

In this issue >>>

From Our President

Board of Directors Election Notice

CC&R Update

Book Club



Your Quarterly Newsletter – March 2025

Gold Ridge Forest

A Hidden Gem in Nature's Wonderland



Book Club
Friday, March 21st
6:00PM @ Lodge
"James", Percival Everett

Board of Directors -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,

I hope this message finds you well. As we continue to work together to maintain and improve our beautiful community, I want to take a moment to invite you to consider a unique opportunity to get involved and make a lasting impact: joining the Board of Directors.

Serving on the Board is a meaningful way to contribute to the ongoing success and well-being of our neighborhood. As a director, you can directly participate in day-to-day operations of the Association and help drive decisions on matters such as recreation improvements, greenbelt maintenance, the annual budget, and much more. No experience is required to serve on the Board, and I truly welcome anyone who has a desire to serve our community.

Directors are expected to attend the monthly Board meeting, respond to emails regularly, and visit the Association's office occasionally. During the summer months, the Board is more active, and business tends to slow down during the winter months. Having an open mind, patience, and a willingness to work with others are all traits that will contribute to your success on the Board.

If you are interested or would like more information, please see the attached documents below, and feel free to contact our Office Manager with any questions. I am also happy to meet with anyone who would like to learn more about what serving on the Board entails. I look forward to seeing new faces bring fresh ideas and energy to the Board.

Thank you for your continued support of Gold Ridge Forest. Together, we can continue to build our community into a true gem in the Sierras.

Warm regards,
Jack Mermod, President, Gold Ridge Forest POA

Gold Ridge Forest Property Owners Association

CANDIDATE SOLICITATION NOTICE

Board of Directors Election

Results to be announced at the July 12, 2025, Annual Membership Meeting

All eligible members of the Association are invited and encouraged to become candidates for election to the Board. In order to become a candidate, you must notify the Association Office in writing, by hand delivery, by mail, or the notification may also be e-mailed to the Association at grfoffice1@gmail.com.

Submit it to the following address:
Gold Ridge Forest Property Owners Association
4101 Opal Trail
Pollock Pines, CA 95726

Your written notification of your desire to be a candidate (and any Director Election Statements described below) **must be received by the Association no later than 5:00 p.m. on Thursday, April 17, 2025**. Each eligible member whose written notification is timely received by the Association shall automatically be a candidate.

Election packets will be mailed to GRF members 30 days prior to the Annual Meeting. Completed ballots must be mailed to the Inspector of Elections address included in the packet and must be received by the Inspector of Elections no later than 5:00 p.m. on Friday, July 11, 2025. This election is for THREE (3) board member positions; each with two-year term is from July 12, 2025, through July 10, 2027. The officer positions are to be determined by the Board of Directors. There shall be no nominations from the floor at the Annual Membership Meeting, held on Saturday, July 12, 2025, at 1:00 at the Lodge.

Candidates may, but are not required to, submit (to the address listed above) a Director Election Statement that sets forth their qualifications and interest in running for the Board. Director Election Statements may not exceed one side of a single 8-1/2 x 11-inch page. All Director Election Statements that are timely received will be reproduced as submitted and will be included with the ballot package which will be mailed to all Gold Ridge Forest Property Owners Association members. By submitting a Director Election Statement, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is each member's responsibility to confirm that his or her written notification of desire to be a candidate and the Director Election Statement was received by the Association.

Continued on Page 3

Members will **NOT** be eligible to become a candidate if they are:

- ***Delinquent.*** The person is delinquent in the payment of regular and special assessments unless (i) [paid under protest](#) (ii) entered into a [payment plan](#), (iii) not provided [Internal Dispute Resolution \(IDR\)](#). (Civ. Code §5105(c)(1)&(d).)
- ***Listed as Joint Ownership.*** If the person, if elected, would be serving on the board at the same time as another person who holds a [joint ownership interest](#) in the same separate interest parcel as the person and the other person is either properly nominated for the current election or an incumbent director. (Civ. Code §5105(c)(2).)
- ***An Owner Less Than 1 Year.*** If that person has been a member of the association for less than one year. (Civ. Code §5105(c)(3).)
- ***Have a Criminal Conviction.*** A past criminal conviction that would either prevent the association from purchasing the fidelity bond coverage required by Section 5806 should the person be elected or terminate the association's fidelity bond coverage eligibility as to that person should the person be elected. (Civ. Code §5105(c)(4).)

We look forward to receiving your notification of desire to be a candidate.



Updating the CC&Rs. What is the Status?

By Mark Weiner, Communications Director

Since the end of 2022, the board of directors has communicated with us members of GRFPOA about updating our Covenants, Conditions & Restrictions ("CC&Rs"), which is the key governing document that is recorded with the county as part of our property deeds. In 2023, our association had an election on whether to repeal and replace the current CC&Rs, which have been recorded since January 1995. To pass, more than half of our members would need to cast a ballot. While pretty close, not enough ballots were received from members and the measure to repeal and replace the CC&Rs failed. As such, the CC&Rs in place since January 1995 would continue to apply as the principal governing document of our association.

To revive the effort and make use of the work done in creating the proposed replacement CC&Rs of the election, in Spring 2024, the board of directors held a series of public meetings to review and discuss the proposed replacement CC&Rs. Over many hours, the directors discussed the substance of the provisions in an open and good faith manner. All members received notice of the multiple meetings, but enthusiasm was sparse. As summer approached, the board concentrated its efforts on executing a successful 2024 recreation season and allowed the effort to update the CC&Rs to wane and end.

The pool season was a tremendous success. Members did not complain about the lack of progress on updating the CC&Rs and by the Fall it was clear that the current board of directors was not going to propose a second member election.

Thus, we continue with our 1995 CC&Rs and its' 1997 and 2002 Amendments.

There is no legal mandate that we update them, but over time they become more and more inconsistent with the state law, making understanding which rules apply more and more complex. (The hierarchy of rules from most to least authoritative: state law, CC&Rs, articles of incorporation, bylaws, operating rules.). While new CC&Rs did not pass, the 2023 election provided us with up-to-date Bylaws, which do track closely with state law on the governing of our association. And more broadly, we have the architecture for another push to update the CC&Rs whenever GRFPOA members want to make it happen.

This & That:

- At its most recent business meeting, the board of directors adopted a policy to begin regular business meetings with the Pledge of Allegiance. The policy is intended to promote our shared commonality as Americans and instill connection through together pledging our allegiance to the republic in which we live. Reciting the Pledge is voluntary and there is no demerit for remaining silent.
- If the children or family of members are in need of earning community service hours for youth activities such as school or scouts, our association can accommodate a reasonable request. Last month, parts of Topaz Drive had barrels of needles removed from the pavement through such a program.
- Members will want to check out the improvements to our community recreation land. Using our new tractor, our maintenance staff is making the land safe, functional and aesthetically pleasing. Kudos to Bob and Larry.
- The board is looking for ways to enhance our standard of living in Gold Ridge Forest. In the coming months, the board is expected to consider two ideas: (1) adding some flat screen televisions to the lodge to encourage frequent rental use by members; (2) establishing an off-leash, keyed-entry, dog park in the recreation area. What do you think? Watch for the meeting agendas. Or, like with everything about living in Gold Ridge, just let our office manager know what you think by e-mail, telephone, USPS, or personal visitation during office hours of Monday through Thursday 10am to 2pm.

GOLD RIDGE FOREST POA JOB OPPORTUNITY NOTICE

POOL ATTENDANT

Gold Ridge Forest Property Owners Association is accepting applications for the Pool Attendant position. This is a part-time seasonal position.

Work hours are flexible, holidays and weekends. The rate of pay is \$16.50 per hour.

The Pool Attendant performs a variety of maintenance, clean-up and manual work associated with the swimming pools and recreational facilities to ensure the pools and grounds are maintained to meet all safety and Fire Safe requirements.

Applicants must be 16 years of age or older. Applications may be requested by calling 530-644-3880, or email grfoffice1@gmail.com, or at the GRFPOA office at 4101 Opal Trail, Pollock Pines.

**Completed applications must be submitted to the office
by April 16th.**

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**Next Book Club Meeting  
Friday, March 21<sup>st</sup> at 6:00 PM at the Lodge**

