTEN IN YOUR CC&R' s.

SEWER SYSTEM UPDATE

Madera County Special District 2A and 2B will be voting on a measure to make much needed updates and repairs to our current sewer system which is now 23 years old. Ridgeline has 114 connections to this sewer system.

RIDGELINE ANNUAL BARBECUE *(Saturday, October 12th following the Homeowners Meeting)*

JULY - SEPTEMBER HOMEOWNER MEETINGS

The Homeowners Meeting for July will be on Saturday, July 13th, the August Meeting will be on Saturday, August 10th and the September Meeting will be on Saturday, September 14th at the **North Shore Estates Clubhouse**.

The Board of Directors and Property Manager meet at 8:00AM and Homeowners and Renters come at 9:00AM. Mark your calendars. *(All Homeowners and Renters are encouraged to attend our Homeowners Meetings)*

CONTACT YOUR BOARD OF DIRECTORS

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

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

Ken Doran *(Board Member and Special Projects)* (559) 642-2475 (Home)

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

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

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

Visit our New Website at: www.ridgelineho.org

Our Email Address: ridgelineho@hotmail.com

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