

ROUND HILL ESTATES NORTH

Property Owners Association

RHENPOA Newsletter – August 2008, Vol. 5 No. 2

www.rhen.org

Change in Board Members – This winter the Board accepted the resignation of Yamo Deniz for personal reasons and appointed Nancy Hollis to replace him for the remainder of his term. We wish Yamo and his family well and appreciate his efforts for the community over the last year, and we welcome Nancy to the Board.

Elections Coming Up - 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 fall; we must instead conduct the election by secret ballot. Additional changes in law reflect nominating procedure and dissemination of candidate information. If you have an interest in running for the Board, contact either our property manager or any current Board member and send in the attached candidate application form. Please note that the deadline for receiving candidate nomination is September 29. Board members are elected for one-year terms.

Annual Homeowners Meeting November 18, 7:15pm – The annual homeowners meeting will be held at the Round Hill Country Club. We will review what the Board has been doing over the last year, provide an update on the financial status of the Association, and discuss ongoing and new issues for the community. Please use this opportunity to meet the Board and other homeowners, to enjoy refreshments, and to learn more about your Association.

Important Dates Prior To the Annual Meeting:

September 29:

Deadline for receiving candidate nominations.

September 30:

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

October 1:

Record date for voting. Only homeowners of record as of this date will be eligible to vote.

October 3:

Ballot packages sent to owners.

November 3, 4:30 PM:

Deadline for returning ballots.

November 25:

Record Election. Results will be placed on our website and in the minutes of the next General Session following the election.

Obey Traffic Laws in RHEN - We've had complaints from homeowners about drivers not stopping at stop signs and speeding within our community. Our speed limit is 25 mph and is enforced by the county sheriff. Our roads make nice walking paths and are enjoyed by a lot of people. So please obey all traffic laws or, if the Board hears of more incidences, it will have to push the sheriff to enforce the laws more diligently. Also, walkers are encouraged to walk facing traffic and be wary of drivers not obeying the traffic laws.

Early Bird Efforts on Trash Cans – Since the garbage pickup is on Tuesday morning, you don't need your trash cans out on Saturday morning so all of us can look at them for three 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, we ask that all homeowners 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.

Lot 106 Erosion Repair – You may have noticed the grading work going on in the common area between Incline Green and Chanticleer Lanes. A large erosion scar had developed into the lot's flat region that was getting progressively worse over time. This flat region was the result of placing excavations from homes under construction in the space and grading it flat. Previous Boards had allowed contractors to deposit soil there rather than move it off site as a convenience to residents. The repairs consisted of grading the flat part into the scar to smooth out the whole surface, making a raised berm on the flat portion to collect rain water into two drainage pipes that direct the water down below the area into a rip-rapped slope and wattles that control erosion on the remaining slopes. The area has been under evaluation for many years to monitor the amount of erosion by the Board. We felt that the repairs were needed this year and managed to find a good bid from the same contractor that did the recent erosion repair work behind Tanbark

Lane. The costs of the repairs were about \$44,000, with the money coming out of our reserve fund.

General Attractiveness of our Association –

The Board is charged with maintaining property values in our community. One way of decreasing property values is to delay the maintenance of homes and to allow a messy appearance. Put yourself into the eyes of a prospective homeowner driving through our association and see if it looks attractive and well maintained. We've mentioned many of the particulars of this before and have noticed that not much has improved. Garbage cans left out for days at a time, garage doors left open, parking too many cars on the street, homes and landscape poorly maintained, illegal signs on lots (the only permitted ones being For Sale signs as approved by the Association), newspapers piling up on driveways during vacations, and dead trees and shrubs all contribute to a poor appearance and eventually to lowered property values. Since we all want to keep our property values high here in RHEN, it is imperative that we all be responsive to these issues.

Slurry Sealing of Association Lanes –

According to the CC&Rs, the Association is responsible for the maintenance of the private roads in RHEN. These include Palmetto Dunes, Tanbark, Sugar Creek, Chanticleer, Incline Green, Inverrary, and Ocean Pines lanes. The Board is evaluating having the private lanes slurry sealed this fall as part of a periodic maintenance program. It has been about 6 years since some of these roads were done. If the Board approves this maintenance, you will be notified by mail of the days when your lane will be inaccessible and the particulars of the process.

Changes to the Exterior of your House and Landscape –

According to our CC&Rs, our Architectural Committee must review all changes to the exterior of your house and landscape to make sure it is in compliance with our standards. These standards are available on the community website for your review. We all live in a "Common Interest Development" and must abide by its rules and regulations. We might consider our homes our castles, but we have chosen to live in a community where our neighbors do have a say in what we do with our property. While this might seem onerous, the rules were established to preserve property values. They were put in place to avoid, for example, the possible "purple house with tall trees that block views" from being built in RHEN. So, before you cut down that heritage oak, plant a new tree, install a new roof, or paint your house, please contact our manager for the proper review procedure first.

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. We want to emphasize again that unwanted outside noise is considered a nuisance and is subject to CC&R violations (to review the suggestions, all old newsletters are posted on the association website at <http://www.rhen.org/newsletters.htm>.) Some common complaints are lawn maintenance noise, especially from gas-powered blowers early on weekends, outside speakers for music, barking dogs, and outside doorbells and phones. We would like to thank all those homeowners that made the effort to change their practices to aid in controlling this problem and encourage everyone to be considerate of their neighbors in this matter.

Chat Site - To join, please send an email to rhenorg-subscribe@yahoo.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.)

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 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.

Steve Lange

BOARD OF DIRECTORS

Steve Lange - President
Mazi Ghorbani - Vice-President
Suzanne Swirnow - Treasurer
Habib Amin – Secretary
Varun Nanda - Director
Nancy Hollis - Director
Dale Welch – Director

**ROUND HILL ESTATES NORTH
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS**

CANDIDATE APPLICATION

Formal elections for the Board of Directors for Round Hill Estates North will be held soon, and we are looking for homeowners who are interested in running for a seat on the Board. If you are interested in running for election, please complete this form and return it to management by the deadline listed below. Thank you.

NAME _____

ADDRESS _____

HOW LONG HAVE YOU LIVED IN THE DEVELOPMENT? _____

PHONE: DAY _____ NIGHT _____

E-MAIL ADDRESS _____

OCCUPATION _____

EXPERIENCE SYNOPOSIS: _____

WHY DO YOU WANT TO SERVE ON THE BOARD OF DIRECTORS? _____

WHAT ARE YOUR GOALS FOR THE COMMUNITY? _____

This form must be received by **Tuesday, Sept. 29, 2008 at 4:30 p.m.** in order for your name to be included on the ballot. You can mail, fax, or e-mail your completed application form to:

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Danville, CA 94526
Phone (925) 743-3080 Fax: (925) 743-3084
Email: vlambert@commoninterest.com**