2012 Board of Directors:
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

January 2012 Newsletter

President's Letter

Dear Neighbors,

As we begin a new year, 2012, I thought it would be a good idea to reflect on what the board accomplished in the past year.

As with the past two years that I have had the privilege to serve on the board, 2011 was a very busy and productive year. During the past year the board has focused on our previous goal of enhancing and preserving the value of our properties and quality of life in our lovely community.

Here is a partial list of what the board has done in the last year in working to our goals:

- Enhanced the www.csrhoa. org website
- Worked to get the "private" roads accepted by the City of Santa Clarita's Streets Department
- Reviewed and approved our first solar installations for homeowners
- Addressed and continue to address landscaping issues to enhance our neighborhood

Going into 2012, I would like to highlight a few common sense items to help maintain our wonderful neighborly ambiance. The items include:

- Restrain barking dogs
- Gardeners not starting before 7am on weekdays and 8 am on Saturdays
- Put trash cans away shortly after pickup
- Removal of pet waste
- Alerting sheriff if you see vandalism on anyone's home at non-emergency number 255-1121
- Getting all Christmas Holiday lighting a decorations down within 30 after Christmas

As you can see it has been a very busy year working on behalf of Crystal Springs Ranch Homeowners to continue to improve your community.

Have a Safe and Happy New Year.
Sincerely,

Art Herrera, President

Election results for 2012 Directors and changes in CC&R's, Building Regulations and By-Laws

The Board of Directors were re-elected for 2012 and remain as follows:
Board members:

Mike Boone – 50 Votes
Ken Burk – 52 Votes
Tom Hauber – 63 Votes
Art Herrera – 54 Votes
Fred Seeley – 60 Votes

At the January 10, 2012 Meeting, the Board agreed to maintain the same officer positions as in 2011

Ballot initiatives:

Allow email correspondence in lieu of postal mail - FOR 46 AGAINST 10
Board notification of renters - FOR 46 AGAINST 9
Fines and penalties - FOR 28 AGAINST 27
Fence amendment - FOR 50 AGAINST 7

Per the HOA's attorney:

> Measures two (renter notice) and three (penalties), amendments to the CCRs (declaration docs) require a vote of 51% of all members in the HOA (61 votes), not just a majority of a quorum. Therefore they failed.
>
> Bylaws and Building Regulations require a majority of a quorum, so measures 1 (email notice) and 4 (fencing) passed.

HOWEVER, THE RESULTS ARE NOT YET FINAL AND LEGAL DISCUSSIONS ARE CONTINUING. The Board will advise when the results are final.

And finally the winner of our $500 ballot raffle is Daniel Lynch. Congratulations Daniel!

Note: The Board has subsequently learned of a new California regulation that allows HOA to use email communications irregardless of the governing documents. Therefore on the Annual Dues Invoice return page there is the option to accept email communications in lieu of mailed hard copy communications.

Year End 2010 Financial Reports, Reserve Study Documents and Dues Notice

The California Civil Code Section 1365 requires that an HOA provide copies of the Reserve Study Summary and Assessment and Reserve Funding Disclosure Summary. In addition the spreadsheet calculating the Reserves, the final financial statement from 2011, and the 2012 Dues Notice/Email authorization form are enclosed with this Newsletter. Please contact any Board member if you have any questions or would like to discuss any of the enclosures.

The Board has voted to continue dues at $100 per year for 2012. Our HOA continues to be self-managed by volunteers thus saving considerable cost to our members.

Website – csrhoa.org

Our website has now been up and running for over 2 years. It contain Board of Directors contact information, copies of all the various portions of the CC&R's including Building Regulations, By Laws, etc. 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.

Winter time 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 heavy rains.

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, the next month or two is probably the best time of year to do so.

Notice of Board Meetings and Agenda's

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**
- **Review and Approval of Prior Meeting Minutes**
- **Treasurer's Report**
- **Architectural Report**
- **CC&R, By Law, and Building Regulation Compliance issues**
- **Old Business**
- **New Business**
- **Assign location for next Meeting**
- **Adjourn**

Should you have any question of the Board, please call one of the 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 2012 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.

Final Reminder – Plan Approvals

Please remember to submit your plans for any solar electric construction, 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.