

# ROUND HILL ESTATES NORTH

P r o p e r t y   O w n e r s   A s s o c i a t i o n

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*RHENPOA Newsletter – January 2008, Vol. 5 No. 1*

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

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I would like to wish everyone a very happy New Year. Welcome to the first RHEN Quarterly Newsletter of 2008. Each quarter the Board would like to bring property owners up to date on what has been happening with the Board and any current issues for our Association.

**Survey Results** – As you might recall, we mailed a questionnaire to all homeowners in the last newsletter. Homeowners could either mail the completed document to management or take the survey via the internet. Unfortunately, we received responses from only 19 out of the 154 lots in the association, resulting in an approximate 12% response rate. Although I am disappointed that so few homeowners chose to participate, I appreciate the time and candor of those who did respond and offer my thanks to all of them. Since the response was so low, little in the way of conclusions can be made. However, for those that are interested in the results, they are now posted on our website at: [http://www.rhen.org/survey\\_results.htm](http://www.rhen.org/survey_results.htm)

**Erosion Repair behind Tanbark & Palmetto Dunes Lanes** – During the unusually heavy rains in January 2006, we experienced a rupture of the 15” pipe that collects the water from Palmetto Dune Lane and directs it down the hill north of the homes on Tanbark and Palmetto Dunes Lanes. This rupture eroded some of the hillside below the pipe and was starting to threaten the sewer bench. The Association made emergency repairs to redirect the pipe and protect the hillside from more damage at that time. Since then, the Board has been debating on what repairs are needed, getting and evaluating bids, investigating what caused the rupture, and inquiring about insurance coverage for the repair costs. Late last year, we finally selected a contractor to repair the pipe and restore the hillside. Those repairs are nearly done now. The cost of this action is going to be nearly \$50,000 including the emergency work and final repair work.

**Newspapers in Driveways** – While driving through the neighborhood, I’ve noticed newspapers piling up in some homeowners’ driveways, apparently because the homeowners were on vacation. Since this situation is a clear indication to burglars that the homeowner is not around to pick up the paper, it is advisable to make sure to either stop the paper while you are gone or ask a neighbor to pick them up for you while you are away.

**Agenda for Board Meetings** – A new California law now requires that Association members be notified in advance of the agenda for upcoming Board meetings. Thus, the agenda for the January meeting was recently mailed to all homeowners. In the future we will post the agenda on our website to avoid copying and mailing expenses. Attendance at the Board meetings from homeowners, like the response to the survey, indicates significant apathy within the association. Speaking with other association presidents, I’ve discovered such apathy is common in many associations unless some burning problem exists within the community. To encourage more attendance at Board meetings with the result of greater participation in the running of your association, the Board installed a sign several years ago at the entrance to the neighborhood to

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alert homeowners to when the next board meeting would be held. Although this attempt has not been wholly successful in generating more attendance, we hope that the agenda now being posted on our website will encourage greater participation.

**Displaying the Flag** – A local realtor places an American flag on each lot within RHEN and Round Hill Country Club for the July 4<sup>th</sup> Independence Day observance. We praise his patriotic display, but it is not necessary to leave the flags up year round. We don't want to get involved in any dispute on when homeowners in RHEN should or should not display the flag. However, we thought that you might want to be aware of the information provided in "*United States Code Title 4 Chapter 1 — The Flag*" which can be found at: <http://www.ushistory.org/betsy/flagetiq.html>. At this site, you can find the when, where, and how of displaying the American flag.

**Early Bird Efforts on Trash Cans** – Since the garbage pickup is on Tuesday morning, you don't need your trash cans out on Sunday morning so all of us can look at them for two days. Prospective home purchasers attending open houses on Sunday could get an unfavorable impression of our Association if they see these cans all over the streets during the Sunday open houses. So in response to some homeowner complaints, please take the containers out to the street on Monday night and bring them back inside and out of sight on Tuesday night. If you are unable to do so due to travel, please consider having your neighbor fill in for you.

**Wild Animal Sightings** – You probably hear the coyote packs howling in the night. In addition, there is a family of bobcats in our area. They, and other predators, can make a quick meal out of house pets. To avoid any undesirable results, please keep your pets inside all the time and especially at night.

**Noise Mitigation** – In a Newsletter last summer, we suggested many methods of minimizing noise sources in our neighborhood. We included a variety of ways that noise can be eliminated or time-shifted, creating a significantly more peaceful and desirable environment for both current and prospective homeowners. (To review the suggestions, all old newsletters are posted on the association website at <http://www.rhen.org/newsletters.htm>.) We would like to thank all those homeowners that made the effort to change their practices to aid in controlling this problem.

**New Chat Site** - A RHEN homeowner has established an email chat group limited to the homeowners of RHEN. This list is private and will not cause you to have increased spam. We would like to encourage everyone to participate in this opportunity to express any views they might have about the community.

To join, please send an email to [rhenorg-subscribe@yahoogroups.com](mailto:rhenorg-subscribe@yahoogroups.com) with "subscribe" in the subject line and your name and street address in the body of the message. The home page of the new chat group is <http://groups.yahoo.com>. Please use this option to communicate with fellow homeowners on issues, news, recommendations, complaints, etc. (This chat room takes the place of the discontinued "Discussion Forum" on our association website that had to be closed due to frequent spam postings.)

**Erosion - Spraying Grass** – One of the major issues the Association faces now and must continue to face in the future is controlling erosion. As we have pointed out in past newsletters, erosion is economically much less expensive to prevent than to correct. One of the most

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effective preventive actions 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 that have their lots sprayed are subject to a substantial fine of \$750 for the first violation.

**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 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. 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 is confronting.

*The Board wishes all of our neighbors a prosperous and a happy New Year!*

**Steve Lange, President**  
**RHENPOA Board of Directors**

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