Crystal Springs Ranch

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

2012 Board of Directors:
Art Herrera, President 250-1158
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Fred Seeley, Secretary 250-0125
Mike Boone, Architectural Chair. 299-4388

October, 2012 Newsletter

President's Letter

Dear Neighbors,

As many of you know, the Board completed a long process to convince the City of Santa Clarita that several streets in our neighborhood are public city streets, not private, and that the City should maintain the streets as it has maintained other streets in Crystal Springs Ranch. Recently the city agreed to place a priority on these streets in the current fiscal year. I would like to especially thank Barbra Tolle who acted as our consultant and dug up the facts that allowed the City to recognize the streets as part of their responsibility.

Some of the factors the board considered in our effort to help bring those streets into the city included safety of our homeowners and redefining liability of our streets and to the HOA in general. Special thanks also go to Fred Seeley for his dogged determination to see this process through. The correspondence to and from the City and CSRHOA is on our website (csrhoa.org)

Finally, I would like to draw your attention to the fact that this process illustrates how we can pool our resources to make things a little better for each other in our neighborhood. By working together and confronting a very serious on-going issue we have proven how getting involved can indeed make a difference.

Elections will be coming up in the near future and more than ever we need involvement from our fellow neighbors. The current and prior boards have been primarily composed of the same people, so it's about time we all share our talents and help manage our beautiful neighborhood. Please consider running for a board position, your input and experience is invaluable to the continued enhancement of all of our lifestyles. A Self-Nomination form is included with this Newsletter

I guess the bottom line for our community is in order to flourish we all need to be more involved, not voting or saying anything is not a substitute for voicing your ideas and opinions. Apathy is not a vote, so please make the effort and vote and run for the board this year.

Sincerely,

Art Herrera, President of the Board of Directors

2013 Member Dues

The Board of Directors, at the October 9, 2012, Board meeting voted to keep the 2013 dues at $100 per year. We are able to continue this very low dues amount because we are "self-managed" by our volunteer Board, rather than paying a professional HOA management firm to handle things for us.

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Upcoming Election Information

Self-Nomination forms are included or attached (via email) with this Newsletter.

Nominations for the Board of Directors will close at our Annual Meeting on Tuesday, November 6, 2012. The Annual Meeting will be at Robinson's Ranch.

Ballots will be mailed by November 9, 2012.
Ballots will be due by the close of business on December 3, 2012.

Balloting results will be announced on Tuesday, December 11, 2012 on our website, www.csrhoa.org.

Trash Day

We do truly live in a wonderful neighborhood. In fact, except for an unfortunate foreclosure type situation, our neighborhood has never looked better!

However, as our President, Art Herrera mentioned in our last Newsletter, the Board of Directors of our HOA have been receiving complaints about how the lack of prompt removal of trash, recycling, and yard waste receptacles on "trash day" and returning the receptacles to an out of sight location from the street location really hurts the ambiance of our neighborhood.

Update of By-Laws, CC&R's, and Building Regulations Election Results

As previously mentioned in our Newsletter, there has been ongoing "good faith" disagreement about what percentage of either total HOA members or percentage of a "Quorum" as defined in the documents that are required to change the documents between several past and current Board members. The CSRHOA's long term attorney opined that under the California Civil Code while the CC&R's requires over 50% of the total membership to change them, the By-Laws and Building Regulation required only a majority of the minimum quorum (25% of the membership) voting in a properly "Noticed" election ballot.

After many meeting and Motions, the Board decided to get an outside opinion from a disinterested experienced Homeowner Association lawyer. The Board authorized an expenditure of up to $1,000 for attorney fees to try to get these issues resolved once and forever.

The Board has now received the opinion which essentially states that both the By-Laws and CC&R's require a majority of members to vote to change them. However, under California law, the Building Regulations fall under the "Rules and Regulations" responsibility of the Board of Directors and can be changed by a majority vote of the Board members after giving the required Notice to the membership for comment and discussion a minimum of 30 days before the Board Meeting and vote.

There were some subsequent questions and requests for clarification and this additional information was received from the lawyer. With their questions answered, the Board voted at the October 9th, 2012, Board Meeting to accept the attorney's opinion for Building Regulations.