



## June 2020 Newsletter

### Covid-19 Pandemic Impact:

A lot has changed since our last newsletter.

- **LODGE AND POOLS:**  
The Lodge and Pools are currently closed due to social distancing requirements dictated from the State and County. These facilities will be reopened as the area progresses through the State mandated stages of reopening and definitive guidelines are issued for their operation. The Board will need to adopt Rules for use once these guidelines are issued. Any updates will be posted to the SSOA Website, Bulletin Boards and appropriate, social media.
- **BOARD MEETINGS:**  
The monthly Planning and Board Meetings are currently being held via Zoom. These meetings are normally scheduled on the first and second Wednesdays of the month respectively. The link for attending these meetings is published on the SSOA Website.
- **ANNUAL MEETING:**  
The Annual Meeting was scheduled for Saturday, June 27 at 10:00 AM at the Lodge. This meeting will probably have to be a Zoom meeting rather than at the Lodge. Details will be published on the SSOA Website.

### Board of Directors Election

There were three positions on the SSOA Board of Directors up for election this year. Only three applicants filed a "Notice of Candidacy" form by the April 23, 2020 deadline for this election. As a result, no formal election is required, and Roger De Gray and Donna Barrese will be rejoining Tom Jeans and Ray Schoenwandt. Cathy Peterson will replace Bill Campbell.

#### OFFICE HOURS:

Monday, Wednesday, Friday, 10 am to 3 pm  
(Excluding Holidays)

PHONE: 530-644-2182

WEBSITE: [sierraspringsowners.org](http://sierraspringsowners.org)

Planning Meeting: 1<sup>st</sup> Wednesday of every month  
Board Meeting: 2<sup>nd</sup> Wednesday of every month  
Fire Safety Meeting: 2<sup>nd</sup> Monday of every month

All meetings are currently being held via Zoom and start

### PG&E Enhanced Vegetation Management

There has been considerable confusion/misinformation circulating among property owners within Sierra Springs regarding the removal of vegetation by PG&E contractors in the vicinity of the power lines. Hopefully the following information will help clarify some of your questions.

Sierra Springs is located within one of the Public Utilities Commission's designated high fire-threat areas. To reduce the risk of trees, limbs and branches coming into contact with power lines in high fire-threat areas, PG&E has developed an Enhanced Vegetation Management Program, which is a two-phase process to reduce the risk of trees coming into contact with power lines in high fire-threat areas, as follows:

1. Tree crews will complete necessary tree pruning work to meet state vegetation and fire safety standards by addressing overhanging branches and limbs directly above and/or around the lines, and removing any dead or dying trees.
2. An inspection to evaluate the condition of trees that may need to be addressed if they are tall enough to strike the lines. For these trees, PG&E is evaluating the health, height, and proximity of the tree to the power line and the likelihood of the tree striking the power line if it were to fall. PG&E will remove any trees that it determines pose a safety risk based on these factors.

Most of the confusion centers around trees on private property (phase 2) that have been marked by PG&E for removal. After extensive review of the issues it appears that:

1. The contract crews have authority to paint trees (mark trees) for removal prior to getting any permission from the property owner.
2. PG&E has authority to remove trees, overhanging branches, or tree limbs on private property that intrude into a 12'-wide strip bordering power lines.

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## PG&E Enhanced Vegetation Management (cont.)

3. PG&E has authority to remove trees that are dead or dying, or obviously at risk of falling towards the power lines.
4. Property owners do have the right to discuss whether trees marked for cutting on their property are, in fact, necessary to be removed for power line protection purposes (and that other options, such as trimming or topping the tree aren't feasible). You may refer to the materials provided by the PG&E contractor, contact PG&E by calling 1-877-295-4949, or e-mail PG&E at [wildfiresafety@pge.com](mailto:wildfiresafety@pge.com).

On the County owned right-of-way along roads and SSOA property, neither the county or SSOA can accept liability for vegetation that PG&E has deemed a threat to public safety.

## Residential Trash, Recycle and Yard Waste Containers

El Dorado County Ordinance Section 8.42.550 requires:

- Residential containers, plastic bags and recycling containers shall be stored in such a manner as not to be readily visible from the public street.
- During time of curb service collection residential containers, plastic bags and recycling containers shall be placed adjacent to a public thoroughfare for collection service but not more than **12 hours prior** to the normal collection time by the franchisee, and shall be removed from the public thoroughfare location within **12 hours after collection**.

## Additional Pool Monitors Needed

Depending on Covid-19 guidance issued by the State/County additional Pool Monitors may be needed whenever the pools can be opened.

- Opening date through mid-September
- Compensation: \$12/hr.

Job duties include:

- Checking recreation cards to ensure that only members and their guests are using the pool and following the SSOA Rules
- Monitoring of pool chemicals
- Wiping down tables
- Picking up visible trash around the pool

Ages 15 through 80+ are welcome to apply.

## Clear Creek Road Bridges Project

In the two previous Newsletters you were informed that the El Dorado County Department of Transportation (EDCDOT) was planning to replace two bridges on Clear Creek Road this summer. ED-CDOT has informed the SSOA of the following anticipated schedule for the project:

- June 11, 2020—Issue Notice to Proceed to the contractor.
- June 15, 2020—Begin work starting with tree removal and clearing.
- June 17, 2020—Anticipated date for full road closure. It is anticipated that the road will be closed for 90 calendar days from this date allowing possible reopening in mid-September.

**Note: A bypass will be maintained for emergency use only.**

- The construction contract allows 110 days for completion of work. Depending on any possible delays due to contract change orders, this would have project completion in mid-November.

Updates regarding this project will be posted on the EDCDOT and SSOA websites.

SIERRA SPRINGS OWNERS ASSOCIATION  
Membership Assessment Collection Policy  
Policy Statement Effective August 1<sup>st</sup>, 2020

All Association regular assessments (mailed approx. 15 days prior to the due date) are due on the FIRST (1<sup>st</sup>) day of each assessment period and delinquent if not received within thirty (30) days after the due date. The billing statement is sent to the billing address on record with the Association. It is the owner of record's responsibility to pay each assessment in full each quarter regardless of whether a statement is received. Special assessments and Special Individual Assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received within thirty (30) days of the due date and at the address specified by the Association or its agents.

If a payment is delinquent, the Association may recover:

- a) Collection costs, including collection agency and attorney fees.
- b) A onetime late charge, on each delinquent assessment, of \$10.00 or 10%, in accordance with CA Civil Code Section 5650(b)(2)
- c) By any other legal actions.

All such amounts, and all other assessments and related charges thereafter due to the Association until all such amounts are paid.

If any unpaid amounts and all Association related costs are not received within Two Hundred & Seventy (270) days of the original due date, a Notice of Delinquent Assessment ("Lien") may be prepared and recorded as to the delinquent property and owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount.

If all outstanding amounts and all Association costs owed by the property owner(s) have not been received by the Association or its agent(s) within forty five (45) days from recordation of "Notice of Lien", the Association may, without further notice, proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure of such Lien, judicial foreclosure, or suit for money damages, all the expenses of the property owner.

All payments received by the Association or its agent(s) which are found to be insufficient, i.e. "insufficient funds", "non-negotiable", or for any reason, the property owner(s) will be charged, by Sierra Springs Owners Association, a "returned check fee" of no less than thirty (\$30.00) dollars per returned check or ACH. The SSOA 'returned check fee' charge is independent of any amount charged by the owner(s)' financial institution.

All notices will be mailed to the recorded property owner(s) to the last mailing address provided in writing to the Association and its Agent(s). If the owner(s) have given an alternative address, notices will be sent to both addresses.

Mailing address for overnight payments of assessments is the same as that for routine assessment payments. All assessments are to be made payable to Sierra Springs Owners Association and mailed to Sierra Springs Owners Association, c/o Sacramento Management Company, Inc at 2701 Cottage Way, Suite 9, Sacramento, CA 95825. For **owners in collections** payment should be sent directly to the overnight mailing address provided by the collection agency. Membership assessments may not be delivered nor are accepted by Sierra Springs Owners Association (SSOA) Board Members, Officers or Staff.

The Board of Directors may review and revise this policy either generally or on a case-by-case basis if it finds good cause to do so.

Approved by the Board of Directors  
Sierra Springs Owners Association

Sierra Springs Owners Association  
4240 Sierra Springs Drive  
Pollock Pines, CA 95726

Phone: 530-644-2182  
Fax: 530-644-8423  
info@sierraspringsowners.org

## **SIERRA SPRINGS OWNERS ASSOCIATION (SSOA) FINE POLICY**

Fines are imposed following repeated requests for corrective action or when a single egregious incident occurs.

The Board of Directors is authorized to enforce assessment payments as a result of an SSOA property owners' ongoing non-compliance with CC&Rs, Rules, Regulations and other policies enacted in accordance with the governing documents. Owners are responsible for corrective actions and fines for violations incurred by their renters, guests or family.

If the Association, or an entity acting on behalf of the Association, has sent requests for compliance of a legal requirement, CC&R and/or Rule, and allowed ample time for compliance and communication to correct the infractions, the Board of Directors may impose the following fines:

**Each, and any, CC&R and/or Rule violation may be assessed a \$100 monthly fine to commence the 1<sup>st</sup> of the month, following the Board Meeting during which the Board voted to impose the fine.**

**The monthly fine will remain in effect until the owner provides written notification that the violation has been corrected. For property related issues, the property will be inspected within 10 days of the owner's notification. When the property meets acceptable standards the fine(s) will cease as of the 1<sup>st</sup> of the month during which the owner notified the association that the violation was corrected.**

**A fine, in an amount determined by the Board of Directors, may be assessed against an owner for any incident which results in an expense or loss to the Association or another Member, or when the violation is one that is repeated after two requests to the owner to cease such activity. Examples include loose dogs, use of off-road vehicles, or loud music and/or behavior which causes a disturbance to the neighbors.**

**Repeat violations of any previously fined Rule or CC&R violation will result in the reinstatement of the fine, which may be greater than the previous fine, following notice to the owner(s) of the Board of Directors' intent to vote to reinstate disciplinary action.**

**Members with active or outstanding fine balances will lose Member privileges, such as the use of the pools, lodge, and tennis courts. Suspension of privileges will remain until the fines are paid in full.**

At least 10 days prior to any Board meeting where the imposition of discipline upon a Member is to be considered, the Member shall receive written notice of the meeting by either personal delivery or first-class mail. The notice shall contain (i) the date, time and place of the meeting; (ii) the nature of the alleged violation for which the Member may be disciplined; and (iii) a statement that the member is invited to attend the meeting and may address the Board at the meeting.

SSOA Bylaws – 8.1.4 Sanctions, Hearings and Continued Violations define SSOA's hearing process and discipline.

Approved at Board Meeting 06.10.2020. Sent to Members w/June 2020 Newsletter. On 08.12.2020 Board Meeting Agenda for vote to adopt.