



Sandia Ranchos Property Owners Association

Newsletter

4th Quarter 2019, 1st Edition

November 2019

BOARD OF DIRECTORS - 2019-2020

Bill McElhaney – President Jacquelyne Neff – Secretary-Treasurer
Alfred Visco – Vice President Heather Petersen - Member
John Cornell – Member

NEXT BOARD MEETING: January 11, 2019 at 9:00 am at the office of Ralston Management. Meetings are open and all members are invited to attend.

ARCHITECTURAL COMMITTEE- 2019-2020

Randy Neff Bill McElhaney Alfred Visco
Jacquelyne Neff Heather Petersen

Fire Safety: SCE will be implementing the PSPS (Public Safety Power Shutoff). If you wish to receive personal notifications you may contact SCE at (800) 250-7339 and provide your phone number, or visit www.sce.com/safety/wildfire/psps and click on "Update Your Contact Info."

Fire Safe Council & Community Wildfire Protection Plan: Need volunteers for the newly formed Sandia Ranchos Chapter of the Southwest Riverside County FireSafe Council ("FSC") and to form Chapters in the rest of the De Luz Community Service District, geographical areas including but not limited to the four other Property Owners Associations located therein. The chapters will have one or more representatives on the Board of the FSC.

The Chapters will, among other things, determine the scope of voluntary projects to reduce fire risk which will be incorporated into a Community Wildfire Protection Plan being developed by the FSC. Grants will be sought to fund part or all of the projects.

Contact Alfred Visco via e-mail: visco@linkline.com

Submittal of Plans to the Architectural Committee: If you are planning an improvement on your property, i.e. fencing, gates, building a house, garage or barn, you are required to submit plans for review and approval by the Architectural Control Committee before you start. Plans may be submitted to the Ralston Management office.

HELPFUL REMINDERS

Do not hesitate to report suspicious activity to the Sheriff. If it looks suspicious, it probably is.

Dead vegetation poses a health and public safety risk and should be removed promptly. Please do not simply have your water turned off and let your trees / vegetation die. **Do not become another Paradise.**

Road Concerns: Please contact the De Luz Community Service District at info@deluzcsd.org or call 951-696-0060; 41606 Date Street, Suite 205, Murrieta, CA 92562-7090

Planting only avocado trees that have been registered and certified helps protect against avocado root rot and sunblotch viroid. Planting grape vines that have been registered and certified helps protect against virus diseases. It only benefits you the grower to do so. For more information concerning the foregoing as well as issues concerning the planting of citrus please go to the Calif. Dept of Food & Agriculture (CDFA) web site to access their plant health, nursery stock registration and certification programs. The main CDFA web site is www.cdfa.ca.gov. Also UC Davis has pertinent information concerning these issues under its Foundation Plant Services program. The main UC Davis web site is www.ucdavis.edu.

The Association's CC&Rs require that prior to the planting of any Avocado Tree or Grape Vine that documentation be submitted to the Association that the trees or vines are certified.

DID YOU KNOW THE ASSOCIATION HAS A WEBSITE ? SANDIARANCHOS.HOMESTEAD.COM

BUDGET & ASSESSMENT UPDATE

The Davis-Stirling Common Interest Development Act ("Act") contains a detailed procedure for financial disclosures, budgeting, and assessment determination and to the extent that the Associations' governing documents are in conflict with the Act, these provisions in the Associations' governing documents are void. Therefore the Association will no longer seek membership approval of the budget. The Association's Board will approve the budget. The Association will follow the procedures for the financial disclosures and assessment determinations set forth in the Act including, but not limited to, seeking membership approval for a regular assessment that exceeds 20% of the previous year's regular assessment.

HIGH FIRE HAZARD PLANTS

The following are high fire hazard plants: Acacia (Shrub), Eucalyptus, Juniper, Palm, Pine, and Pampas Grass. In order to protect not only your own property but your neighbors, the Board highly recommends that you remove all of said plants from your property.

Ralston Management

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