2011 Board of Directors:
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September 2011 Newsletter

President's Letter

Dear Crystal Springs Ranch Neighbors,

The summer is fading fast and we are getting ready for winter and the annual homeowner's meeting. This year has been quite eventful; some things out of the ordinary and other things are business as usual.

We continue to see the same problem issues with parkways and slopes with the same homeowners failing to keep up their end of the bargain.

As you know, your Board consists of volunteers who do their best to maintain and improve the quality of life, the property values, and the ambiance of our wonderful neighborhood.

Included in the year-end balloting for the Board members, the current Board is going to ask for certain changes to the CC&R's intended to reduce and improve several ongoing issues and to relieve pressure on the volunteer board who diligently try to get our homeowners to conform to the CC&R's. Please keep in mind one of our main goal is to enhance the value of our community and your home, so these proposed changes are directly focused on your interests.

With that in mind we will be proposing a monetary fine system to get the attention of those people that disregard our rules and to give guidance to future Boards, re-proposing the non-border fencing changes from last year, requiring that homeowners who rent or lease their homes advise the Board of their current mailing address, and a few other items. Please note that the fencing change proposed last year passed by 84% in favor but the number of total affirmative ballots was less than the required 61 ballots.

Additionally, the Board has approved a proposed filming policy to help mitigate disruptions in the neighborhood, as we experienced with the recent filming on Bronco and Saddleback for a Chevrolet commercial. A copy of the filming policy is included with this newsletter.

Another critical area of interest is the dedication of certain previously private streets to the City of Santa Clarita or to Los Angeles County. In an attempt to bring this long simmering issue to conclusion, the Board has hired an outside consultant familiar with the early history of Crystal Springs Ranch.

This year's homeowner meeting is scheduled for December 5th at Robinson Ranch. More on that later as we will send out ballots with explanations and details. Our CC&Rs require at least 61 homeowners vote and approve ballot measures, so please do your part and Vote! Also, if you are interested in a board position, submit your nomination ASAP. We want more involvement since that is the only way an all volunteer board can succeed.

I look forward to seeing you all at the annual meeting.

Sincerely,

Art Herrera

Regulations

The Board of Directors has approved a change in the CC&R Non-compliance Enforcement procedures to add step 3. (b) to the process. The current document follows:

CC&R's, By-Law, and Building Regulations Compliance Enforcement Policies and Practices

Background

The CSRHOA was incorporated as a non-profit mutual benefit Corporation on January 22, 1981. The Declaration of Covenants, Conditions and Restrictions (the CC&R's) were filed with Los Angels Country on January 13, 1987, the current By–Laws Building Regulations were updated and filed in April 1993.

Article XII, Section 1. of the CC&R's gives the HOA and the Owner of any lot in the Project the right to enforce by proceedings at law or in equity all of the covenants and provisions imposed by the Declaration of the CC&R's or the Bylaws. That is to say that even without the HOA, each Owner still has the obligation to abide by the By-Laws, CC&R's and Building Regulations and each Owner has the right to enforce the requirements through legal proceedings.

CSRHOA Enforcement Process, Policies and Practices

For all of our members' information and easy referral, here is a brief synopsis of the compliance enforcement process used by the Crystal Springs Ranch Homeowners Association:

1. If a majority of the Board of Directors (the Board) agrees that a violation of the Declaration of CC&R's, By-Laws or Building Regulations (CC&R's for short) is likely to exist, the Corresponding Secretary of the Board writes an initial letter to the homeowner(s) asking for the violation(s) to be cured, generally within 30 days.
2. If the homeowner has not contacted the Board or has not taken action to cure the violation, a "second request" letter is sent by the Board to the homeowner and again, typically, asked that the violation(s) be cured in another 30 days.
3. (a.) If the violation(s) remain and the homeowner has not had dialog with the Board explaining why the situation isn't cured, a third letter is sent advising the homeowner that if the violation isn't cured within 14 days, the matter will be turned over to the HOA's attorney for future enforcement activity, **or**
   (b.) the Board, under CC&R's Article IV, Section 4. (d) and Section 8., may contract with a service provider to enter the non-compliant property and make necessary repairs and then invoice the property owner for the entire cost.
4. If the CC&R violation(s) are still not cured by the deadline, the matter is turned over to the HOA's attorney. Section 8. of Article XII of the CC&R's states that the Owner covenants and agrees to pay the Association all costs and fees incurred if the owner defaults on their observance of any provisions of the CC&R's. The Attorney's hourly rates are about $250 and they can add up fast.
5. The HOA then assesses the Owner for the costs and fees incurred until the non-compliance violations are cured and invoices that amount to the Owner(s).

6. If the Owner doesn't pay the assessed fees and costs to the HOA within 90 days, Article VII, Section2. c) 3. of the By-Laws requires the Board record a lien against the property or bring legal action against the Owner to collect the money due.
7. Any owner who is unable to pay assessments will be entitled to make a written request for a payment plan to be considered by the Board of Directors. An owner may also make a written request to meet with the Board in executive session to discuss a payment plan. If the owner requests to meet with the Board to discuss a payment plan within fifteen (15) days of receiving the pre-lien letter, then the Board shall meet with the owner within forty-five days of the postmark on the owner's request, unless there is no regularly scheduled board meeting within that period, in which case the board may designate a committee of one or more members to meet with the owner. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests.
8. An owner is entitled to dispute the assessment debt by submitting a written request for dispute resolution to the association pursuant to the association's "meet and confer" program required in Article 5 (commencing with Section 1363.810) of Chapter 4.
9. Prior to initiating foreclosure against the owner's separate interest, the owner is entitled to submit a written request for alternative dispute resolution with a neutral third party pursuant to Article 2 (commencing with Section 1369.510) of Chapter 7, except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

10. The lien process can ultimately lead to a forced sale of the property to satisfy the lien.

The By-Laws, CC&R's, and Building regulations are posted to the Crystal Springs Ranch HOA website at csrhoa.org for anyone's review.

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The focus of any term's CSRHOA Board is to maintain our neighborhood's quality of life, the wonderful ambiance we enjoy, and to help retain property values for our member-owners, so the members of the Board really appreciate a quick and uncomplicated resolution of non-compliance issues that come up. The Board doesn't like to send that second letter and really dislike sending the third letter. Please help everyone by complying with the rules we all agreed to when buying in Crystal Springs Ranch.

The By-Laws, CC&R's, and Building regulations are posted to our HOA website at csrhoa.org for anyone's review.

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CSRHOA Filming Policy

A few weeks ago, many homeowners and their families were surprised that major sections of Saddleback Road and Bronco Drive were lined with cones and signs advising that in a very few days, the streets would be used for filming purposes. Many were asked to not park cars in their driveways and several parkways were used by the crews without asking permission of the owners. The Board received several complaints and after researching the issue with some other HOA's, decided that CSRHOA should adopt a reasonable filming policy. The Filming Policy approved by your Board of Directors follows:

Crystal Springs Ranch Filming Policy-Fall 2011

1. The film company must contact the Board of Directors, either thru email or in writing, and receive approval in writing for filming no less than two weeks prior to the start of filming in the Community.

2. The film company will pay no less than $1,000 per day to the Community as determined by a board member or board representative. 50% of the filming fee and 100% of the security deposit shall be paid 7 days prior to the scheduled filming date in the Community. The balance of the filming fee shall be paid within 7 working days of the end of filming in the Community.

3. The film company must provide the name, phone number and email for a contact person who will resolve any and all complaints. (Aka. location manager)

4. The film company must provide insurance naming the Crystal Springs Ranch HOA as additional insured in the amount of no less than $1,000,000.00.

5. Any damage caused to the Community or private property must be repaired to pre-filming condition at the expense of the filming company. The Community requires a security deposit of $5,000.00 which is refundable providing that the film company adheres to the stipulations in this agreement.

6. The film company, and its cast and crewmembers, may be present in the Community only between the hours of 7:00 a.m. and 10:00 p.m. All vehicles, cast and crew must be out of the Community by 10:00 p.m.

7. In the event that the film company fails to abide by any of the provisions contained herein, their security deposit, in part or in whole, will be forfeited to the Community.

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Solar Electric Panel Installation Approval

Our CC&R's were written in the early 1980's, well before satellite dishes, solar water heating, solar electric panels, etc were even contemplated. In situations such as solar electric panel installation, the Board has to work with its legal counsel and our homeowners to adapt to modern technology and legal requirements while trying to maintain the attractiveness and ambiance of CSR.

Therefore, we thought you'd want to know that the Architectural Committee recently approved our neighborhood's first solar electric panel installation since recent Federal and State alternative energy laws and regulations went into effect. Working closely with the homeowner and their contractor, we were able to agree on reasonable conditions for the installation in a reasonable time frame.

If you are contemplating adding solar electric capabilities to your home, please let the Architectural Chairman know as soon as possible.