



# Santa Rosa Ranchos

## Homeowners Association News



### 2013 - Year in Review

2013 was another great year here at the Santa Rosa Ranchos HOA. The Board was focused on carrying out their responsibilities, with the aid of the property managers, and is pleased with the Association's financial health and the well-kept look of the community and common areas. Maintenance of the trails and the Equestrian Center amenities remains a high priority, as these are the main assets of the Association.

Following are some of the highlights of the year:

- No dues increase for 2014, and we will have a projected year-end balance of over \$60,000 combined total in the Operations and Reserve accounts. This is 20% higher than 2010, even after completing our major projects of fencing, asphalt repair and arena light pole painting.

- Trail maintenance and weed abatement were performed on a regular basis.
- 2013 Operating Expenses were kept well below budget.
- Completed painting of the arena light poles in order to protect and maintain this valuable asset.
- Completed asphalt repair and sealcoat as allocated in the reserve study.
- Installed "No Outlet" signs on 2 dead-end trails.
- Repaired arena gate at the Equestrian Center.
- Distributed "Welcome Packets" of HOA information to new homeowners.
- Removed and replaced two dying trees at the Equestrian Center.

All in all, another successful year for the Santa Rosa Ranchos HOA!

*Best Wishes to All for a Wonderful and Prosperous New Year!*

*May everyone enjoy good health, good friends, an improved economic situation, and a year of peace and happiness. Here's to a successful 2014!*



### Bills Weighing You Down?

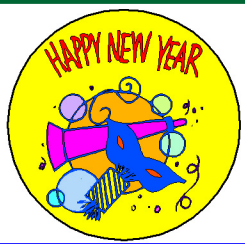
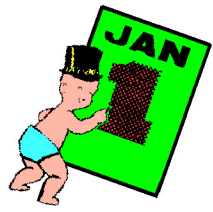
If you are behind on your HOA dues, call Guardian (951-683-6170) and talk to Rhonda Marie about getting on a payment plan. Guardian does not charge, and they don't keep late fees.

What you DON'T want to do is ignore a balance! If you miss two months of payments a \$75 fee is charged for a delinquency notice, and it is NOT refundable. Our collection policy is enforced, and that means fees are applied at every step... late fees, lien warning letter, send to collections, lien recorded, and finally possible foreclosure. Stop the process with communication and a payment plan!



### ACC Approval Required!

**Our CC&Rs require prior consent for ANY exterior change or alteration. Before starting work, please submit request in plenty of time for the Board to review the proposal. The form is available on the library page of the website.**



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

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

e-mail: paul@guardmyhoa.com

7119 Indiana Ave, Riverside CA 92504

Please make dues checks payable to:

**Santa Rosa Ranchos HOA**



### NEXT BOD MEETING:

January 14th, 6:30 - Eq Ctr

### Have a Need to Know?

Need HOA information? Go to the "Library" tab on the Association website. All the information and forms you might need are there: ACH Debit, Arena/Facility Reservation, Building Approval Request, CC&Rs, Collection Policy, and much more!

**HOA Website:**

**[www.santarosaranchos.org](http://www.santarosaranchos.org)**



**2013**

### Board of Directors:

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**Vice-President**

**Geoff Maddocks**

**Secretary**

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**Treasurer**

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