



NEWSLETTER

SEPTEMBER 2026

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 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.

NEWS ALERT - Some changes have occurred that require Sierra Springs Owners Association (SSOA) members attention! First, the email address for Eugene Berger, SSOA's management company, Auburn office, has changed. Going forward, to reach the financial staff at the Auburn Office, emails should be sent to: auburnoffice@ebmre.com. Financial staff will forward the email to the appropriate staff member. If you know the specific staff member, make sure you update the email address you have in your contacts to @ebmre.com, do not use @ebmc.com previously used for the Auburn office! If you do, the email will not reach the staff member.

Secondly - the Lodge Courts are closed until further notice! Unfortunately, due to deterioration of the courts' concrete surfaces, the courts must be redone! The courts are closed until major updates are made. The Budget Committee can no longer allocate funds to resurface the courts like done in the past to save costs and potential increases to the dues! The courts must be completely REDONE, which will require a huge outlay of funds. The Budget Committee is currently analyzing the expected costs for the repair, **RESERVE FUNDING** requirements, other projected repairs expected in coming years and doing its best to create a budget that does not require a special assessment being imposed instead of, or in addition to, an increase in dues.

RESERVE FUNDING REQUIREMENTS FOR SSOA - As with all California planned communities, the SSOA Board has a statutory requirement to impose regular assessments (quarterly dues) and special assessments sufficient to meet its obligations under the governing documents, including funding adequate reserves. If the reserve account is underfunded and inadequate to fund the repair or replacement of major common area assets, the Board MUST increase quarterly dues or levy a special assessment to raise the funds necessary to fund repairs or to recoup the funds already expended, for example, the SSOA Courts! There have been times where HOA's in California have levied large unexpected special assessments on members in the HOA to cover the cost of major repairs made. Although unexpected and unwanted, the members are legally responsible for the payment of the levied assessment. SSOA Board Members do not want this to become necessary and will continue to increase quarterly dues when required if the reserve funds remain adequate and do not become critically inadequate.

2027 Budget and Dues - Although the budget process is not complete, it is evident that with last year's expenses and those expected for 2027, Members can expect an increase in the dues beginning next year! Not welcome news after last year's increases, but unavoidable considering the cost to repair the storm damage to common areas at the beginning of this year and the expected costs to bring the Lodge pool up to code! Not to mention the current state of the Lodge Courts. As soon as the budget process is complete, you can expect to find the dues increase noted in SSOA's Annual Statement which will be e-mailed or mailed to members in November! Notice of the dues increase amount will also be posted on the SSOA Website.

HOW ABOUT A LITTLE TRIVIA TO LIGHTEN THE MOOD — Did you know there are 629 SSOA properties in the development? This includes 437 owner occupied properties, 89 second homes, 36 rental properties and 67 vacant lots. There are also 22 Ingress/Egress Properties (properties not in the Association but pay an assessment to use Association roads).

And WOW — Even in today's economy, 18 SSOA properties sold this year, 13 since June 1, 2026.

SSOA Board of Directors:

Tony Graunstadt — President

Chris Kassis — Vice President

Kay Campbell — Treasurer

Frank Fanara — Secretary

Vacant — Director (Looking for volunteers!)

HARD WINTER WEATHER FORECASTED FOR 2026/2027 — As residents are aware, the Pollock Pines area is fickle when it comes to storms (remember the beginning of 2026); winter storms can bring a mix of heavy snow, freezing rain, and sudden thaws. Weather can shift from 25 degrees Fahrenheit with heavy snows to 48 degrees Fahrenheit and pouring rain in less than 24 hours; posing a severe threat to properties — particularly driveway and road culverts. When a culvert freezes, clogs, or collapses, it can back up water rapidly, flooding primary roads, eroding driveways, and even cause damage to a home's foundation.

Before a storm and as routine maintenance — owners and renters should routinely clean gutters (even covered gutters can have pine needle buildup), inspect roof shingles and make sure the roof is cleared, clear low placed furnace and propane water heater vents, check water drainage paths (ensure soil slopes away from the foundation), extend downspouts if needed; cut dead or heavy branches that can snap under snow weight; if pipes are exposed, insulate them to prevent freezing, and **PREPARE FOR POWER OUTAGES!**

Culverts — before a storm, make sure you clean out the inflow and outflow ends before the first freeze; make sure nothing is smashed. To alert the snowplow operator — drive tall, reflective colored stakes into the ground exactly where the culvert edges sit. This tells the snowplow operator where the infrastructure is! Hopefully the plow's tires and blades will miss the culvert! And remember to clean away the snow berm!

HALLOWEEN EVENT! MARK YOUR CALENDARS FOR FRIDAY, OCTOBER 30, 2026, 5:00-7:00 PM. ENJOY PIZZA, DRINKS, TREATS, GRAVEYARD VISITS, TAKING PICTURES, AND, BEST OF ALL, TRUNK OR TREATING!

TRUNK & TREAT VEHICLES AND VOLUNTEERS NEEDED — Last year there were approximately 24 vehicles and owners that participated in trunk or treating! The turnout was tremendously gratifying! Unfortunately, management did not purchase enough candy for all the volunteers! Not everyone let management know in advance that they would participate and needed candy. Uh OH! If you want to have fun, dress up, decorate your vehicle, and pass out candy to little witches & goblins, contact Shelly at 530-644-2182. **WE NEED YOU!!** Let's beat last year's trunk or treat totals! If participating, remember to let Shelly know! The more decorated vehicles/trunks; the more fun for everyone!

CHRISTMAS EVENT! Santa Claus is coming to the Lodge on December 5, 2026, from 1:00-3:00. This will be SSOA's third year with a visit from Santa! Come for treats, beverages, food, and fun. Sit on Santa's lap and tell him what you want for Christmas! More information to follow in November! Mark your calendar!

VACANT BOARD MEMBER POSITION

Volunteers Needed

Please Contact Shelly at (530) 644-2182 and apply.