Crystal Springs Ranch

Homeowners Association
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CANYON COUNTRY, CALIFORNIA 91386

2012 Board of Directors:
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April 2012 Newsletter

President's Letter

Dear Neighbors,

This month I felt it necessary to remind homeowners about a few things that continue to occur that undermine the goals of our member homeowners. The items that diminish our property values and affect the quality of life are correctable; we just have to spend the few extra moments to do our part.

The first item is bringing in trash cans promptly after trash pickup. Normally the expected time for retrieval from the street is up to the individual, however at a minimum your neighbors expect the cans off the street by early the next morning. Over the last few weeks there have been occurrences of cans being out for two and three days or more, diminishing the view and value in our neighborhood.

Another area of concern is the sight of very poorly maintained foreclosed or abandoned homes in our neighborhood. Please advise the board if you have knowledge of a home that has fallen into disrepair so we can address it before it becomes an eyesore. This can happen within weeks of the home being abandoned. Our Board would like to have an opportunity to mitigate the effect of an un-kept home as soon as possible. In fact, the Board has tried very hard to work with the banks and realtors to maintain water service so that the front yard do not die out. At the least, we are willing to pay for gardening services to maintain the appearance of our neighborhood. We have met with mixed success on the water issue but we have been working on the maintenance for several months.

With the Santa Clarita housing market beginning to pick up, we want to show realtors and potential buyers visiting our neighborhood how good it can be to live in Crystal Springs all of the time.

On another note, I would like to remind everyone to submit any architectural plans to the architectural committee for written approvals. It is especially important for submission of solar installations since you need written approval even though state laws permit installations, our HOA requires submission and written approval for solar projects.

And, finally, please use our website, www.csrhoa.org for information and communication to your board. Spring is finally here and many of your yards

reflect the hard work you have put in to beautify your landscape, a huge Thank you from your board and neighbors!

We will talk again soon.

Art Herrera,
President Board of Directors

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 both to the erosion caused by heavy rains and how quickly weeds sprout with the rain and warmer days. More than 50% of the letters written for non-compliance with the CC&R's are for poor parkway and slope maintenance. PLEASE STAY ON TOP OF THIS!!!

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 so is probably the best time of year to do so.

Notice of Board Meetings

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 Reminders

Three items that have recently been brought to the Board as items of concern are:

Filming in our neighborhood – PLEASE remember that our HOA has a filming policy in place so direct any contacts about filming in Crystal Springs Ranch from location managers, etc. to the Board as soon as possible. Our objective is to minimize "production" impact on neighbors as much as possible and to try to be certain that proper permits and insurance are in place to protect our membership.

Speeding in our neighborhood – especially down Live Oak Springs Canyon Road – The Sheriff seems to have reduced the strong enforcement effort of the past 6 months or so and we do know many of the offenders are not CSRHOA members – please slow down as the children will soon be out of school for the summer. If complaints continue, we can ask the Sheriff for more traffic enforcement or you can call the non-emergency Sheriff telephone number: (661) 255-1121.

Dog Poop at the large monument – it seems many dog owners think the monuments are for their animals' use without cleaning up after them. Again, we know that many offenders aren't CSR people. Please help by cleaning up after your dog and reminding others to do the same.