



Round Hill Estates North Newsletter

Welcome to the eighth RHEN Quarterly Newsletter. Each quarter the Board would like to bring homeowners and lot owners up to date on what has been happening with the Board and current issues for our Association.

Property Value Improvement Committee

Our first project, the roundabout, has finally been finished. We've requested a few more trees be installed and a few more plants added that didn't take during the original planting this fall. Our original plan was to upgrade the common areas over time as funds were available according to our master plan. The plan's next project is to tackle the entryway, then work on the islands on Biltmore Dr., and finally the right side of Biltmore Dr. on the way up the hill. Our cash flow situation for

this fiscal year is still being calculated, but we do not expect to have funds to do much more than planning with our landscape architect to produce a set of construction drawings for the entryway area. If we have no other funds coming to us, we probably will not be able to start construction on the entryway until well into fiscal year 2007. Thus, the Board is considering petitioning the Association members concerning a one-time special assessment to obtain enough funds to

complete the whole master plan. It will take us a while to get an estimate on how much this assessment would be and some more design work needs to be done to estimate its construction costs. We'll let you know about our progress, but in the meantime consider that this project's worth would be to your home value and whether you would be willing to accept a special assessment to complete it faster. We'll post information regarding this on the website as it becomes available.

Pet Safety

There are a number of predators roaming throughout our association that can quickly eliminate your pet who has access to the outdoors. I've personally

seen coyotes, fox, and bobcats during the day and wild pigs at night. There have even been reports of sporadic sightings of mountain lions in the area over

time as well. So please, if you value your pet, keep it indoors at all times. If it goes outside, please monitor the pet at all times. I'm sure no one wants to lose Fluffy.

CIMS
315 Diablo Rd.,
Suite 221
Danville, CA 94526

925-743-3080
925-743-3084 fax

Manager: (x11)
Lisa Bockus
lbockus@commoninter
est.com

Assistant: (x20)
ces-
trada@commonintere
st.com

Accounting Requests
can now be made on-
line at
www.commoninterest.com

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You live in a Common Interest Development (CID)

You may not have realized it when you purchased your house or lot, but at escrow you were given a copy of the Covenants, Conditions and Restrictions (CC&R's) and the By Laws for RHEN. Like most people, excited with the purchase, you might have paid little attention to the 52-page document, plus appendices. However, you did indeed agree at closing to abide by the rules and regulations that are in those documents, as well as others passed by the Board of Directors of the Association. One of the main duties of the Board is to enforce the CC&R's. There are a lot of considerations to living in a CID, the theory being that regulating what can and cannot be done will help maintain or improve property values by making the development a more attractive place to reside. These governing documents were originally authored by the developer of RHEN, but we rewrote and approved the new documents a few years ago to bring them up to date, to include recent California laws, and to tailor them to a self-governing rather than a developer-governed association. All of these documents are available in PDF format on the association's website for your reference. In addition, a number of good articles about the advantages and disadvantages of residing in a CID published in the San Francisco Chronicle and recently in Money magazine have been copied and posted on the association's website under the General Homeowner Information page for you to read.

Noisy Neighbors

We live in a unique environment where sound tends to carry over long distances. So, sitting on your deck or outside in your yard, you can easily hear your neighbor's detailed conversation about his recent sporting experience or illicit affair. Be aware that stereos, cell phone conversations, door bells, barking dogs, etc., can disturb your neighbors. The Association has a rule (4.7) in the CC&R's that states "no Resident shall permit noise, including but not limited to the barking of dogs, exterior speakers, horns, whistles, bells or other sound devices to be located, used or placed on or emanate from any Lot which would unreasonably disturb another Resident's enjoyment of his or her Lot or of the Common Area."

Please respect your neighbor's peace by adhering to
this rule

Erosion - Spraying Grass



One of the major issues that most members of the Association must face is controlling erosion on our steep lots. As we have pointed out in the past, erosion is economically much less expensive to prevent than to correct. One very effective preventive action is to

allow the native grass to grow and form roots that hold the soil in place. Spraying the grass with a defoliant stops this action and encourages erosion of the sprayer's lot and frequently also affects downhill properties. The Board thus decided that, because of the potentially

devastating consequences of spraying, it is prohibited within RHEN. **Therefore, any homeowners that have their lots sprayed are subject to a substantial fine of \$750 for the first violation.**

Oak Trees



One advantage of living in RHEN is that we have an abundance of native oak trees on our lots and common areas. These are an asset to both the Association and each individual lot lucky enough to have them. Since these oaks are suscepti-

ble to a number of serious diseases, we strongly recommend that you have the health of your trees checked every few years by a certified arborist and pruned, if necessary, to ensure that the trees survive and remain healthy.

At the last Annual Homeowner's meeting, EBMUD gave an informative presentation on local oak trees and watering sensibly. You can contact them directly to obtain their recommendations.

Where to Find Association Information

We remind you to visit our website, www.rhen.org, where you can find useful information on a variety of relevant topics: the new Home and Landscape Maintenance Rules, contact information, minutes from past Board meetings, agenda/time/location for the next Board meeting, documents and general information including the new CC&R's and By Laws, information on RHEN & area home sales, construction activities, chat boards, photo gallery, announcements, and much more. We invite you to comment on the content of this newsletter or any other subject by posting your opinion on our chat board.

New Association Manager

RHEN has a new Association Manager. Lisa Bockus has 6 years experience in the Association Management field and we are very happy to have her on board. We haven't changed management companies, just managers within the company. Lisa is very excited to be working with the homeowners at Round Hill Estates North and looks forward to meeting/speaking with all homeowners in the future.

On behalf of everyone on the Board and members of our management company, CIMS, I wish you all a happy and healthy holiday season!

Steve Lange

