

# ROUND HILL ESTATES NORTH

Property Owners Association

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**RHENPOA Newsletter – September 2006, Vol. 3 No. 2**

[www.rhen.org](http://www.rhen.org)

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Welcome to the RHEN Newsletter where the Board brings property owners up to date on current issues for our Association.

**Annual Homeowners Meeting - October 24, 7:15pm** – Every year RHEN property owners meet at the Round Hill Country Club to review what the Board has been doing and to meet our neighbors. In the past, we have also had the annual voting for directors at this meeting. But due to election rule changes mandated by the State of California, we have to change that procedure beginning this year. Please use this opportunity to meet the Board and fellow homeowners, enjoy refreshments, and learn more about your Association.

## Upcoming Dates

### September 29<sup>th</sup>:

Deadline for receiving candidate nominations.

### September 26<sup>th</sup>:

The Board will appoint inspectors of the election at the General Session Meeting starting at 7:15 pm.

### October 2<sup>nd</sup>:

Record date for voting. Only the owner's listed on the roster as of this date will be eligible to vote.

### October 3<sup>rd</sup>:

Ballot packages sent to owners.

### October 20<sup>th</sup>, 4:30 PM:

Deadline for returning ballots.

### October 24<sup>th</sup>, 7:15PM:

Annual Homeowners Meeting, Round Hill Country Clubhouse

### November 28<sup>th</sup>:

Record the Election Results in the minutes of the next General Session following the election.

**New Voting Procedures** – A recent change in California law required us to change our voting procedures for Board members. No longer will we be able to elect the Board at the Annual Homeowners Meeting in October. Instead we will conduct the election by secret ballot. Additional changes reflect how one is nominated and how candidate information is disseminated. Please see our website for further details on our new voting procedures.

**Nominating Committee** - If you have an interest in running for the Board, please contact any of the Nominating Committee members: Mazi Ghorbani (925) 362-0302; Glenda Sonu (925) 314-9994; or Steve Lange at (925) 831-8076. The Committee is seeking energetic property owners with the desire and ability to work hard to improve the RHEN community. Seven Board seats will be open for the October election.

**Heat Wave Effects** – We went through quite a spell of very hot weather and we've started to notice the effects on our landscaping. Many non-native trees and shrubs just cannot take that much heat, no matter how much water is applied. So please look around your yard and remove and replace any dead plantings. We just hope this weather is not a trend for the future.

**Watch out for deer and turkeys in the roadway** – It is the beginning of the rut season, so expect to see bucks and does all over the association at any hour of the day or night. While we'd like to thin the herd, hitting deer with your car is not an approved method. The State Fish and Game says there is no way to reduce the herd's size "officially" – except by installing plantings they don't like or by protecting plants with either fencing or sprays, as appropriate.

**Noise Pollution** – As I've mentioned before, sound tends to carry long distances in our particular environment. Please be

considerate of your neighbors and curtail barking dogs, noise from parties, yelling into cell phones, pool equipment noise, and lawn mowing and blowing. We can hear everything said outdoors! Also, be aware that outside speakers are not allowed in RHEN.

**Plants beyond their prime** – I've noticed a number of plants in the neighborhood that look not unlike these in this photo, taken recently of a lot in RHEN where they are barely alive, but well usually well trimmed. Please look around your yard to assess what someone might think if they were going to purchase your home. Maybe you don't plan to sell now or in the immediate future; however, there are usually a number of homes for sale at any one time in RHEN, and prospective buyers are looking around to get an impression of our neighborhood. To keep up our property values, please replace these unsightly plants.



**What does the Board of Directors do?** Being on the Board sounds like an honorary position. However, the Board does a lot of work for the association. Just review the Board minutes on the website to get an idea of the various items considered by the Board during their monthly meetings. Hiring and monitoring a property-management company is another major function. Listening to homeowner complaints and taking appropriate action through correspondence and/or hearings with members also takes a significant amount of time. All of these efforts are devoted to making RHEN a better place to live. In addition, any and all help and cooperation we can get from all of you makes our job not only easier for us but makes our

work more productive for the neighborhood as a whole!

**Don't wait on Erosion Repairs** – The rainy season is almost on us again, so make sure you've inspected your drainage and upgraded it as needed to bring it into compliance with our mandatory standard. Many homeowners have received individual letters advising them of these necessary actions. The Association also requires plantings near rear yard foundations and retaining walls both to screen them from sight from neighbors and to control erosion via deeper roots than provided from the native grasses.

**Where to Find Association Information** - We remind you to visit our website, [www.rhen.org](http://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&Rs and Bylaws, information on RHEN & area home sales, construction activities, photo gallery, announcements, and much more. (We have eliminated the chat room both because it was not being used by association members and because of frequent postings of unwanted notices from outsiders.) Also, feel free to contact Management or any Board Member with your questions or concerns. In addition, we encourage homeowners to attend the monthly Board meetings to see how your association is being run and what issues the Board confronts.

**See you at the October 24 Annual Homeowners Meeting!**

**Steve Lange**  
**President RHENPOA**

**BOARD OF DIRECTORS**

**Steve Lange—President**

**Mazi Ghorbani—Vice-President**

**Joe Bonn—Treasurer**

**Dale Welch—Director**

**Valerie Schooley—Director**