

In this issue >>>

Welcome to the 21st Century

From our President

Notes from the Forest

Financial Information

Craft Fair



Your Quarterly Newsletter – October 2022

Gold Ridge Forest

A Hidden Gem in Nature's Wonderland



Current Topics >>>

Welcome to the 21st Century

Your Office Team is transitioning to “electronic communication” as a primary source of communication with our property owners, sending and receiving statements, paying quarterly or annual dues, sending quarterly newsletters, and other forms of information.

We are making these changes to modernize our office processes, and to meet the new requirements placed on the GRFPOA by our insurance companies. This transition also saves the association homeowners money. You are an important part of making this transition successful. If you have recently changed your phone number or email address, OR if you are not sure we have your most recent email address or telephone number, please email that information to the GRF office at grfoffice1@gmail.com, or call the office at 530-644-3880.

PLEASE INCLUDE:

1. Property owners first and last names
2. Street address
3. Lot number
4. Valid email address
5. Best Phone Number to contact you.

Our CC&Rs require that this information be provided on all properties within the association. Having current contact information on file is vital if emergency contacts are needed as well as for general GRF communication.

From our President

Gold Ridge Forest! Exciting times are ahead for us as we move past this heat and into a hopefully a much cooler Fall. As a Board, we appreciate all of you as we tirelessly work with the pool contractors and county to see our pool rebuilt and finished. Our pool was in desperate need of repair, and we are delivering on that promise with a beautiful remodel that will be a true asset for the Gold Ridge community.

As your Board, and homeowners too, we all wanted the pool finished many months ago, but delays have been experienced. We have experienced inflation, shipping delays, scarcity of pool parts, and the like; yet we are ever watchful of your hard-earned money. We are committed to seeing this project through in a fiscally prudent way. We have mitigated soaring costs and fiercely negotiated contracts to ensure that despite economic uncertainty, your association is strong, solvent and moving forward to completing this project in a responsible manner.

Gold Ridge Forest residents, to quell any rumors about the pool, which is very unfortunate as we are all homeowners and need to stick together, here is an update regarding the pool financials and how we've been updating everyone:

We have been updating everyone about the pool at every Board meeting, and answering the questions posed to us throughout this entire process. We also regularly update our Gold Ridge Forest website with meeting minutes from Board meetings. There is also a section on the website dedicated to the pool remodel. If you hear rumors about the pool, please ask the Gold Ridge office to send your email to the Board and we will get back to you. We are 100% committed to transparency and want you to have the correct information.

The Gold Ridge Forest community is strong, and I'm positive that once this pool is rebuilt, you will be amazed at the amount of work and dedication that has gone into it. From county delays to shipping bottlenecks, we are still delivering a complete rebuild of the Gold Ridge pool, which has not been a seamless process. It has not been easy getting pool parts due to demand and short supply, but as a team, your Board has been working to see this through, and we thank you for your patience. We know it's hot, and we all want to swim, so thank you again for sticking with us as we move forward to an even-better pool as we finish the remodel.

(Continued on page 2)

Notes from the Forest

Dominique Smith, Greenbelt Director

We would like to begin this report acknowledging there are some trees we have not yet gotten to, but we are working as quickly as possible to catch up. Our biggest roadblocks right now are:

Weather! We have been going out in early mornings to mark trees and property lines, but it is just too hot for crews to be out later in the day working on anything. The ground is physically warm to the touch UNDER forest cover at 0830 in the mornings, and the duff/ground is extremely parched! These are UNSAFE weather conditions and we do not wish to contribute to any problems in the field. Long-range weather forecasts indicate the heat will continue until at least the end of September.

Crew Strengths. We are working with two companies right now, and BOTH are extremely understaffed. “A Team Tree Services” (our primary contractor) is still at least four weeks behind schedule, due to lack of enough people to field a crew for the work. Frankly, we expect this issue to remain through the remainder of 2022. We are also working with Joe Garrett to help us.

Aggregation of Funds. As we have indicated throughout the year, we are working with Sherry and the Fire Safe Council on a few grants. Average cost to remove a single tree is about \$800. We are holding on to the greenbelt funds as long as we can, so we will have the largest “matching funds” available when these grants come through. We ask for your continued patience as we work through these issues.

President’s Message (continued)

Your board is aware of the fiscally tough times we face and are not looking to raise your dues. If you want to know what your Board thinks, we are 100% transparent with our processes and will answer your questions. Please come to a Board meeting, Zoom-in, or attend in-person, and we’ll be happy to hear from you. We work for you as volunteers, and we are working hard to deliver a beautiful pool. We have also revitalized our business practices, and modernized the technology at Gold Ridge Forest, and in doing so, made many much-needed changes to the systems in place which has improved efficiency and is saving our property owners money.

The following information is a summary of the pool status.

The first payment was made to Atlantic Pool and Spas (Atlantic) on 12/13/2021 in the amount of \$3,500. A total of 6 payments were made from 4/8/2022 to 4/28/2022 totaling \$98,500. As of 4/28/2022 we had paid \$102,000.

The County of El Dorado Environmental Health Management office requested more information in order to complete the plan check.

On June 23, 2022, the county notified Atlantic that the plans had been approved and work could resume, but with revisions to the existing plans. As a result, Atlantic Pools and Spas submitted work change orders to accommodate these requirements.

The contract was renegotiated and approved by the Board on 8/3/2022, and work resumed. The contract total is \$194,332. To date the Association has paid Atlantic Pools & Spas \$142,202.

In addition to the Atlantic Pool & Spas contract, there is also a contract with Diamond Concrete, Inc. The initial contract was for \$81,700. This was adjusted to add color coping and required fence repair in the amount of \$4,000, stamping and color for the decking in the amount of \$21,000. The revised total for the Diamond Concrete is \$106,700. We have paid Diamond Concrete \$20,000 as of this writing,

What do we have in savings as of today’s date?

The current Reserve balances are as follows:

EDS Money Market account: \$121,066.05

Umpqua Reserve: \$197,683.50

Reserve Totals: \$318,749.55

If you have any further questions or concerns, or would like additional documentation, please contact the Gold Ridge Office and we’ll be happy to get back to you.

Dr. Jeremy Sundby
President, GRFPOA

Gold Ridge Finances \$\$

Hello to All! Since being appointed as the Finance Director at the August Board meeting I have been diligently working with Karen, Carol and Wendy (our Bookkeeper) to get up to speed on the state of our financials. This includes reviewing all transactions for 2022, allocating them to proper accounts and making changes to more closely align with Accrual Accounting Standards. The August Financials will reflect most of these changes with the remaining changes to be made with the September Financials.

I have started to deep dive into our Reserves to prepare for the upcoming Reserve Study. I want to make sure we balance the need for repairs and replacements on all our assets, while being mindful of the large expense we have incurred with the pool this year.

Lastly, I have implemented a few changes in processes to make sure the financials get to you, the members, in a timely manner. Our books will be closed out on the 15th of each month for the prior month by our bookkeeper. I will then review the financials and approve them for distribution to the Board. The Board will have an opportunity to review and make comments. On the 21st of every month the financials for the prior month will be posted on the GRFPOA website. This will allow the membership time to look over the financials prior to each Board meeting. These will be the financials reviewed in the meeting for those that join us on Zoom.

If you have any questions regarding our finances please email the office, grfoffice1@gmail.com, with the Subject "Question for Finance". I will review these and make sure to address them, either in a Board meeting, if it is a General Question that the membership would find value in, or individually if it is a deep dive question.

Robyn Swift
Finance Director

Late Fee Increase take Effect:

The late charge will be assessed on delinquent dues after October 16, 2022. A daily interest fee of .03287671% will be charged on any outstanding balance 30 days from the due date (October 1, 2022). This daily interest rate will be applied each month on the unpaid amount.

These changes are in response to our need to bring our policies into compliance with state law.

Questions regarding this should be addressed directly (via the office) to the Finance Director.



CC & R Reminders

With fire season once again running rampant, I would just like to remind our property owners to work as best they can to ensure our properties are as clear of brush, excess wood and other fire fuels, as possible. Anything that is considered "ladder fuels" should be cleaned up and removed. If your address is unreadable, or your driveway is blocked by wood rounds, trash or unmovable vehicles, it hinders the fire department and law enforcement's ability to reach your residence in an emergency.

We have also had a strong "bear-garbage can" encounter season this year. Please make sure your trash cans are properly secured or order a "bear proof" can from El Dorado Disposal. If a bear (or other critter) gets into your trash, it is your responsibility to quickly clean it up. If the HOA must have it cleared away, we will bill your account directly for the cost of the cleanup.

Marie Zandona-Harger
CC & R Director

We need \$500.00:

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.

*final*thoughts...

Recreation News



Gold Ridge Recreation News



Hey! Hey! Hey!

Crafters and craft lovers save this date:

Saturday, October 15, from 10 am to 3 pm
Gold Ridge Forest POA's
Second Annual Craft Fair
4101 Opal Trail, Pollock Pines



This is an opportunity to showcase the wide range of craft talents in our community. We welcome crafters of all ages to join in the fun.

If you have questions or are interested in reserving a crafter space,
Please email the GRFPOA office at grfoffice1@gmail.com or call 530-644-3880.

Look to our website: www.goldridge.org for more information on upcoming event details.

For instance, I know we are all anxiously awaiting the completion of our large swimming pool!!! But, even if we are unable to swim this season, we can look forward to sharing an Open House BBQ to show off the brand new pool, that we should all enjoy for many years into the future.

And wouldn't it be a fun get-together for a Holiday Season Potluck?
Any other ideas? Let us hear from you.

In addition to planned events, there are many wonderful activities available to our residents, such as the playground, a new Bocce ball court, disc golf, tennis and pickleball courts, and shuffleboard to name a few. There are also picnic areas on the grounds around the lodge.

Rose Smith
Recreation Director

Contact Us >>>



4101 Opal Trail
Pollock Pines, CA.
Contact us at 530-644-3880

www.goldridge.org



Upcoming Events >>>

September 28 – Regular Board Meeting 5:00 pm

October 15 – Craft Fair 10:00 am -3:00 pm

October 26 – Regular Board Meeting 5:00 pm

November – No Board Meeting (Happy Thanksgiving)

December – No Board Meeting (Happy Holidays)