



# The Ridgeline Reporter

A Quarterly Publication of the Ridgeline Homeowners Association

APRIL - JUNE 2015 Issue

## **SPECIAL SPRING EDITION**

### **ANOTHER YEAR OF DROUGHT?**

Unless we have a change in our weather pattern, we will be facing another year like last year, maybe even worse. It appears that our Lake will not be filled to capacity from the local rains and Winter snow pack in the "High Country". We had a little rain at the end of February and first part of March but not enough to affect a drought condition. We actually had a little snow at Ridgeline on March 2nd.

Last year most of the private and public boat docks were out of the water. The low water made it more difficult to rent the Homes around the Lake. Many of the Homeowners gave a discount to those wishing to rent their homes on the Lake because their boat docks were not useable.

The lack of water will cause the fire danger to increase this Summer. The brush is very dry and would not require much heat to get it ignited and start "Forest Fires" similar to what we faced last year.

We will continue to have a fire danger in and around our Mountain Community until we get some much needed rain. DO YOUR PART TO PREVENT FOREST FIRES.

### **BOARD OF DIRECTORS**

Two positions will be up for election/re-election this year. If you would like to be put on the ballot to be mailed out in April, let our Property Manger know and send him a brief resume telling why you would like to be a Board Member. Resumes must be received by the Property Manager no later than April 9th to be put on the ballot. Ballots will have a place for "write in" candidates.

Serving on the Board is a GREAT way to give back to the Ridgeline Homes Community.

Ballots will be counted and winners announced at the "Annual Meeting" on Saturday, May 9th.

It is important that you vote and return your ballot in a timely manner so that all the returned ballots can be counted at the "Annual Meeting". It requires a majority of Homeowners, 58 returned Ballots/Votes to make the election official. Homeowners may cast their votes at the Annual Meeting.

## **PINE NEEDLES AND BRANCHES ON ROOFS A MAJOR CONCERN.**

A major cause of fire to homes in our mountain community is excess pine needles accumulating on the roofs and tree branches too close to chimneys.

It is the Homeowners responsibility to keep their roofs free of pine needles and tree branches trimmed.

CAL-FIRE usually inspect most of the homes in the mountain community to be sure that all homes have a "Defensible Space" around them.

A CAL-FIRE Publication on "Defensible Space" is available to Read, Print or Download from the "Policies" page of our website.

Our Property Manager and Grounds Director will inspect our Ridgeline Community in April and let Homeowners know if they need to get their roofs cleared of pine needles or trim tree branches to be "fire safe".

We all need to do our part to keep Ridgeline Homes a beautiful and fire safe place to live.

## **UPCOMING RIDGELINE HOMEOWNERS ASSOCIATION MEETINGS**

Our Homeowners Meetings are held the second Saturday of every month except December. We do not meet in December.

Our April 2015 meeting is April 11th, the May Meeting is May 9th. The June meeting is June 13th. Mark your calendars. We meet at the North Shore Estates Clubhouse at 9:00AM (your Board of Directors meet at 8:00AM). Attending these Homeowner Meetings is a GREAT way to meet your neighbors and Board Members. Renters are encouraged to attend as well.

If you have any issues that you would like to meet with your Board of Directors about, contact either the Property Manager or one of your Board Members. We are here to serve all the 114 Homeowners in Ridgeline.

Homeowners Meeting Minutes and Meeting Agendas are available to read or download from our Website.



## **CHECK OUT OUR NEW WEBSITE and INFORMATION CENTER**

We would like to encourage all Homeowners and Renters to take advantage of our Website and the Information Center located by the mail boxes, they have a wealth of useful information including Policies, Homeowner Meeting Minutes, Downloadable forms, Events and Contact Information.

Visit us online at: <http://ridgelineho.wix.ridgelineho.com>.

Please contact Larry Capsel or Joe Topper if you have any suggestions about how we could improve your experience using our Website or Information Center.

## COMMUNITY CLEAN-UP DAY

We are planning on having a "Community Clean-up Day" again this year. It has been a couple of years since our last one.

You will be able to clean up around your home and put the bagged leaves and pine needles along with trimmed tree branches in front of your home and we will have "Clean Cut" take it away for you.

If you need work done but are unable to do it yourself, call Joe Topper or Frank Gaspar to see if we can get someone to help you out. We usually have volunteers who like to help their neighbors.

May 9th, following the Homeowners Meeting, has been set for this event. It will be nice to have our Ridgeline Community looking nice for the Memorial Day Weekend.

## ANNUAL COMMUNITY GARAGE/YARD SALE

Let Virgil DeGeorge know if you will be participating in this years "Community Garage/Yard Sale" being held over the Memorial Day Weekend. The event will be held on Friday and Saturday only this year.

Virgil will have the event listed in the local newspapers and have several signs to direct people to the homes that are participating.

A donation of \$5.00 to help Virgil with the costs to put this event on would be greatly appreciated by Virgil. You can contact him at (559) 642-3932.

## WATER CONSERVATION NEEDED AGAIN IN 2015?

We will all need to do our part in conserving water again in 2015.

Ways to conserve water usage is to repair leaky faucets, use low flow shower heads, install low flow toilets and wash only full loads in our dish washers and clothes washers.

(Installing a 1 gallon milk or water bottle filled with water in your toilet tank will cut down on water usage at no cost).

Call our Property Manager if you need a "Handy Man" to repair or install new fixtures in your homes.

We will try to get Steve Welch to update us on what the Bass Lake Water Company is doing about the water issue at a future Homeowners Meeting.



## NEIGHBORHOOD WATCH UPDATE



Frank Gaspar has installed new "Neighborhood Watch" signs throughout our Ridgeline Homes Community. These signs let would be robbers know that we are looking out for our neighbors and will call the Sheriff's Department if we suspect unusual activity in our Community.

If you allow "Family or Friends" to use your home that is usually not occupied, you may want to let someone know about this to prevent the Sheriff from showing up and spoiling their visit.

Ridgeline Homes is registered with the Madera County Sheriff's Department as a "Neighborhood Watch Community" which means that they have one of their patrol cars come through our community from time to time looking for anything unusual.

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

## RENTING YOUR HOME

It is Ridgeline Homes Policy that homes may be rented for a minimum of 30 days with a copy of the written contract given to our Property Manager.

We **DO NOT** allow Weekly or Vacation Rentals here at Ridgeline Homes. Violators of this policy will be fined.

We ask that all homeowners abide by this Policy.

## PETS

For your convenience there are pet areas located throughout our Ridgeline Homes Community.

“POOP BAGS” are provided in these pet areas.

**PLEASE PICK UP** after your pet.

Dispose of “POOP BAGS” in trash containers.

Our rules allow for only two pets per home in our Ridgeline Community.

Dogs **MUST** be on a leash when outside your home. This is a Madera County Law.

A fine of \$50 will be imposed on Homeowners/Renters in violation of this County Law and Ridgeline Policy.

We had an incident in February when a dog, which was NOT on a leash, attacked another dog being walked by it's owner. One dog was hurt slightly in the incident. The two dog owners exchanged information in case the injured dog needed more attention.

With Summer coming we will have more families with children coming to use their homes which makes it even more important that dogs are on a leash and that owners pick up after their pets.

Please do not leave your dog on your deck while you are away as their barking can be annoying to the neighbors around you.



## HOW TO CONTACT YOUR BOARD OF DIRECTORS

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

Glenn Davis (Vice-President and Architectural Committee Chairperson) (661) 331-6708 (Cell)

Ken Doran (Special Projects/Utility Chairperson) (559) 642-2475 (Home)

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

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

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

**VISIT OUR WEBSITE AT: <http://ridgelineho.wix.ridgelineho.com>**

**EMAIL US AT: [ridgelineho@hotmail.com](mailto:ridgelineho@hotmail.com)**

This Publication Produced By:

**Ridgeline Homeowners Association**

PO Box 442

Oakhurst, CA 93644