

Santa Rosa Ranchos

Homeowners Association News



Benefits of Owning Equestrian Property



For a horse owner, not much compares to the comforting feeling of looking out a window onto a peaceful scene of your horse munching hay and living safely in your own backyard. But even for the non-equestrian property owner, the benefits of having land in an Equestrian Community will help keep property values up when compared to non-equestrian parcels. Some estimates put the U.S. horse population at over 9 million, with over 2 million horse owners in the United States. Every year many existing horse owners are looking for a new home with acreage. They may be wanting to relocate or upgrade, with an even larger number of people dreaming of owning horse property. In the high-density areas of Orange County, people need to cling to openings in boarding facilities, or else face high costs of owning a property where they can keep their horses. **The serenity of our low-density area, specifically designed with an equestrian lifestyle in mind, combines the best aspects of country living close to urban conveniences. Direct access to riding trails, with private horse facilities and amenities to enjoy your animals in your own backyard, can top the list of desires when buyers are looking for a new home. This helps keep values up and property in Santa Rosa Ranchos HOA a desirable investment.**



What is the Board Working On?

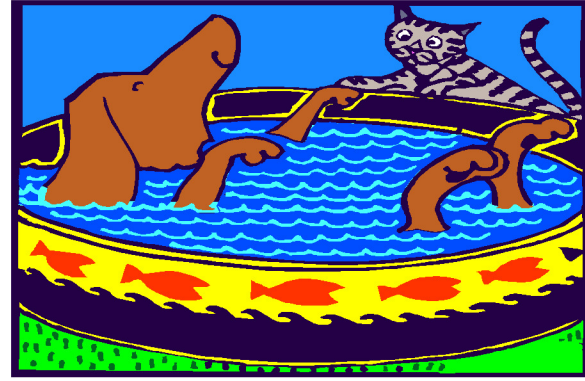
Work has been approved to re-side and paint the remaining building at the Equestrian Center, referred to as the "meeting room." The work includes finishing off the inside, but was mainly needed to replace sun-damaged siding on the outside. **A contract for the mandatory 3-year on-site reserve study was approved. The new study will incorporate the asset maintenance performed in the last three years. Signage to identify the "Restrooms" building was approved. One ACC request for solar panel installation was approved/ratified.** The rules violation process is being followed for two non-compliant properties.

Did You Know? New Law Protects Homeowners -

In July, Assembly Bill 2100 was signed into law. It prohibits an HOA from fining a member for dead or dying landscape due to underwatering during a declared drought state of emergency. Many homeowners have utilized drought-tolerant landscaping and hardscaping instead, creating an aesthetically pleasing look to the community. Thank you for keeping your properties looking nice!

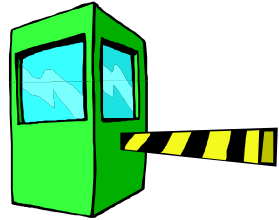


HOT WEATHER



Cash-Free Toll Confusion

In May, the OC Toll Road system went cashless, which has confused many drivers even now. The all-electronic payment system is in use for the 73, 133, 241, or 261 toll roads. Automatic license plate readers will charge payment accounts such as FasTrak or ExpressAccount, but for those drivers who only occasionally use the toll roads, all you need to do is go online for a pay-as-you-go option. Within 48-hours of using the toll-road, go to www.thetollroads.com and click "Pay a One-Time-Toll Now." There is also a smartphone app available. The Toll Roads have installed more signs to help confused drivers. They will be waiving violation penalties for first-time violators until Labor Day.



Don't Forget Outside Pets!

Be cautious of leaving dogs outside during our hot summers. Dogs can get heat stroke if their internal temperature goes above 104. Provide shade, water, misters or fans if necessary.



The time and labor for this newsletter are donated by Pat Brown and it is written at the direction of the Board.

Next BOD MEETING:
August 19th, 6:30 - Eq Ctr



Guardian Properties: Paul or Rhonda Marie : 951-683-6170

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Please make dues checks payable to:

Santa Rosa Ranchos HOA



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Questions? Comments?

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HOA Website and Calendar:

www.santarosaranchos.org

<http://calendar.yahoo.com/srranchoseqctr>

