Crystal Springs Ranch
Homeowners Association
P.O. BOX 1596
CANYON COUNTRY, CALIFORNIA 91386

MARCH 2011 Newsletter

The Board of Directors for 2011 is as follows:

Art Herrera, President	250-1158
Ken Burk, Vice President	412-327-6777
Tom Hauber, Treasurer:	250-3300
Fred Seeley, Secretary	250-0125
Mike Boone, Architectural Chair.	299-4388

Should you have any question of the Board, please call one of the above Board members. The Board meets on the second Tuesday of each month at 6:30 pm. If you would like to attend one of the Board meetings contact any Board member to find out the location of the meeting as they change monthly. The 2011 Board wants to do all it can to maintain the wonderful quality of life we enjoy in Crystal Springs Ranch and we look forward to working with all of our members toward this goal.

Year End 2010 Financial Reports

Please see the attached 2010 Financial Reports for the Crystal Springs Ranch Homeowners Association. Please note that it is because of the excellent financial results last year that we were able to reduce the 2011 Dues one-time-only to $100, from our normal dues of $165.

Website – csrhoa.org

Our website has now been up and running for over a year. It contain Board of Directors contact information, copies of all the various portions of the CC&R's including Building Regulations, By Laws, etc. and it now has a section on Vista Canyon containing access to various documents and the HOA letters to the Planning Commission and City Council. There is also a signup section for the HOA's email communications list. Please note that the email list is totally private, the email addresses submitted are not distributed to anyone, and it is fully automated.

Vista Canyon Project

The results of the survey included with the 2011 Dues Notice regarding the direction the membership wanted the Board to go with respect to the proposed Vista Canyon project between Fair Oaks Ranch and Sand Canyon were:
Against the Project: 71 (89% of those who responded and 59% of our 120 members)
Neutral: 5
Other: 4
No Response: 40

As a result of the survey, the Board has advised both the Planning Commission and the City Council in writing that the CSRHOA opposes the project as currently proposed. The primary concerns expressed are the major traffic impact on Soledad Canyon, Lost Canyon and Sand Canyon Roads due to the proposed Metrolink Station/Bus Transfer Station to be moved from its current Via Princessa location to Vista Canyon, high density housing, and traffic control proposals such as "round-a-bouts" near our elementary schools. As noted above, copies of the HOA letters to the Planning Commission and the City Council are on our website.

Springtime in Crystal Springs

We appreciate the effort of every homeowner in maintaining his or her property to the high standards we usually see. Maintaining your slopes and parkways is especially challenging at this time of year due the erosion caused by this year's heavy spring rains and the rapid growth of weeds once the sun finally comes out! Please keep up the good work in spite of Mother Nature's challenges.

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For the last several years, the Board has noted how beautifully the turf parkways that are maintained by many of our homeowners resist erosion and unsightly weeds that are more common with decomposed granite (aka dirt). We encourage you to take a walk or a drive through the neighborhood and notice how nice the turf looks. If you are considering changing your parkways to turf, now is probably the best time of year to do so.

Just a Reminder

The Board gets complaints from homeowners about things that are common courtesy. Some of the most frequent are: dogs barking at night, gardeners that start before 8a.m. in the morning, children on motor scooters on the street, trash cans that are left out before and after collection day, and pet owners that do not clean up after their animals on other people's property. Please respect others.

Noise Ordinances

In Santa Clarita, there is a noise ordinance which specifies hours of quiet time for residents. Basically, this means that gardeners and other noisy services cannot start before 7:00 a.m. during the week and 8:00 a.m. on Saturday, and NO noisy work to be done on Sundays. Please make sure that your gardeners or other noisy service providers, i.e. carpet cleaning vans, comply with this ordinance. On the other end of the day, it stipulates no loud and intrusive noise after 10p.m. is allowed.

Overdue Dues

All homeowner's 2011 dues were due February 1, 2011. We still have 4 owners that have not yet paid. We ask that you send your check for $100 payable to CSRHOA as soon as possible to the P.O. Box listed on this letterhead so that the Board does not have to take further action to pursue collection. Remember that the delinquent member is responsible for all cost of collection, including, but not limited to, attorney's fees.

Notice of Board Meeting Agendas

If you would like to know about a specific Agenda item at an upcoming Board meeting or add a specific item, please contact Art Herrera, President, in advance of the monthly meeting.

Standard Board of Directors Meeting Agendas

- **Call to order**
- **Approval of Prior Meeting Minutes**
- **Treasurer's Report**
- **Architectural Report**
- **CC&R Compliance issues**
- **Old Business**
- **New Business**
- **Assign location for next Meeting**
- **Adjourn**

Final Reminder – Plan Approvals

Please remember to submit your plans for any exterior construction, exterior remodeling, exterior paint color changes, pools, fences, etc. to the Architectural Chairman at least 30 days before commencing the work. If there is an emergency or other time constraint, the Architectural Committee will work with you as best it can, but to be on the safe side, please plan on the full 30 days.

Happy Springtime!!!