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Your Quarterly Newsletter – September 2024

Gold Ridge Forest

A Hidden Gem in Nature's Wonderland

Upcoming Events

**Fall Craft Faire and
Chili Cook Off
Saturday, September 21st
10-3 @ the Lodge**

Board of Directors 2024-2025

President/Recreation- Jack Mermod

VP/Secretary – Bill Simonson

Finance – Joan Fuquay

Greenbelt - Chris Soule

Communications – Mark Weiner

Gold Ridge Forest POA

4101 Opal Trail

Pollock Pines, CA 95726

530-644-3880 grfoffice1@gmail.com

From our President

Dear Neighbors,

As the pool recreation season comes to a close I want to express my sincere appreciation for our employees and fellow Board volunteers who contributed to making this season a success. We had a fantastic season, and I was delighted to see everything running smoothly at the pools while our members enjoyed their time. I hope we met our members' expectations. If anyone has feedback for next season, please feel free to email the office—I welcome any suggestions on how we can enhance the experience for our members.

As a reminder, the Gold Ridge Gym officially opened in July. If you would like to use the gym, please fill out the notice of risk form available on our website and submit it to the office. This program is still in its early stages, and I look forward to seeing it grow over the coming year as we aim to add and improve equipment.

Lastly, the Board has recently begun discussing the potential purchase of a small tractor for maintaining certain areas of the common grounds. This proposal has been under research and planning for several months, and acquiring this machine would greatly assist our grounds employees in completing their work efficiently and safely.

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The benefits would include lodge area snow removal, grounds improvements, and green belt maintenance. This investment would enable our Association to be more self-sufficient, respond to green belt requests more quickly, and reduce the need to hire expensive outside contractors for smaller projects. The long-term cost savings from this machine could be significant.

We will provide more information about this proposal at the September meeting, and I encourage you to join us and participate in the discussion!

Thank you for your time.

Sincerely,
Jack Mermod
President, Gold Ridge Forest

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**FINANCE OFFICER'S REPORT**

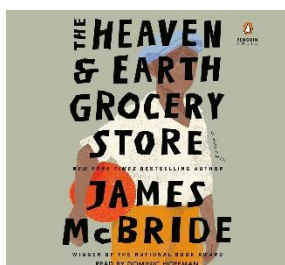
For those of you who don't know me, my name is Joan Fuquay, and I have recently returned to the GRF Board of Directors. Once again, I am the Finance Director, a position which I held several years ago. I say this because I have a short learning curve as I am refreshing rather than learning the position anew and ready to hit the ground running.

We are in the process of gathering information to determine the FY 2025 budgets, both operating and reserves. Both budgets are viewed in terms of programs and policies and in the case of reserves, the assets of the association.

As fiduciaries, we are responsible for maintaining our association in optimum fiscal health. We are taking into consideration the rising cost of doing business, the anticipated income from various sources like dues and lodge rentals, the aging of our assets that may require replacement or repair, and acquisition of new assets necessary for the good of the association.

The proposed budget will be presented to the Board in the October open meeting for comments and ratification, and then to be presented to the membership in November. I welcome your constructive comments and suggestions for consideration to pass on to the board.

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Book Club  
Next Book Discussion  
Friday October 11th  
at 6 pm at the lodge

## **Association Relies on Volunteers from its Membership**

There are 627 members of the Gold Ridge Forest Property Owners Association, which was established in 1971. Each of the 627 members is the registered owner of a separate interest in real property located in the area mapped as Gold Ridge Forest. As property owners buy and sell property in Gold Ridge, the Association receives and removes members. In this fashion, the membership is constantly evolving, as dozens of new members arrive, and old members depart.

The Association was created to operate, maintain, repair and improve the lands collectively owned by the 627 members. These lands include the common areas, often called the “greenbelts” which comprise the forested areas in between the separate property residences, and the recreation area where the pools, lodge and disc golf course are located. The Association is governed by five members who volunteer to stand for election by the membership and serve on the Association Board of Directors.

To accomplish part of its operation, which operates like a service business, the Board has hired a small part-time staff consisting of an office manager, grounds maintenance workers, a certified pool operator, and seasonal pool attendants. Many comparable homeowners associations hire a management company to conduct its operations, but Gold Ridge, in its self-sufficient pioneer manner and can-do tradition, has opted to keep costs as low as possible and to have its operations conducted by its board of director members and part-time staff. Under Gold Ridge traditions, the board of directors guides the overall policy of the Association and each director takes on a specialized role to the extent they are willing and able. These specialized roles mirror our unique circumstances and include:

- a. President and Chairman of the Board. The official leader of the operations of the Association.
- b. Vice President and Secretary. Director fulfills these non-profit corporation roles and attend to other specific duties.
- c. Finance Director. Manages and monitors all financial activity and transactions of the Association as relating to its income and expenditures.
- d. Greenbelt Director. Manages common area forest maintenance including inspecting and addressing member statements about hazardous trees
- e. Recreation Director. Manages the operations of the recreation facilities, including overseeing the summer swimming pools operation.
- f. Communications Director. Manages communications with individual members, the membership as a whole and outside persons.

Not every board director fills a particular role, but at a minimum, a director must attend most of the monthly Association business meetings. With modern communication systems, including Zoom, serving on the board is possible for any member willing to make the effort.

Each Spring, the Board solicits the members of the Association to fill vacancies on the Board. Terms are for two years and there are two vacancies in even-numbered years and three vacancies in odd-numbered years. If there are more candidates than vacancies, then a member election is held. If the number of candidates matches the vacancies, then no election is held, and the member becomes a director by acclimation. If there are fewer candidates than vacancies, then those director responsibilities go unfulfilled. Of course, having an operational Association helps to maintain the desirability of owning a residence in Gold Ridge.

When solicited in the Spring, an interested member submits a one-page statement on why the member seeks to serve as a director. These statements typically set forth the applicant's general background, current availability to serve, and what matters are important to the applicant. Submitting the "statement of interest" is the first outward step in becoming a director.

Of course, before submitting a statement of interest, there is member contemplation on whether to serve as a director. A member might be thinking, "I know that our Association needs to volunteers and I want to do my part, but do I really have the time to devote and capacity to deal with community issues?" Simply stated, our Association needs a recurring steady stream of a handful of members willing to serve on its board of directors. All members - whether full-time residents, part-time second-home residents, long-term landlords, or short-term vacation rental owners – should consider serving a term or two as a director. Volunteer service to the community has non-monetary rewards and all members are encouraged to make a plan on when and how to serve our fellow Gold Ridge neighbors. The current directors and staff stand ready to answer your questions and address your concerns.

**Mark Weiner**

**4TH ANNUAL FALL CRAFT FAIRE & Chili Cook-Off!!**



**Saturday**  
**Sept 21, 2024**  
**10 am – 3 pm**

Crafters \* Makers \* Creators \* Artists

**4101 Opal Trail Pollock Pines**



*Drink/ Snack sales will benefit our local Fire Safe Council*

## ***Gold Ridge Forest Fire Safe Council Notice***



Take part in the El Dorado County **Community Wildfire Protection Plan**

Join us **September 26th at 6:30** at the **Gold Ridge Forest Clubhouse**  
**4101 Opal Trail**

**The Office of Wildfire Preparedness & Resiliency (OWPR) is updating the Community Wildfire Protection Plan (CWPP) for Western El Dorado County.**

A CWPP is a collaborative, community-driven plan that provides strategies and actions to better prepare for, respond to, and recover from wildfires.

The Gold Ridge Forest Fire Safe Council has been very involved in this planning with onsite and off site meetings, providing feedback, concerns and hopes for the future.

**Now we need your help!!**

Please join our meeting to voice your concerns and ideas and/or, please take a moment to fill out the important survey below.

We will be providing a presentation on what the CWPP is and means to our community here in Gold Ridge and extending out to Pollock Pines and the county as a whole.

Come learn with us and explore ideas. We promise all voices will be heard and all comments and ideas will be submitted to OWPR.

Fire safe councils all over EDC are holding these meetings so we can then bring your input to the regional meeting happening on Oct. 5th at Pinewood Elementary School.

So if you can't attend this one, please find time to attend October 5th. More information coming soon!

Please join our meeting to voice your concerns and ideas and/or, please take a moment to fill out the important survey below.

[https://www.surveymonkey.com/r/EDCCWPP\\_PublicSurvey](https://www.surveymonkey.com/r/EDCCWPP_PublicSurvey)

For maps and more information about the CWPP and what is happening county wide

<https://storymaps.arcgis.com/stories/89033f5b1e2a422e95203f85442b5a59>



## The Gold Ridge Forest Lodge

The Lodge is a central feature of the Gold Ridge Property Owners Association. Along with our swimming pools, the Lodge is at the heart of our community. This is where the Association conducts its open monthly business meeting, houses our office manager for conducting our administrative operations, and is the meeting and social big place of the community such as the upcoming Craft Faire & Chili Cookoff on September 21 and the regular book club. The Lodge has a beautiful working kitchen, an assembly floor, a wood fireplace seating area in the round, and a limited-access upstairs loft.

As a benefit of being a member of the Association, based on availability, a member may rent the entirety of the Lodge (except for the administrative office) for a private social event. The member rental fee is \$150 per day, or \$90 for half day under 4 hours. In addition, the Lodge is available for those who charge a fee for conducting activities and/or lessons with an agreement to pay Gold Ridge a facility use fee of 15% of revenue collected. Because Gold Ridge fits the definition of “common interest development,” it is subject to the California state law known as the Davis-Sterling Common Interest Development Act contained in the civil code section #4000. Section 4515 of this law sets forth standards with regard to Peacefully Assemble and Freely Communicate. It informs that residents of a common interest development should have the ability to exercise their rights under law to peacefully assemble and freely communicate with one another with respect to living in a common interest development or for social, political, or educational purposes. The law continues with a series of technical rules, but in general provides that an association shall not charge a fee to members to use a facility such as our Lodge for discussion of community living, association elections, legislation, elections to public office and propositions on the public ballot. As such, if a member wanted to host a debate between the current candidates for Congress from our District #3, assuming availability and reasonable operation, the member could use our Lodge to host this event at no cost.

The Association has not issued any further rules o the use of the Lodge, but will begin to propose rules regarding community organizations’ use of the lodge.

### Wall Mural inside the Lodge near the fireplace





