



# Newsletter

## March 2021

**OFFICE HOURS:** Monday, Wednesday, Friday  
10 am to 3 pm (Except Holidays)

PHONE: (530) 644-2182

EMAIL: [info@sierraspringsowners.org](mailto:info@sierraspringsowners.org)

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

**MEETINGS:**

Executive Meeting: 1<sup>st</sup> Wednesday of month  
(Board Members Only)

**Board Meeting: 2nd Wednesday of month**

Fire Safety Meeting: First Monday of month

All meetings are via Zoom - start at 6:30 pm

- See SSOA website for the links

### ***WHERE IS YOUR MONEY BEING SPENT? “PROJECTS” IS THE ANSWER:***

**Multiple bids were solicited and received for each project to ensure we are getting the best value and quality.**

~ **Sierra Springs Entrance Sign at Sly Park Road and Sierra Springs Drive:** A long time in coming, this sign and the base was deteriorating to a point where it was almost unfixable. Some contractors stated it was too damaged to repair but, once the rock base, wooden sign and surrounding trees were removed, the project proceeded quickly. This improvement will surely enhance the look and value of our community!

~ **Lodge Roof / Gutters / Chimney:** Solar pool heater coils to heat the lodge pool had damaged the roof and caused interior leaks over the past few years. After assessing the costs of a metal roof vs. a composite roof, it was decided a 50-year composite roof was the most cost-effective replacement. Another cause of roof leakage was from the chimney bricks crumbling and flashing in disrepair. Because a gas fireplace was installed in the lodge in 2011 it was not necessary to replace the chimney so instead a stove pipe replacement saved us over \$4K in chimney repairs. Lodge gutters, back and side, were rusted and full of holes. Replaced affected areas with new gutters with gutter guards installed.

~ **Mold & Asbestos:** Mold was discovered in the drywall, insulation and wood over the dining area seemingly as a result of the roof leaks. Both asbestos and mold clearance tests will be performed after work is completed to ensure everything was removed.

~ **Lodge and Wisteria Pools - Heat Pumps:** Heat pumps are replacing the solar water coils removed from the roof. Cement pad is being poured, electrical and plumbing scheduled. All in, the heat pumps are more cost effective than the water coils and much safer for the roof. Wisteria Pool heat pumps are being repaired as well.

~ **Interior Staircase Steps in Lodge:** Staircase coverings are damaged. Holes and cracking in the material present a tripping hazard.

~ **Kitchen Floor Replacement in Lodge:** the kitchen floor was water damaged. Patching impossible as material no longer sold. Replacing with more durable LVP (vinyl) water-proof floor.

~ **Non-County Maintained Roads:** Repairing damaged areas and applying Slurry Seal coating. Much of the cost of the repairs funded by PG&E. Slurry Seal last done in Spring 2015. Recommendation is approximately 5 years.

**Be advised that when road work is commencing signs will be erected advising owners that access to / from their lots will be restricted for 4-5 hours.**

~ **Weed Abatement – Non-County Maintained Roads:**

Per our annual routine, we will be applying safe, effective herbicide to roadsides for fire prevention. Dates for spraying will be determined pending weather conditions and will be posted on the SSOA website prior.

**NEW! SSOA Website:** Check out the new website [www.sierraspringsowners.org](http://www.sierraspringsowners.org) It's now much easier to navigate so finding what you're looking for is a breeze – and more information now available. Other improvements like online 'fillable' forms are coming soon! **Financials** password will be sent to all owner's email address -if you don't receive it send email request to: [info@sierraspringsowners.org](mailto:info@sierraspringsowners.org)

**FIRE SAFETY:**

All members have recently received a mail communication from the Fire Safety Committee. This communication included:

- a) **First Notice** letter with needs to comply
- b) **Fire Safety Prevention Rules**
- c) **Evaluation Form** which you should follow to bring your property into compliance. This is the form that the evaluators will be using to assess your property's compliance.
- d) **FREE Chipping Form**

El Dorado County, experiencing a lack of funds, has discontinued the county sponsored chipping program. So, our Fire Safety Committee is working to have a chipper available, commencing **May 8, 2021** for those interested in having their fire fuels chipped at **no cost** to the owner. This form will also be available on the website. It must be completed by each owner who wishes to take advantage of this program. This will be on a **first come/first serve** basis, so sign up early if you want to participate!

**Your Board of Directors:**

- Roger DeGray — President
- Cathy Petersen — Vice President
- Donna Barrese — Secretary
- Tom Jeanes — Treasurer
- Ray Schoenwandt — Director

**Committees:**

Fire Safety / CCR Rules / Architectural / Roads  
**We need your help – if you have 1-2 hours a month to help keep the association a beautiful, safe place and ensure the highest property values possible? Please volunteer!**  
Contact Shelly @ 530-644-2182 TODAY!

**SSOA Annual Meeting** - will be held immediately followed by the Election of Officers on **Saturday, June 26th, 2021**. This meeting may be held LIVE at the Lodge or (most likely) be a Zoom meeting. That decision will be made closer to the date. Details will be made available on the SSOA Website.

**RULES UPDATE:**

**Recreational Areas Rules** which include the pools, lodge, playgrounds, tennis & pickleball courts and off-road vehicles are enclosed for your review. These simply combine a number of separate rules, many of which had not been updated for many years. (We plan to re-open post Covid restrictions)

**Exterior Property Rules** were redone to consolidate all the rules which apply to exterior properties. These revisited rules are separated by those projects which need architectural approval and which projects do not. These rules avoid the confusion as to what an owner can do on their own and what needs approval by the Architectural committee. They also eliminate the need to search multiple documents of former rules (fence, painting, etc.).

**ELECTIONS OF OFFICERS:** Board members serve a two-year term, with a maximum of 2 -two-year terms. Board member terms are staggered. This year there are two board member openings. One board member is terming out and another his first 2-year term. You will soon receive, in the mail: **Notice of Nomination Procedures & Deadline for Nominations** with request for Candidates, notice of Candidacy, summary of Director responsibilities, and Director qualifications. You may request a copy of the Election Procedure Guide from the Association Manager. There will be no election if no more than **two** candidates apply. **This may be YOUR opportunity to assist with managing YOUR association!**

**5<sup>th</sup> RESTATED BYLAWS:** The Sierra Springs Bylaws were redone to reflect the latest legal requirements for HOAs. No material changes were made. A full copy of the Bylaws can be found on the Website or can be obtained through the Association Manager, Shelly Thompson.