

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

October 2024 Newsletter

Website: www.crowcanyonheights.com

The October 2024 newsletter for Crow Canyon Heights (CCH) is available for registered members at www.crowcanyonheights.com. It is also sent via email to all homeowners and residents who have an email address on record. If you wish to stop receiving simply send an email to "cchalert@comcast.net" and write "STOP" in the subject line or in the body of the message.

"There are worse things than getting a call for a wrong number at 4 a.m. For instance, it could be a right number."

NEXT BOARD MEETING

November 21, 2024 @ 7:00 p.m.

Audio/Video Conference bridge attendance info will be provided via email prior to the meeting

Homeowner Association Services (HAS)

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related letter during the week of September 30th. It is hoped all read the information thoroughly.

The Homeowner Association is funded by homeowner dues and assessments. Those funds are used to pay for routine operations in our community, and for upkeep and maintenance as articulated in the Association's governing documents. The elected (and volunteer) members of the Board of Directors are obligated to enforce the CC&Rs, Rules and Regulations, and comply with the growing list of laws and regulations in the California Davis Stirling Act. There have been loud objections from some about the requirement for homeowners to provide access to all exterior areas of their home where custom modifications have been made by some owners. While understandable, the fact is the HOA is required by our governing documents and law to maintain the exterior surfaces of our homes. Not enforcing these requirements creates unreasonable risk of potential damage due to dry rot, mold, mildew, fungus growth, and more. In addition to the potential physical damage that could represent, it puts the Association at risk of increased insurance rates or worse, losing insurance coverage altogether. It is the Board's obligation to assess these risks, get advice from qualified legal counsel, and make decisions to mitigate risks.

In early 2000s, every CCH homeowner received a surprise and crushing special assessment of \$7,000 per home for roof repair and replacement. That \$7,000 assessment was completely avoidable and resulted from previous lack of attention to

"Changes" About 2024 CCH Board Election

October 2024

The long anticipated painting and repair project is underway and in full swing. The attendance at the September Board meeting was robust and lively due mostly to the announced plans about homeowner responsibilities to provide access to exterior surfaces for repairs and painting. All homeowners will have received notice in late August about providing access to exterior building surfaces for inspection and repair which are necessary and required, and then another

maintenance requirements, maintaining adequate reserve funding, and a lack of compliance with HOA governing documents. We cannot let something like that happen again.

The Board considered a number of options and decided a waiver process can achieve both objectives, that is to help protect the Association and future owners from unreasonable and avoidable legal and financial risks, and provide existing homeowners with a way, if they so choose, to avoid disrupting their patio, atrium, or other customized areas. A waiver applies ONLY to the specific area a homeowner chooses to deny access for inspection and repair. For example, a waiver would apply to the exterior wall area that is below the level of a patio deck, but not the area above the deck. The HOA remains responsible for the balance of exterior surfaces as originally designed in the CC&Rs, with the exclusion of the specific area detailed in a waiver. The process and details are explained more fully in the recent letters everyone was sent via US Mail.

OTHER BUSINESS

Pool closing - October 20, 2024 the CCH pool and adjacent area will be closed for the season. Pool furniture and umbrellas will be stowed away.

Board Election - There are 2 seats on the Board of Directors up for reelection in 2024. Three candidates submitted their information for the two seats which triggers the requirement for an election. Recently, one candidate withdrew their candidacy leaving 2 seats to be filled with 2 remaining candidates. Consequently, there is no need for ballots to be distributed nor votes taken in 2024. The make up of the Board will be announced in the annual November meeting of the Board of Directors.

Budget and Monthly dues - Operating and Reserve budgets were analyzed and reviewed for 2025. The Board voted unanimously to increase monthly dues in 2025 to be \$450 monthly. In preparation for this vote a survey was taken of 7 nearby communities all comprised of attached condominiums and townhouses to provide perspective. The average

monthly dues for the surrounding communities in 2024 is \$567 per month. Including next year's rate, dues amounts over the past 10 year period for Crow Canyon Heights have increased only 2.0% per year, below inflation rates, and the new rate of \$450 monthly remains below all seven of those surveyed. In that same 10 year period, CCH had zero dues rate increases in four of the ten years.

Financial - As reported in the September meeting, year to date operating results for CCH are below budget by \$21,724 as of the end of August. The balance of the CCH reserve account was \$2,219,272.

Landscaping - proposals and quotes were approved in September to refurbish the areas around both entrance gates, including the center islands. As road construction work has been almost completed at the corner of El Capitan and Crow Canyon Road, a project was approved to clean up and refurbish that area as well.

Halloween - Thursday October 31st is Halloween. Residents can expect more pedestrian traffic than usual on that day and evening, with visits from local, excited children dressed up in their special costumes, so be careful driving in the community.

For more information including the schedule for upcoming Board meetings, see the CCH web site: (www.crowcanyonheights.com)

Reference the **H**omeowner **A**ssociation **S**ervices (**HAS**) online system with questions and for information (online.hoaservices.net/CaliberWeb2_HAS/#/), or email Jennifer at jtavares@hoaservices.net