

**HAMPTON VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION**

CONFIDENTIAL

DATE: September 25, 2025
TIME: 5:55 PM
PLACE: Johnson Ranch Management, 2200 Douglas Blvd., Suite 130A, Roseville, CA

BOARD MEMBERS IN ATTENDANCE:

Norm Andrews, Rosann Domoto, Tina Runyen

OTHERS IN ATTENDANCE:

Rob Hessing - Johnson Ranch Management

- I. **Call to Order:** The meeting was called to order at 6:09 PM.
- II. **Hearing, 2004 Fernwood Circle, Lot 12, Parking:** The owner did not attend or provide correspondence. After a duly made motion and second, the Board unanimously approved a fine of \$25 and an invitation to October hearing.
- III. **Adjournment:** 6:14 PM.

Secretary, Hampton Village Owners Association

HAMPTON VILLAGE OWNERS ASSOCIATION

♦ 2200 DOUGLAS BOULEVARD, SUITE 130A ♦ ROSEVILLE, CA 95661 ♦ 916-784-6605 ♦

September 26, 2025

Danny Kim
2004 Fernwood Circle
Roseville, CA 95661

RE: Hearing Results, Violation Notice and Notice of Hearing, 2004 Fernwood Circle

Dear Association Member:

The Association's letter of 8/29/25 was a Notice of Violation and Hearing regarding your violation of specific provisions of the Use Restriction Section of the Association's CC&Rs.

It is regrettable you chose to ignore the Association's request for compliance and not attend the meeting. As you continue to be in violation of the CC&Rs, please be advised that **the Association has assessed your property a fine of \$25. This penalty assessment is due and payable immediately.**

Please be aware that the Association must uphold the governing documents which include the enforcement of regulations governing Use Restrictions and Architectural Control. Unfortunately, the fines will continue to be assessed until such time as you comply with the community's policies. You are requested to notify the Association in writing at the address noted above, or via email to rhessing@johnsonranch.biz, as soon as you have obtained rule compliance.

This notice has been issued for noncompliance with **Hampton Village Parking Rules and Restrictions Resolution**. *"Guest Parking Restriction: Guests may park their vehicle in Open Parking for up to two (2) days during any seven (7) day period. Guest vehicles needing to park in the guest parking spaces for longer than the allotted time frame will be required to obtain a permit."* A description of the noncompliance is as follows:

A blue Silverado pickup associated with your address is parking in violation of the guest parking rules. If your guest exceeds the allotted time for guest parking, they must park within your garage, or outside of the community.

If this is a resident vehicle, it must be parked in the garage, or you may rent a parking spot. The parking and rental parking policies are enclosed.

Accordingly, as a result of this continuing violation, you have been scheduled for another hearing before the Association at **5:45 PM on 10/23/25** in the conference room of Johnson Ranch Management, 2200 Douglas Boulevard, Suite 130A, Roseville, CA 95661. You are requested to notify the management office at your earliest opportunity if you will attend the meeting. **If you find that you are unable to attend this hearing, you may submit a written statement to the Association at the address noted above, or via email to rhessing@johnsonranch.biz, at least five (5) days prior to the meeting date. Please note that your response must be either in person at the meeting or in writing as noted above.**

The purpose of this hearing is to provide you with an opportunity to show just cause why the Association should not invoke the enforcement sanctions provided by the Association's governing documents and the California Civil Code (§ 5850), which includes the imposition of a monetary penalty (fine).

Sincerely,

Hampton Village Owners Association

C: Lucksinger Accountancy, Account #RM4233

HAMPTON VILLAGE OWNERS ASSOCIATION

♦ 2200 DOUGLAS BOULEVARD, SUITE 130A ♦ ROSEVILLE, CA 95661 ♦ 916-784-6605 ♦

September 9, 2025

Mountain Climber Management
C/o Daniel and Juanita Singleton
401 Guadalupe St., #1915
Austin Texas 78701

RE: Violation Notice and Notice of Hearing, 1642 Ashford Drive

Dear Association Member:

Pursuant to random, recurring inspections of association properties and/or the receipt of complaints, it is noted that you continue to be in violation of specific provisions of the Use Restrictions Section of the Association's Declaration of Covenants, Conditions and Restrictions (CC&Rs). You were first notified of this issue in the Association's letter dated 8/28/2023.

This Notice has been issued for noncompliance with **Article 4, Section 4.02; Owners' Maintenance and Replacement Obligations**. *"Except for the landscaping to be performed by the association as specified above, each owner shall be responsible for maintenance, replacement and repair of his individual residence unit..."* A description of the noncompliance is as follows:

Paint 2nd story side of home. Repair dented front gutter. Remove rust stain from siding.

Accordingly, as a result of this continuing violation, you have been scheduled for a hearing before the Association at **5:45 PM on 10/23/25** in the conference room of Johnson Ranch Management, 2200 Douglas Boulevard, Suite 130A, Roseville, CA 95661. You are requested to notify the management office at your earliest opportunity if you will attend the meeting. **If you find that you are unable to attend this hearing, you may submit a written statement to the Association at the address noted above, or via email to rhessing@johnsonranch.biz, at least five (5) days prior to the meeting date. Please note that your response must be either in person at the meeting or in writing as noted above.**

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You are requested to notify the Association in writing at the address noted above, or via email to rhessing@johnsonranch.biz, as soon as you have obtained rule compliance.

Sincerely,

Hampton Village Owners Association

HAMPTON VILLAGE OWNERS ASSOCIATION

♦ 2200 DOUGLAS BOULEVARD, SUITE 130A ♦ ROSEVILLE, CA 95661 ♦ 916-784-6605 ♦

September 9, 2025

Kaitlyn C. Johnson & Bruce Young
2021 Fernwood Circle
Roseville, CA 95661

RE: Violation Notice and Notice of Hearing, 2021 Fernwood Circle

Dear Association Member:

Pursuant to random, recurring inspections of association properties and/or the receipt of complaints, it is noted that you continue to be in violation of specific provisions of the Use Restrictions Section of the Association's Declaration of Covenants, Conditions and Restrictions (CC&Rs). You were first notified of this issue in the Association's letter dated 9/23/2024.

This Notice has been issued for noncompliance with **Article 4, Section 4.02; Owners' Maintenance and Replacement Obligations**. *"Except for the landscaping to be performed by the association as specified above, each owner shall be responsible for maintenance, replacement and repair of his individual residence unit..."* A description of the noncompliance is as follows:

Repair and paint back fence, repair broken garage light.

Accordingly, as a result of this continuing violation, you have been scheduled for a hearing before the Association at **5:50 PM on 10/23/25** in the conference room of Johnson Ranch Management, 2200 Douglas Boulevard, Suite 130A, Roseville, CA 95661. You are requested to notify the management office at your earliest opportunity if you will attend the meeting. **If you find that you are unable to attend this hearing, you may submit a written statement to the Association at the address noted above, or via email to rhessing@johnsonranch.biz, at least five (5) days prior to the meeting date. Please note that your response must be either in person at the meeting or in writing as noted above.**

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Sincerely,

Hampton Village Owners Association

HAMPTON VILLAGE OWNERS ASSOCIATION

♦ 2200 DOUGLAS BOULEVARD, SUITE 130A ♦ ROSEVILLE, CA 95661 ♦ 916-784-6605 ♦

October 7, 2025

Michael and Mary Dillon
617 Jade River Court
Roseville, CA 95678

RE: Violation Notice and Notice of Hearing, 2000 Fernwood Circle

Dear Association Member:

Pursuant to random, recurring inspections of association properties and/or the receipt of complaints, it is noted that you continue to be in violation of specific provisions of the Use Restrictions Section of the Association's Declaration of Covenants, Conditions and Restrictions (CC&Rs). You were first notified of this issue in the Association's letter dated 8/29/2025.

This Notice has been issued for noncompliance with **Article 3, Section 3.04- Parking; Vehicles** *"Each Owner shall be entitled to the exclusive use of the garage located upon his lot. No Owner or Resident within the properties may leave any vehicle parked outside his garage."*

A description of the noncompliance is as follows:

No resident parking permitted in guest parking.

Accordingly, as a result of this continuing violation, you have been scheduled for a hearing before the Association at **5:50 PM on 10/23/25** in the conference room of Johnson Ranch Management, 2200 Douglas Boulevard, Suite 130A, Roseville, CA 95661. You are requested to notify the management office at your earliest opportunity if you will attend the meeting. **If you find that you are unable to attend this hearing, you may submit a written statement to the Association at the address noted above, or via email to rhessing@johnsonranch.biz, at least five (5) days prior to the meeting date. Please note that your response must be either in person at the meeting or in writing as noted above.**

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Hampton Village Owners Association