



Round Hill Estates North Newsletter

Welcome to the seventh 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.

Home & Landscape Maintenance Aka "Curb Appeal"

With the improvements started and planned for the common areas, we are striving to have both a more beautiful and a more valuable neighborhood. However, attractive common areas alone will not be enough to achieve these goals.

Real estate

professionals and individual home buyers use comparative sales prices in an area ("comps") to help determine the offering price for homes. Thus, the selling price of a property within a neighborhood affects the value of other properties in that community, so it is in all of our interests to

make all of our properties shine. Unfortunately, feedback from local real estate professionals has told us that some individual properties are not maintained adequately, which can have a negative effect on prospective buyers' interest and on home sales prices in the community. As a result of

Roundabout Improvement First Big Project

It's finally begun, with expected completion by the end of July. Please bear with us as construction continues. This should be a beautiful feature of

the neighborhood when it is done and is just the beginning of the common area improvement plan that applies your association assessments to a

beautiful use! To see how the "finished product" should look, please peruse the plans on our website www.rhen.org. Any questions may be

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Annual Election of the Board of Directors

When the RHEN By-Laws were rewritten a few years ago, it was decided to change the term for Board members from two years to one year. This will be the second year all seven directorships will be up for election. This year's election will take place at the October 2005 annual homeowners meeting. Prior to that, our nomination committee (Chaired

by Dale Welch) will prepare a slate of candidates and a statement from the candidates for homeowners to review and will send out proxies. If you've ever wanted to contribute to the running of the Association, we urge you to throw your hat into the ring by letting us know of your desire



to be nominated for a position on the Board of Directors.

"We would like to have all nominations in by July 31st, along with a paragraph on why you are running & a little background on who you are & where you live. My telephone # is 838-7419 eve & 284-2207day. Hope to hear from you."

Dale Welch

Fire Prevention

We live in an area that is subject to wildfires that can quickly cause devastation. Our best protection is to adhere to the San Ramon Valley Fire Prevention Districts' and our CC&Rs' requirement to and cut the grass and weeds in late spring. Another cutting may be needed (especially this year due to the late rains) so please check your lot and make sure it is in compliance.

Where to Find Association Information WWW.RHEN.ORG

We remind you to visit our website, www.rhen.org, where you can find 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&Rs and By-Laws, information on RHEN & area home sales, construction activities, chat boards, photo gallery, announcements, and more. We invite you to comment on the content of this newsletter or any other subject by posting your opinion on our chat board.

Home & Landscape Maintenance (cont.)

this lack of maintenance, and other factors, other homes in Alamo (on a \$/square foot basis) sell for 27% more than RHEN homes. With this in mind, the Board recently di-

rected our property management company to complete an extensive drive-through of the neighborhood to help identify any home or landscape maintenance issue that should be ad-

dressed to improve property values. The Board reviewed the inspection report and directed Management to send notices to those owners so identified.

Home & Landscape Maintenance (cont.)

Please take a good look around, on your own, to identify any problem areas with your house or landscape and correct them. Because of our unique environment, your assessment must include your backyard as well as the front since your neighbors might see something unsightly - even if you don't. We hope that all property owners will take this

opportunity to take a close look at their own houses and yards both from the perspective of their surrounding neighbors and to assess the "curb appeal" presented to prospective buyers considering a purchase in our area. If you should have any questions, please contact our management company.

We all want our community to be the best that it can be. The Board is working very hard to make it so, but we also need your help. If we work together, we can make our neighborhood the kind of place in which, not only we want to live, but a place in which many more prospective homebuyers will also strive to reside.

Erosion Evaluation

The Board will conduct an evaluation of potential erosion along the sewer bench in mid-July. This newsletter serves as notice that some members of the association will be walking the sewer bench (which is located in the backyards of

many properties) in the next couple of weeks to evaluate its condition. Following the evaluation, the Board will assess any problems that were identified and notify homeowners, directing them to seek professional advice on any cor-

rective action needed before serious problems might occur. Remember that homeowners are responsible for maintaining their lots to prevent damage to downhill properties.

No Soliciting Sign

The Board is considering installing this sign at the entrance to the Association on Biltmore. If you have any comments, please let management know or post them on the Association's website

www.rhen.org.

