



SSOA Newsletter

JUNE 2023

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

PHONE: (530) 644-2182

EMAIL: info@sierraspringsowners.org

WEBSITE: www.sierraspringsowners.org

MEETINGS:

EXECUTIVE MEETING: 1ST WEDNESDAY OF THE MONTH (BOARD MEMBERS ONLY, LIMITED EXCEPTIONS).

BOARD MEETING: 2ND WEDNESDAY OF THE MONTH (OPEN TO ALL MEMBERS).

FIRE SAFETY MEETING: FIRST MONDAY OF THE MONTH (OPEN TO EVERYONE).

MEETINGS START AT 6:30 PM AT THE LODGE. AGENDAS ON SSOA WEBSITE.

The ANNUAL SSOA BOARD MEETING IS JUNE 24, AT 10:00 A.M. Coffee, tea, juice, and pastries will be provided! The Fire Safe Council will be there with lots of information and will hold a drawing for 3 Fire Resistant Tarps! Who can't use a new fire-resistant tarp? There were two open Board positions this year! No one new applied, however, SSOA's current Secretary and Treasurer both put in their applications for two more years! The Board is happy to have them continue in their current positions. See you at the meeting!

FIRE SAFETY EVALUATIONS BEGAN MAY 15, 2023

As advised in the March 2023, Letter of Instructions, sent to all SSOA Residents and posted on the Website, SSOA property owners' Defensible Space Evaluations were scheduled to begin early this year. According to plan, the evaluations began May 15, 2023. Note: The March 2023 letter is considered the property owner's first notice. Also, there were changes made to the evaluation process this year, as explained below.

Here's how it works this year. The owners whose properties meet the fire safety prevention criteria at the time of evaluation generally do not hear anything further from the Fire Safety Administrator (Administrator) regarding the properties' evaluation. However, if a property owner wants to know whether their property was evaluated in 2023, the owner may email the Administrator at firesafety@sierraspringsowners.org after July 15th to check. Due to the limited number of evaluators, not all properties are evaluated annually.

For properties not meeting the fire safety prevention criteria on the day of evaluation, a letter notifying the property owner of the noncompliant status of their property will be sent by the Administrator. This letter is considered the property owner's second notice and advises the owner that their property has been referred to the SSOA Board of Directors. The letter will give the property owner thirty (30) days to get their property into compliance. If within that 30-day period, the property owner gets their property into compliance, the owner should contact the Administrator at firesafety@sierraspringsowners.org and an evaluator will be sent to reevaluate the property. NOTE: The evaluator is no longer allowed to accept a Compliance Plan from the owner listing the actions the owner plans to take to get the property into compliance. All meetings and actions pertaining to the noncompliant property and follow up must occur with the SSOA Board of Directors.

Failure to get the property into compliance by the date of the first Executive Committee Meeting that follows the 30-day period after the date of the second notice, the noncompliant property will become an agenda item for that Executive Meeting. If the owner is unable to get their property into compliance by the date of the Executive Committee Meeting, they can arrange, through the Association Manager, Shelly Thompson, to meet with the Board of Directors to explain their circumstances. The Board will decide if the circumstances warrant an extension. If the Board decides an extension is appropriate, the owner will be required to sign a 'contract' that details the agreed upon resolution for property compliance. As stated above, Compliance Plans will no longer be an option. There is no change to the use of a "signed vendor contract."

Are you behind on your dues? Would you believe there are approximately forty-four (44) Association Members who have not paid their dues in over a year. The reason is unknown, but nonpayment of assessments affects all Association Members. If these dues are not paid, these Members will be sent to Collections, which includes additional fees as an outside company attempts to collect the unpaid dues.

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SIERRA SPRINGS ICE CREAM SOCIAL – Saturday, August 5th from 11 am to 2 pm, at the Wisteria Pool. Join your neighbors for hot dogs, hamburgers, drinks, chips, and ice cream with lots of toppings. While you are there, take a swim in the newly resurfaced pool! It is summertime and lots of fun to be had by all.

SSOA Board of Directors:

Cathy Petersen — President

Jeremy Dornbier — Vice President

Jessikah Shambaugh — Treasurer

Lynda Cardwell — Secretary

Scott Wheeler — Director

Have you merged lots or just thinking of doing so? Some Sierra Springs Owners Association (Association) lot owners that merged their lots into one lot years ago were recently surprised to receive their quarterly billing statement with an individual assessment for each lot. The Association's new management company advised the Association that owners who merged lots are still required under their respective CC&Rs to pay an assessment for each lot, merged or not. That has *not* been the practice by the Association when billing for assessments.

To clarify the matter, the Association contacted its Attorney. The Attorney clarified the matter! Essentially, all CC&Rs consistently provide that **“one person who owns more than one Lot must pay a full membership assessment on each Lot owned...”** Since no Board Member can amend the CC&Rs, the only way the Association can continue with their current assessment practice is if the Recorded Maps of the Association have been amended to reflect the mergers. If the Maps have not been amended, the Association's current practice must stop. Such practice violates the CC&Rs. The Maps are filed with the El Dorado County Recorder.

What happens now you may ask. The Association will purchase a copy of the Association Maps from the El Dorado County Recorder. If the Maps were amended when the lots were merged, the current practice will continue. If the Maps were not amended when the properties merged, lot owners who have been paying only one (1) quarterly assessment for their merged lots will be advised that they are now required to pay quarterly assessments for each lot on the Map going forward. No past assessments will be requested from the lot owner. This matter will be an agenda item at each monthly Board of Directors meeting until the issue is resolved.

Residential Hazard Tree Removal Program: The El Dorado County Fire Safe Council (EDCFSC) has received State grant funds to provide hazard tree removal for individual homeowners in the area. This is a cost share program between the EDCFSC and homeowners to help mitigate the costs of felling dead and dying trees.

If a hazard tree(s) is identified on the owner's property, EDCFSC will provide a maximum of \$4,000 of tree felling and chipping services per property, all with the property owner's contribution of 25% of the cost (\$1000 paid directly to the contractor) for a total of \$5000 in tree service work. For example, a \$2500 dollar job will only cost the homeowner \$625. Those who are within El Dorado County's household low-income threshold will be exempt from the 25% contribution.

All that an Association homeowner needs to do is apply for the program. Once the application is received and accepted, the homeowner will be required to sign a Right of Entry Agreement allowing the program contractors the right to visit the property. Once signed, an initial assessment will be performed and the whole process will begin. An application and much more information is available at <https://www.edcfiresafe.org>.

PG&E TREE REMOVAL PROGRAM: Years ago, contractors for PG&E felled trees on many properties in the Association. The felled trees were left on the owner's property pending removal by PG&E. PG&E now states there will be no removal. It is the owner's responsibility to dispose of the logs.

HOW DOES ONE MITIGATE THE FIRE DANGER?

The felled trees should be cut into smaller rounds/firewood; the area around the wood cleared of all vegetation; and if within 30 feet of the residence, the wood covered with a fire-resistant tarp. Ideally, the logs should be moved to an area over 30 feet from the home; isolated from all vegetation, including other trees, and the area around the logs cleared to bare mineral soil for at least ten (10) feet both vertically and horizontally. The Association recognizes this is a large endeavor for homeowners. Do the best you can!