

RHENPOA

Quarterly Newsletter

VOL. 2 No. 2

MARCH 2005

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

Property Value Improvement

Progress has been slow on the improvements to our common areas, but at the February Board meeting, the Board approved the bid from Golden Palm Landscaping for \$91,400 so we can finally start the landscape work to improve our Association. As has been discussed in past Newsletters, the PVI Committee has evaluated several possible development projects, selected the roundabout as the highest priority, engaged Gates & Associates for the conceptual and construction drawings, and solicited and received several quotations from contractors for the planned improvements to the roundabout. The improvement plan drawings have been posted on the RHEN website for several months.

The Board also addressed funding considerations with these concerns breaking down into two issues – the budget and cash flow.

Concerning budget, two years ago the Board increased the annual assessment for common area improvements. In addition, the Association Reserve also provides for periodic replacements of common area assets including landscaping and irrigation systems.

The Board recommended that \$26,000 from the reserve fund be applied to replacements identified in the roundabout plan. With two years of \$35,000 available from the operating budget (\$70,000) and the reserve monies (\$26,000), the total available budget is \$96,000. About \$8,000 has been spent in surveying and generating the plan with construction drawings, leaving about \$88,000 for installation. The approved bid just slightly exceeds the budget, with the difference being subtracted from next fiscal year's available funds.

Concerning cash flow, the Association is required to meet its obligations on an ongoing basis using monies from the operating account and generally plans on having at least 4 months of cash reserves on hand to meet these obligations. The association also maintained a reserve account where monies for future maintenance responsibilities are kept. The monies needed for the roundabout beautification project coming from the operating account is

approximately \$91,400 – \$26,000 = \$65,400. This amount is approximately equal to the available cash in the operating account (\$66,400) assuming the worst-case scenarios for the upcoming weed abatement costs, legal costs, and possible refunds for all construction and landscape deposits. Since this may leave marginal funds available in the operating budget, the Board voted to allow borrowing of up to \$35,000 from the reserve fund to cover any contingencies, with any borrowed money being repaid out of the next fiscal year's budget for beautification. Borrowing of this type has occurred several times in the past and is permitted by the CC&Rs. The Board would like to reassure all homeowners that sufficient funds will remain in the reserve account to cover expected upcoming maintenance expenditures as well as emergencies. If there are any questions about the plans or its funding, please give Steve Lange a call at 831-8076.

Common Interest

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Board Meeting Schedule

The Board meets the last Tuesday of each month at the Round Hill Country Club. The meetings start at 7:15p.m., with the first 20 minutes agenda being an open forum for homeowners to express their opinions and question the Board on what is happening. The Board welcomes all homeowners to attend these meetings.

Fire Prevention

The winter rains will soon be over, and we will soon be receiving our yearly letter from the Fire District regarding abating our grass and weeds by the end of May. This is a serious issue as we live in an area where fire-caused devastation can easily occur. Prevention is our best recommendation for avoiding fire damage. Cutting (not erosive spraying or discing) the grass and weeds in the late spring and perhaps again during the summer is our best protection. Another problem we face is erosion and, as we have mentioned in past Newslet-

ters, erosion is economically much less expensive to prevent than to correct. One 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 promotes erosion to the sprayer's lot and frequently also to lower properties. The Board decided that because of the potentially devastating consequences of spraying, it is prohibited within RHEN. Therefore, any homeowners who have their lots sprayed are subject to a substan-

tial fine of \$750 for the first violation. The Board will be monitoring each homeowner's compliance with the Fire District abatement requirements for all our safety and will be strict in enforcement.



Construction Etiquette

There is a lot of construction going on in our association. The Board approved a policy for construction personnel at job sites several years ago that is given to all contractors doing work in RHEN. The policy sets restrictions on contractors' activities to minimize disturbances to current residents. The rules posted on the RHEN website under "Construction Update" are as follows:

These rules are to be posted at the job site at all times and are to be given to all contractors, subcontractors and workers on the job. Failure to keep posted and to distribute these rules and to notify all personnel as indicated will result in a fine of \$250. Each failure to adhere to these rules will also result in a fine of \$250.



1. Contractors, subcontractors, and any workers on the job site are not permitted to bring pets into the Association.
2. Hours of construction are limited to 8:00 a. m – 6:00 p. m. on weekdays, 9:00 a. m. – 5:00 p. m. on Saturdays. No construction is permitted on Sunday and the following holidays: New Years Day, Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. Construction is defined as workers being present on site whether working or not.
3. The use of alcohol and drugs is strictly prohibited.
4. Loud construction operations, shouting and loud music audible at the edge of the lot or beyond is prohibited at all times.
5. No worker is permitted to spend the night at the site.
6. All cars must be parked off private roads and on the construction lot or in indicated parking areas. No equipment or materials may impede local traffic.
7. The use of swearing or abusive language is strictly forbidden.
8. All workers must display courtesy to all association members at all times.
9. Property owners are required to keep the Property Manager informed of who the contractor is on their lots and who can be contacted on site, by phone, and by letter when construction problems arise.
10. Property owner is required to keep posted at all times at the job site a phone number at which he/she can be

Construction Etiquette cont.

reached about any problem at the work site.

11. The established speed limit within RHEN is 25 miles per hour. Construction zones are 15 mph.



12. There will be no washing of any equipment or materials on the streets. Any concrete delivery truck washed out must be on the construction site and no wash out material may enter the storm drainage facilities. Special wash out stations are required to contain the concrete washouts and prevent entrance into drainage facilities. The ground shall be properly and effectively wetted to prevent dust. Operations in inclement weather shall not introduce mud or debris onto Association lands or roads.

13. Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for clean up. Operators

must insure that no damage caused by vehicles is incurred to Association roads or Common Areas.

14. All personnel working in the community are to keep areas in which they work free of discarded materials such as lunch bags, soda containers, and odd materials. Objects must not be thrown out of cars and trucks. Stockpiling of any materials on adjacent lots is not allowed, unless special permission is granted by both the Association and the lot owner. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials shall be removed daily. All trash stockpiled for removal shall be located in the rear of the residence or as much out of sight as possible until removed. There will be no stockpiling or dumping on adjacent lots or streets. Trash or debris not promptly removed will be removed by the Association and billed to the responsible owner.

15. Attention is called to the fact that certain areas in the Association exist as natural open space and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these existing natural environments:

- a. Flora and fauna are to remain untouched and unharmed.

- b. No construction activities are to take place in these designated areas unless approved by the Association.
- c. All earth removed from excavations must be placed where designated on the grading plan and shall not be placed on Association lands or roads.
- d. The dumping of trash, lumber, concrete, mortar, changing of oil etc. in these areas is prohibited.
- e. Storage of any construction materials on Association lands or roads is prohibited.



*We hope you all enjoy the beautiful spring weather
with the green hillsides.*

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www.rhen.org



Where to Find Association Information

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&R's 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.