

Gold Ridge Forest

Your Association Newsletter

September 2020

Next Board of Directors
Meeting
Wednesday, September 23rd
7:00 PM at the Lodge

President's Message Joan Fuquay

Welcome to Autumn!

Your association has had a busy summer, and fall is looking to be full of bustling activity too. By means of catching you up, I would like to recognize the people behind the scenes and all that they have been doing on your behalf.

BOB Ritzman has been very diligently working to keep the pools open within the confines of the Covid restrictions for safety. He and his staff had been scheduling attendees (limited to 25% capacity) and scheduling in time to thoroughly sanitize the facility between appointment times. The pool is now closed. When I asked Bob what his next task will be, he said the tot lot. Thank you so much, Bob for all your care in keeping our swimmers safe.

DOMINIQUE Smith has been active on the board for the past 3 years caring for our greenbelt. You never know when you will see him tromping through the woods. He will be working with Joe Garrett to determine how best to help our owners achieve the 100' required fire safe boundary. In the spirit of the good neighbor program, the board has infused funds to cooperate making your homes fire-safe preparing the greenbelt from your home to the required 100' barrier. To be clear, you will be responsible for clearing from your house inside your lot and the association will do the rest in the greenbelt to produce the total of 100 feet from the house. Please do your best to help the guys by trying to locate the pins that designate the edges of your lot. As ever, Dom, we are so grateful for your care and hard work.

**Special Board Meeting
CC&R Review
Thursday,
September 17th
6:00 pm at the
Lodge**

Board of Directors

President
Joan Fuquay

VP/Secretary
Architecture
Marie Zandona-Harger

Finance
Kevin Monsma

Greenbelt
Dominique Smith

Recreation
Bob Ritzman

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Dominique has been working arm in arm with the Gold Ridge Forest Fire Safe Council lead by **SHERRY** Hawk. She and her group have spent countless hours educating our members about fire safety. Not the least of their pursuits has been to make our presence known to all the local associated agencies and search for funds through grants and other sources. Great job, Sherry!

Until this year we have struggled with handling CC&R compliance and homeowner complaints. **MARIE** Zandona-Harger came on board this year and has devoted much of her time to gently enforce the rules and resolve complaints. This has not always been easy or popular and at times her team has met with resistance. It is important to remember that she goes about her tasks with the goal of maintaining Gold Ridge as a beautiful and desirable place to live and where we can hopefully count on retaining and even improving our property values. Please consider volunteering on her committee.

KEVIN Monsma is not only our Treasurer, but he is also a wealth of knowledge. Lately he has been monitoring our finances. Soon, very soon, he will be spending many hours preparing the 2021 budget. That is a huge job, and we appreciate the time and consideration. This is our most important fiduciary responsibility.

I would be remiss not mention the woman behind all those emails and web page updates. Thank you so much **JOAN** Scheppelmann for being our communication source.

Most everyone has met **KAREN** Grabowski. She is the glue that holds the entire association together. This summer she has been overwhelmed with requests from title companies, realtors, buyers and sellers for property sales. We currently have 50 sales/ pending sales, which does not include all the recent refinanced home loans. There are many new additional administrative duties that have created the need to hire a part time office assistant, if you know anyone interested, please contact the office at office@goldridge.org.

I think it would be nice to have welcome packets with our local resources and businesses made available to the new owners from GRFPOA. I would like to add to the efforts put forth by Colleen Ferrari, Joan Scheppelmann, and Vicki Hunt. Any takers to help? Maybe we could even have an informal gathering at the lodge.

And thank you all for your patience and support. We are all volunteers in service to you. I hope to meet you at our board meetings on the fourth Wednesday of the month at 7pm at the lodge. Check your email and website, www.goldridge.org, for further announcements.



Greenbelt Update Dominique Smith

On August 26, 2020 the Board of directors approved allocating a combination of funds from operating and reserve for the remainder of 2020 and 2021 to be dedicated to fire safety clearing measures. The goal is to bring the greenbelt/common areas into compliance with 100 feet of Defensible Space as required under the Public Resources Code (PRC) 4291 and the El Dorado County Ordinance 5101, Chapter 8.09 and "Good Neighbor Policy".

The plan in place is to clear 100 feet from residences/structures on owner's lots that cross over property lines into greenbelt areas up to the required distance. Property owner is responsible for clearing area from residence to property line if fewer than 100 feet. Work will proceed as conditions and weather permit.

Contact Garrett Forestry Management at 530-344-7463 if you are interested in hiring the company to do fire safe clearing on your privately owned property.



FIRE SAFE COUNCIL

The Eldorado County Fire Safe Council's free chipping program is up and running again. Go to <https://www.edcfiresafe.org/chipper-program-fall-2020/> for more information.

The next Gold Ridge Forest Fire Safe Council meeting is set for October 13, 2020 7:00 PM at the clubhouse. Hope to see you there!

Defensible Space pre-inspections: If you would like to have an advisory inspection, or have any questions, please email GoldRidgeForestFSC@yahoo.com or call (707) 888-9331

[Text Link](#)

Did You Know...

Barking dogs is one of the biggest complaints the Board receives



GRF Rules: No dog(s) shall be allowed to bark or create a disturbance that annoys or disturbs any person.

GRF Rules: No Owner shall permit noise, including, but not limited to barking dogs...to emanate from an Owner's Lot.

GRF Rules: No Owner can interfere with another Owner's rights to quiet and peaceful enjoyment their own property.

Animal Control Rules: It is unlawful and a public nuisance for any animal to be allowed, permitted or caused to utter any frequent or continuous noise of an irritating or raucous nature which disturbs the peace and quiet of any person.

Does your yard need a spring cleaning?

GRF Rules, Property Maintenance:

- All lots and residences must be maintained in such a manner as to not be unsightly.
- Personal property on any lot must be stored entirely within the residence, garage, or other storage area. (Sheds require approval.)
- No trash or garbage can accumulate on the property and must be stored within containers and screened from the street.



~THE DAILY CONSTITUTIONAL~



GRF Rules: Dogs must be on leashes.

GRF Rules: Pet owners are responsible for prompt disposal of their pet's waste.



Did You Know...Modifications

To preserve the beauty and serenity of our natural setting (and our property values), modifications (“Improvements”) to the property owner’s house and/or property need Board/Architectural Committee approval. Properties posting the yellow “GRF Approved” signs have been approved.

Home and Property Modifications Requiring Approval Include:

- Fences
- Additions
- Decks
- Sheds and woodsheds
- Patio covers
- Roof work
- Retaining walls/Excavation
- Parking pads/Driveways
- Hot tubs/Spas/Jacuzzis
- Solar installations/Antennas/Satellite dishes
- New construction
- Exterior color schemes
- Tree Removal (trunk greater than 10” diameter)
- Remodeling/Alterations/Reconstruction
- Late Changes or additions after review and approval of design drawings

***ALSO:
Temporary
structures
are NOT
permitted***

GRF Fence Rules:

Fences within Gold Ridge Forest shall be limited to the construction of an enclosure for household pets or for use as a safe play area for young children. Any application for a fence or enclosure must endeavor to meet and comply with the following:

- Fencing will be limited to back yards or to the rear of the home.
- Maximum height will be limited to 60”
- Materials must be suitable for the environment and must be kept in good repair.
- The Board of Directors must approve in advance the materials to be used.
- Fence applications must include a drawing (not to scale) showing the entire lot, approximate location of home within that lot, location of proposed fence in relation to the home, include the distance from lot lines on all sides, and a sample or literature on the proposed materials.
- Fences must be visually unobtrusive and are not allowed for privacy/security reasons.
- Fenced areas may not exceed 1,000 square feet and may be limited further, depending on the lot size, location, and other relevant factors.
- Fences may not be used to act as dividers between lots or to enclose the whole of a member’s property.
- Fences may not block or restrict ingress or egress of wildlife through property.

If the modifications meet setbacks, are in harmony with the neighborhood and don’t interfere with the enjoyment of a neighbor’s property, the process is easy!

Did You Know...Parking



GRF Rules: Cars, RVs, Motorhomes, Campers, Trailers, Boats:

- No dilapidated or inoperable vehicles can be stored on properties including vehicles without wheel(s) or engine.
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All vehicles are to be parked within designated parking areas, driveways, carports, or garages.

GRF Rules:

- Vehicles may not be parked on the dirt areas of the lot.



GRF Rules:

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Parking on the roadways of the Association is not permitted

~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 snow plows can do their job quickly and efficiently~



Fire Safety Rules and Law



- **GRF Rules:** The vegetation and landscaping on any lot shall be planted or maintained by the Owner or resident in such a manner as to reduce the risk of fire.
 - **GRF Rules:** No Owner or resident shall permit any condition to exist on(the) Lot, including, without limitation, trash piles or weeds which create a fire hazard or is in violation of local fire regulations.
 - **El Dorado County:** Please refer to the resources distributed by the GRF Fire Safe Council, the GRF Board and the El Dorado County website for vegetation management and the Defensible Space Inspection checklist.
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Car Maintenance and Repair

- **GRF Rules:** No motor vehicle shall be constructed or reconstructed outside the garage and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or engine, shall be stored on the Properties; however, the provisions of this shall not apply to expeditious vehicle repairs or routine maintenance performed within the garage.
- **GRF Rules:** Vehicles requiring repair may only be permitted to remain in such condition for a period not to exceed thirty (30) days.



Trash (and Bears in Trash)



- **GRF Rules:** No trash shall be allowed to accumulate on the Lots.
- **GRF Rules:** Any trash that is accumulated by an Owner outside the home shall be stored entirely within appropriate covered disposal containers and shall be screened from the street, neighboring lots or Common Area.

“One person’s trash is the neighborhood bear’s treasure...”

- Please use bear locks on your trash can or put your trash out the morning of pick-up.
- Please gather-up any of your trash that bears disperse.

