

# Santa Rosa Ranchos

## Homeowners Association News



## Rules Compliance and the HOA

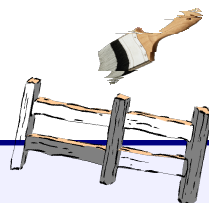


On our recent Rules Compliance drive-through, we were generally happy with how homeowners are maintaining their properties. Weeds are being controlled and parkways and front yards look tidy. As we all know, well-maintained yards help keep up property values, and this benefits all of us.

Our Rules and Regulations (R&Rs) basically address common complaints that homeowners might have with one another, and are really fairly basic as far as HOA R&Rs are concerned. County of Riverside Code Violations are very similar to our Rules, so the HOA is not asking for anything unusual. People want to have pride in their homes and neighborhoods, and also a sense of safety and well-being. This takes a cooperative effort from everyone. We understand that sometimes unusual circumstances cause a financial hardship in abiding by the Rules, and we appreciate communication in this regard. Nonetheless, in many instances of violations it is a lack of maintenance over time that has caused an issue. It is easy for time to pass and property neglect to set in. We can usually see when work is in progress and this is appreciated!

**OVERVIEW:** The Rules require all storage to be out of view, or obscured from view, of the street. Weeds must be controlled to no higher than 4", landscaping must be maintained in a neat and tidy manner, with trees that overhang the equestrian trails kept trimmed back. Fences must be repaired and maintained at all times. This means wooden fences must be painted white on both sides, and rails must be safely and securely fastened. Tarp and canvas shade covers are not allowed, and outbuildings must be painted and kept in good repair. As always with HOA's, any exterior change, addition, or improvement must be approved **BEFORE** work is started.

Violations seen at this time were mostly for weeds (4) and fence maintenance (5).



### What is the Board Working On?

The County performed! After many months of communications the County has installed several new equestrian warning signs. HOA representatives and our property management company conducted the annual Compliance Drive-Through. Three doorhangers and nine warning letters are scheduled to be sent to homeowners. We are continuing to oversee past-due accounts and community asset maintenance. Weed control was more costly this year due to the wet weather causing extended plant growth.

# New Signs!



After much communication with the RivCo Transportation Dept. and the help of a Sr. Civil Engineer, we were able to have a field review to show them the concerns of our equestrian environment. As we knew from

previous attempts to slow traffic in our community the County will not install speed bumps on County-maintained roads and they do not install stop signs to control speeding, which is an enforcement issue. They will not stripe the pavement to indicate trail crossings, and their recent speed study shows that the 35mph limit is appropriate and enforceable. The only concession we were able to get was the installation of additional equestrian warning signs for several trail crossings that do not have sufficient "sight distance" to prepare to stop. They also installed additional speed limit signs throughout the community. It is disappointing not to get pavement striping, but gratifying to get even a little concession from a County entity.



## Gavilan Gathering Planning -

Volunteers needed! Contact Kathy Doerner: 951-736-8746



**Save the Date! Nov. 4th**

## Community Events

Held here at our Santa Rosa Ranchos Equestrian Center, 23550 Rose Quartz. These events are not associated with the SRR HOA:

**June 3-4th - Horsemanship Clinic-Spaces limited. Professional trainer Diane Dodd - 909-967-7206 or 619-846-0824**

**June 24 (Sat.) - 8am - 6pm - Australian Cattle Dog FUN DAY. Public invited. Practice courses, "herding" ducks (10am), Joy Mason Animal Communicator, and Canine Good Citizen evaluation. Dana Rochet - 909-801-9215**

**NEXT BOARD MEETING:**  
June 20th, 6:30 - Eq Ctr

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



## Father's Day



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

e-mail: paul@guardmyhoa.com

6700 Indiana Ave, Ste. #265, Riverside CA 92506

Please make dues checks payable to:

**Santa Rosa Ranchos HOA**



## Questions? Comments?

Visit our website and use the "Contact Us" form. Visit the Library page for HOA forms and information, and the Calendar page for arena usage/activities.

**HOA Website:**

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



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