

## In this issue >>>

Candidate Letter Deadline

Board Meeting Schedules

From Our President

Notes from the Forest

Recreation news

Issue

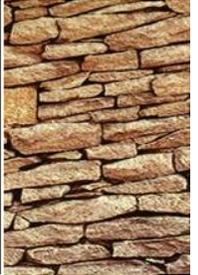
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Your Quarterly Newsletter – March 2023

# Gold Ridge Forest

*A Hidden Gem in Nature's Wonderland*



## Current Topics >>>

### Upcoming Events

## Board of Directors Candidate Letters Due April 13, 2023

See Page 4-5

March 22, 2023

Board Meeting 5:00pm

Check your email the week  
prior for a Zoom Invite.



## From our President

Gold Ridge, have the dogwoods bloomed yet? No, well, hopefully they will soon. We have some changes on the Board coming up. Our Board will be changing this July as myself, Rose Smith, and Dominique Smith retire from the Board of Directors and invite new individuals and volunteers to step up. There will be 3 seats available for the membership to vote on. In addition, Marie Zandona-Hargar will be retiring with the three of us when we leave in July. The Board will select Marie's replacement and their term will start July 8<sup>th</sup>, 2023 when the Director election results are read. Please note, there will only be a 1-year term for Marie's seat and then that person must run in an election. The person selected by the Board will be trained by the Board so that they are well-equipped to serve by July. So, if you're interested in serving on the Gold Ridge Board, please send your letter of intent to the Office and we will setup a time to meet.

### The Gold Ridge Election

The election for the new proposed CC&Rs and Bylaws has been extended. If you misplaced your ballot, please contact the Office immediately so we can get you a new one. Currently, we do not have enough ballots. I will give a summary below of what changed in the CC&Rs and Bylaws, but for brevity what changed is this: if passed, the new rules would be extremely relaxed with homeowners as opposed to our current rules. You will NOT have to go to the Board for every little thing, but instead will have more homeowner rights to make the improvements you need to without have to ask a volunteer Board. The goal this entire time has been to relax the rules from what we currently have while maintaining our property values.

Thus, we are desperately beating the Gold Ridge Forest bushes for membership votes for the CC&Rs and Bylaws revisions. We have still not received the required minimum number of ballots; therefore, the election deadline has been extended for 30 days, until April 10<sup>th</sup>.

Every member's vote is vital irrespective of how you vote. Review the packets, as well as the explanations of changes provided below to see the benefits for our property owners. change." And you're right, nothing will change if we all do not vote! Now is our time!

Continued page 2

## *President's Message (continued)*

Encourage your friends and neighbors to do the same and send in those ballots. Please, please, please, don't let all the time (a myriad of years) and costs be wasted. If you want more rights to your home, vote! I understand the apathy of "nothing will change." And you're right, nothing will change if we all do not vote! Now is our time!

**Gold Ridge Forest needs 315 YES votes to change the CC&Rs.** If the new proposed CC&Rs and Bylaws do not pass, **the current CC&Rs and Bylaws will remain in effect.** We hope as you review the new documents, you'll notice what we are looking to do. So, we encourage you to please vote YES or NO after comparing the new proposed CC&Rs/Bylaws against the current ones.

### Here's what changed in the CC&Rs and Bylaws:

1. Term limits. Current rules have allowed for Directors to serve indefinitely due to loophole interpretations and changes in the CA legislature. The legislature recently made changes to allow for term limits again and we have made this section unambiguous and clear that **no Director can serve more than 3 terms (6-years)**. This allows for new members to become a part of the process and ensures there's always new ideas on your Board.

2. Management Agency. The current CC&Rs **do not** require any input from homeowners, they leave it to the Board to decide for all of us. The new proposed documents would require a vote from all homeowners before any management agency could be hired or take over Gold Ridge Forest. This way it's a community vote and the Board would be bound to Gold Ridge's member votes. This gives homeowners a vote in the process **if any** Board is considering hiring a management agency.

3. Less rules on you, the homeowner. If it requires an El Dorado County/State permit, you will go to the county or State instead of needing to ask permission from the Board. It cuts down unnecessary red tape. It's your home! Under the current CC&R rules, you are required to submit exhaustive plans to the Board and then they decide yes or no for you, and you **still** must obtain county permits. This unnecessary rule costs people time and money as they must wait for a Board decision. If it's a permit issue, we believe it should go to the proper department at the county, not your volunteer Board (not all of us are engineers and contractors). Your home improvements should be able to be done without additional red tape.

The new proposed CC&R rules remove this Board requirement as everything that requires a county permit would no longer require the Board to be involved in it. For example, if you need solar or a home generator, you apply directly to the proper county office for your permit – no need to ask the Board. The goal has been to make life easier for everyone.

4. Earth tone colors are auto approved. If you want to paint your house, you won't have to ask the Board for permission as long as it's an Earth tone color. The current rules require you to ask the Board for any painting which can take weeks to get a reply as it takes 3 Director signatures to get it approved. We removed this rule and put in place Earth tone colors are auto-approved in the new proposed CC&Rs.

5. No limit on pets by the Board. The Board would go with the El Dorado County limit for your dogs and cats. No pet restrictions like many HOAs have. In the current CC&Rs, there's a restriction on how many pets you can have. We removed this restriction to conform to what the county allows instead of doing what many HOAs do and tell you that you can't have this or that dog and you can only have two pets.

6. If a window breaks in your house, the current rules require you to ask the Board permission to replace them. The new proposed rules remove you from having to ask the Board if a window breaks. Go fix your window. The new rules give homeowners more flexibility to repair their homes (windows, landscaping, installing a new dish/direct tv), while maintaining enforcement against those who would trash their properties. If people trash their properties enforcement is still available against them.

7. Solar panels. Under the current rules you need to ask the Board permission. Under the new proposed rules, you wouldn't ask the Board as this is a county permitting issue.

8. Under our current rules, landscaping your yard (adding bark, planting flowers, shrubs, decorations, etc.), are all PROHIBITED without Board permission. Under the new proposed CC&Rs rules, you wouldn't need to ask the Board permission to landscape your yard. Our thinking is, it's your yard, go landscape it. Grandma Linda down the street shouldn't have to ask a Board if she wants to plant a rose bush. Under the current rules, she must ask. We have removed this requirement from the new proposed rules.

9. Roof repair. Need a new roof? Under the current CC&Rs and Bylaws you need to ask the Board. Under the new proposed CC&R rules you wouldn't. If it's a county issue involving permits, the Board would stay out of it as you would need to go to the county for approval. This gives you the ability to get your projects done timely without unnecessary red tape.
10. The rules that do exist in the new proposed documents are bare minimum common-sense rules. There are rules against making tent cities in your yard. This is common sense. No one wants people living in tents next door to them.
11. You can have an RV parked on your lot. The only rule is that you cannot have people permanently live in them. Visitors in RVs are ok.
12. You can have a BBQ, just move the BBQ away from the house (want to be mindful after the Caldor Fire). **This isn't a new rule, it's a California fire code.** And the fire code exists whether or not it's in the CC&Rs.
13. In the new documents, the Board will be required to solicit information from homeowners yearly via a survey. This way the Board is always getting feedback from homeowners and knows their interests. The current rules **do not** require the Board to solicit information from homeowners.
14. What about people who trash their properties and make the community unattractive? This is a rule! If you trash your property, the Board does have the option to cite the owner, file a complaint with Code Enforcement, and make them clean it up. This is just common sense. No one wants to live next to a landfill. This rule stayed and is really the harshest rule that exists in the proposed documents. If you don't trash your property, this doesn't apply to you.
15. The process has been transparent - we had CC&R committee members made up of non-Board members review all of our existing documents and give recommendations to the Board. They met monthly and the committee's recommendations were posted on the official GRF website. We also updated the members at Board meetings which are monthly. In addition, we added Zoom so more could join in and give input. It took roughly 3-years to redo the CC&Rs and Bylaws with two Boards reviewing them. The goal has always been to reduce rules that were no longer needed. And everyone has been invited to participate in any of the discussions given, and homeowners did over the course of the last few years.

We encourage everyone to compare and contrast the current CC&Rs with the new proposed ones and make an informed decision based on that. The goal has been less rules on you the homeowner, not more. When you look at the current CC&Rs and look at the new proposed ones, you'll see more rights have been returned back to homeowners as homeowners "won't" need to ask permission for every little thing. The last thing we want to do is turn into a horrible, micromanaged HOA with a ton of regulations.

Sincerely,

Dr. Jeremy Sundby  
 President  
 Gold Ridge Forest Property Owner

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*Recreation Update*  
*Director, Rose Sith*

***POOL UPDATE***

**The next phase is to schedule the plaster installation, (pending weather of course!) Once the plaster is complete it will be time to fill with water and start up our new pumps and equipment.**

***GYM UPDATE***

**We have cleared the Cabana building inside the pool gate and have moved some gym equipment inside that has been generously donated by members. We are currently working on installing secure entry door devices for members access to the building and restrooms, as well as adding more security cameras to all recreation areas. If you are interested in using the gym, GR will require you to submit a signed waiver prior to allowing access to the gym. Please contact the office to request a waiver.**

Gold Ridge Forest Property Owners Association

CANDIDATE SOLICITATION NOTICE

**Board of Directors Election**

**Results to be announced at the July 8<sup>th</sup>, 2023 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](mailto:grfoffice1@gmail.com)

Submit 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 13th**. 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 7<sup>th</sup>, 2023**

**This election is for THREE (3) board member positions; each with two-year term is from July 8, 2023 through July 12, 2025. 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 8, 2023 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.

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.



*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. Portions of C-9 have been completed. When the weather permits they will resume work.*

*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!*

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CC&R Director Update  
Maria Zandona-Harger

The CC&R and Bylaws election was extended to April 10<sup>th</sup>. Please vote, it is imperative that everyone vote, we worked hard for a couple years to make it resident-friendly. I hope everyone takes the time to look at them, if they have any concerns, reach out to the board.



4101 Opal Trail  
Pollock Pines, CA.  
Contact us at 530-644-3880  
[grfoffice1@gmail.com](mailto:grfoffice1@gmail.com)  
[www.goldridge.org](http://www.goldridge.org)

