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Your Quarterly Newsletter – December 2022

Gold Ridge Forest

A Hidden Gem in Nature's Wonderland



Current Topics >>>

**The GRF Office will be closed from
December 22, 2022, thru
January 2, 2023.**

**There is no Board meeting scheduled
in December,
Happy Holidays!**

Upcoming Events

January 25, 2023

Board Meeting 5:00pm

February 22, 2023

Board Meeting 5:00pm

**Check your email the week
prior for a Zoom Invite.**



From our President

As we watch the snow fall, hopefully sitting near the fireplace with friends and family, and yes, your dog and cat count too, we have many things to be thankful for in Gold Ridge Forest. Your Board of Directors has been hard at work, on our part, with greenbelt cleanup efforts to help mitigate potential fires, and we have improved the way we do business as an Association from the ground up with an amazing set of volunteers – always with the goal in mind to save you your hard-earned money.

It's the spirit of helping one another, and individuals stepping up to volunteer, that really sets us apart from other Associations. It is in this vein that in the process of improving our systems and upgrading our broken pool (which had severe issues for many years), your Board of Directors was able to tighten the budget and deliver on key assets of the Association without raising your dues a dime; and in the process of doing so, we are starting 2023 with a surplus. Personally, I am very proud of these achievements and the fact that the Board used our funds wisely in securing our vital assets for generations to come.

The work doesn't stop there! For the last few years, your Board has worked on the CC&Rs and Bylaws and you will be seeing a ballot in the mail soon. Please vote on these CC&Rs and Bylaws as they really do capture the best of Gold Ridge and strike the right balance in keeping our Association beautiful while also giving homeowners more flexibility. Your vote is crucial! The Association spent a lot of time and money to bring these up to date. Personally, I have spent years on the CC&Rs reviewing feedback and giving input. I've served on committees made up of homeowners and two Boards and I am very proud of the work that has been accomplished. Read the CC&Rs and Bylaws in the packet you receive and compare them with the current CC&Rs and Bylaws. You will see what makes Gold Ridge a great place to live was retained while outdated restrictions such as asking the Board before you landscape your property have been removed. The Board was diligent with keeping homeowners in mind when reviewing these documents in order to strike a healthy balance. (Continued on Page 2)

President's Message (continued)

The last time the CC&Rs were updated was in 2002, with the last revision to the Bylaws in 1997.

There will also be a raffle for all who participate in the election once we reach 55% participation. The lucky three raffle winners will win \$100 each regardless of their vote. So please vote as this is our community and we all want the same thing, to maintain the integrity and beauty of our Association, protect our property values and investments, while also updating rules to be more reflective of the community's aspirations. Updating our CC&Rs and Bylaws was an exceedingly arduous task, one that took countless time with Gold Ridge's attorney, reviewing committee reports, and sitting down with the Board to mull over key aspects. Our current CC&Rs are extremely dated, and provisions need to be updated to bring us up to date. So please vote and let's continue making this a great place to live. I'm so excited for Gold Ridge's future and the direction we have been headed in; and it's all because of you all. Every single one of you makes Gold Ridge Forest a premiere Association in the Sierra Nevada Mountains. We really are that special gem!

On a very special note, I would like to thank Carol and Steve Steinbrecher for all of their hard work in assisting the Association. They have always gone above and beyond in their roles and have served the Association honorably. These two are hard workers who really know the meaning of helping others not for profit, but for their love of this community and the spirit of bringing people together. Thank you, Carol and Steve. And to our Fire Safe Council Chair, Sherry Hawk, we owe a debt of gratitude for securing the myriad of grant funds you have found for us to help clean up our greenbelts.

In closing, have a very Merry Christmas and happy holidays from my family to yours,

Dr. Jeremy Sundby
President

Message from Kevin Monsma, Past President - Gold Ridge POA

Our community CC&Rs have been in place, basically unchanged since Gold Ridge became a Property Owner's Association. Several years ago, the Board, chaired at that time by Joan Fuquay, embarked on a process to both simplify and bring the CC&Rs up to date. That board established a CC&R committee that spent the better part of two years working through our current document and making recommendations for changes. When the next Board was elected and which I chaired, we continued the CC&R process, involving legal counsel to guide us through the steps to bring the revised documents to a community vote. We surveyed several legal firms and asked them to submit a quote for services. Based on that process, the Board voted to use Adams Stirling to help us complete the revision process, following all of the legal steps. That process has continued and now our current board, chaired by Dr. Jeremy Sundby, has reached the point in which the proposed CC&R's will be submitted to the voting members for their consideration.

I want to encourage each of you to read the document carefully. If you have questions, please reach out to the Board. These CC&Rs, if approved will provide the framework for our community for the foreseeable future. In order for these proposed CC&Rs to be set in place, we need to have **315 yes votes**. That is 50% + 1. Understand that if the revised CC&Rs are not approved, then we will continue on with the current document. A no vote does not mean that the CC&Rs cease to exist. Moreover, there will not be an option to vote yes, no or to choose to not have CC&Rs (effectively dismembering our Property Owner's Association)

I am encouraging you to read the proposed CC&Rs, consider the changes and how they have been modernized, simplified and benefit each of us a property owner. Then vote to approve the new document. They are good for us and good for our community.

Respectfully,

Kevin Monsma, Past President - Gold Ridge POA

To: Gold Ridge Forest Property Owners

Open letter from: Carol and Steve Steinbrecher, past association Board Members

Subject: New By-Laws and CC & Rs

The Board of Directors and certain Gold Ridge Forest members (not us) have been working on re-structuring the Gold Ridge Forest By-Laws and CC & Rs for the past three years, along with the association's lawyers.

In the next 30 or so days you are going to be receiving by mail, a HUGE packet containing the new language. If many of you are like us, your last thought during the evening is to sit down and read through almost 100 pages of "lawyerese" after a hard day at work. However, in this instance, we hope you will take the time to at least become familiar enough with these two documents, so you can take part in the upcoming election process to either recommend the new by-laws and CC & Rs, or to reject them.

Why?

- 1.) These By-Laws and CC & Rs will replace old documents that were published almost 30 years ago. A LOT has changed in 30 years. The association needs to make changes to stay consistent with the times and new laws.
- 2.) Our association has spent a good deal of our money to hire a law firm to assist it in this process, as well as the time and energy spent by your fellow property owners to absorb all of this information and make recommendations on all of our behalf, so we should use this opportunity to our benefit. Carol and I TRULY appreciate the fact we did not have to read all of this stuff initially.

Please understand we are NOT telling you how to vote. What we are asking is that you DO take the time to vote, as this change will REQUIRE a positive vote of **315 YES VOTES** of our membership. We are sure the newsletter will have a much more comprehensive discussion of all this, but please do make a positive consideration to read this material and vote on it.

Respectfully Submitted,
Carol and Steve Steinbrecher
Lot 1-213

To All GRF Members:

Please follow links below and/or complete the forms and submit to the office to comply with annual requirement to provide the requested information.

Thank you in advance.

Request for Annual Notice of Address, Representative, Rental Status

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:e25f8f04-da9b-372f-9b29-971b82355bf7>

GRF Annual Policy Statement

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:c27846eb-aa6f-35b6-af62-ee432b5c0b14>



We need \$500

If you haven't yet donated to the amazing Gold Ridge bear (to be placed at the first entrance sign of Gold Ridge Trail and Sly Park Rd), please send your checks to the office.

If you would like to pay by credit card, call the office to accept a variable Square payment. Any amount helps and is appreciated!

This community bear represents our resiliency to come together after the Caldor fire, and our continued strength of community, individuals, and families helping one another in times of need. Gold Ridge is truly a gem in the Sierra Nevada.

Notes from the Forest

Dominique Smith, Greenbelt Director

Our greenbelt fire safe clearing projects are moving forward. The contractors have completed Areas C- 1 and C-5.

The USDA Grant work is underway. Gold Ridge Forest made the initial payment to Garrett Forestry and has been reimbursed the agreed upon percentage as promised and the procedure is in place to continue to complete our other designated areas, as weather permits.

Thank you to our hardworking crews with A-Team Tree Services and Garrett Forestry for doing such a great job!

Rose Smith, Recreation Director

POOL UPDATE

All the concrete decking and been poured and stamped, it's gorgeous. They really did an amazing job! You will all be happy to see it this summer. The deck work has passed El Dorado County's Environmental Health inspection which now allows us to move on to plaster. We will pour plaster as weather permits. Once the plaster is poured, we will be filling the pool with water.

I would like to wish everyone a Merry Christmas and Happy New Year!



CC & R Reminders

Marie Zandona-Harger, CC & R Director

~Parking on the roadways of the Association can cause a driver to shy away from the parked car and into oncoming traffic, creating a dangerous situation~

~If possible, please park on your driveway (not in the road) during snow events so the snowplows can do their job quickly and efficiently.



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