

AROUND THE HILL

ROUND HILL PROPERTY OWNERS ASSOCIATION NEWSLETTER

Welcome to our first Newsletter, **Around The Hill**. The Round Hill Property Owners Association (RHPOA) Board of Directors plans to use this newsletter to communicate with you regarding our beautiful neighborhood. RHPOA is operated by nine volunteer residents of Round Hill, who oversee and maintain the rules and regulations of the Association. In this publication, we will share our goals, provide information about safety, and highlight our community.



A Brief History...

Round Hill Country Club was originally founded in 1959 as a combination golf course and luxury housing community. Homes were built from the 1960's through the 1980's and RHPOA was developed shortly thereafter. Today, there are 396 homes that make up the Property Owners Association. The annual RHPOA dues are \$115 per year, per parcel. There are nine volunteer Board Directors who are residents of our community and receive no compensation. The dedicated Board members meet the third Tuesday of each month. During COVID-19 we have been meeting virtually. Pre and post-COVID-19, we meet at the Round Hill Country Club on the third Tuesday of each month.

IN THIS EDITION

MEET THE BOARD & LEARN ABOUT THEIR ROLES

BEAUTIFICATION PROJECTS

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SAFETY

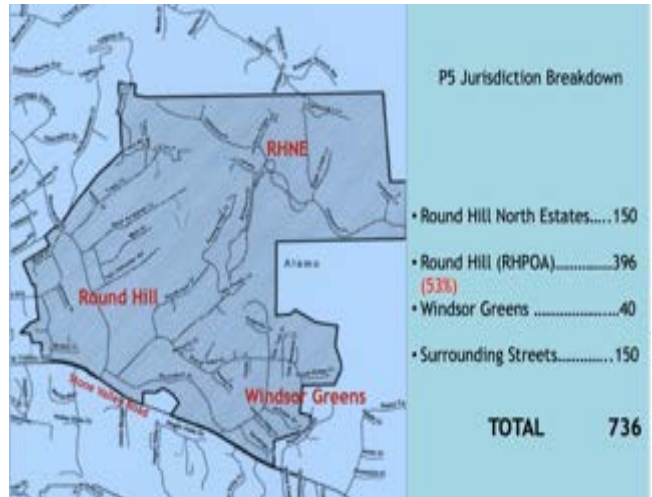
Message from the RHPOA President

Mark Cordone- President, Contra Costa County Service Area P-5, Flag Display

The RHPOA Board has the important responsibility of applying the rules and regulations set forth in the documents that make up our Round Hill Property Owners Association. Those documents were provided to you when you purchased your home. Those important documents include the 1) Articles of Incorporation, 2) By-laws and 3) Covenants, Conditions and Restrictions (CC&Rs). The most important document the CC&Rs. The Board has a fiduciary obligation to apply the rules to all homeowners. You as a homeowner and/or resident have the obligation and responsibility to follow those rules. When there are Infractions by a homeowner, the Board may require a hearing with the homeowner to resolve the violation. If the issue is not rectified, fines may be imposed until the matter is resolved. Please know that the RHPOA Board is not in the business of fining homeowners and it is not our desire to do so. Our desire is for all to live by the rules so that all may enjoy our beautiful neighborhood and maintain the values of our community. We live by the motto, "Be a Good Neighbor."

We are fortunate to have many beautiful streets enjoyed by outdoor enthusiasts such as walkers, joggers, and bicyclists. Please maintain the neighborhood maximum speed limit of 25 miles per hour for everyone's safety.

Contra Costa County Service Area P-5 - Alamo is unincorporated and therefore has no budget for a police force. Two dedicated Sheriff Deputies and a police vehicle, which are funded by Contra Costa County with tax revenues from 736 parcels within the P-5 jurisdiction, protect Round Hill. The 736 parcels each pay a \$470 annual tax. The P-5 jurisdiction includes the communities of Round Hill, Round Hill North Estates, Windsor Green and a few immediate surrounding streets. We are fortunate to have these dedicated Deputies. You will recognize the P-5 Logo on the rear panel of the police vehicle. Wave a friendly hello when you see a Deputy on your street.



Automated License Plate Cameras - A few years ago, Automated License Plate Readers (ALPR) were installed throughout Alamo. Again, Alamo is unincorporated and had no budget for ALPR Cameras. Fortunately, seven cameras were funded through private donations from RHPOA, Round Hill North Estates, and Round Hill Country Club, and cameras were installed to protect the P-5 jurisdiction. The cameras have been proven to make a great impact on deterring and preventing crimes in our community. ALPR cameras are installed in several neighboring cities such as San Ramon, Danville, Walnut Creek, Orinda, and Moraga. The cameras work in-sync to deter crime and assist with solving crimes in Alamo. Twenty-two ALPR cameras are strategically located throughout Alamo. Collectively, those 22 cameras read approximately 2 million license plates per month. Readings that recognize a wanted felon or vehicle are immediately sent to the Alamo Sheriff Substation located in the Alamo Plaza, and deputies immediately pursue of the vehicle.

Message from the RHPOA President

President, Contra Costa County Service Area P-5, Flag Display

Flag Display - American Flags are displayed in honor of major holidays at the two entrances of Round Hill. As a young boy, I vividly and proudly recall installing roadside flags on the 4th of July with my Dad, a WWII Veteran and Commander of the local VFW in Syracuse, NY. The Board is proud to continue that wonderful and patriotic tradition and share it with all of you on New Year's Day, Presidents' Day, Memorial Day, Flag Day, Independence Day, Labor Day, and Veterans Day.



Website & Address Number Painting

Julie Robertson- Vice President, Website, Curb Updates

Hello neighbors! I hope this note finds you well. I feel blessed to be a resident in Round Hill, and it is a privilege to serve on this Board. My husband and I are raising two young sons, and I am seeking to strengthen the safety, beauty, and sense of community in Round Hill. I have two updates to share: 1) Our website 2) Upcoming beautification and safety work that will be done around the neighborhood.

Website - Did you know our neighborhood has a website? Check it out! www.RoundHillAlamo.com. The purpose of our site is to have a place where residents can locate resources (CC&Rs, Mutual Rights, Architectural Review, etc.), while also marketing the beauty of living in the Round Hill neighborhood to potential buyers. I encourage you to opt-in to email communication so that you can be updated when there is new information on the site. To opt in, send your name, property address and email address to RoundHillPOA@GoCompass.com.



Beautification and Safety – Starting December 7, when weather is permitting, Woodiwiss Painting will be painting the white address number box, Round Hill logo "RH", and address number at each of the 396 properties' curbs in our neighborhood. Refreshed white paint and uniform address numbers, with high quality reflective paint, will add to the beautification of our neighborhood. Painting address numbers also increases safety by ensuring that emergency vehicles can easily find homes, and minimizes slowing in the middle of the street by vendors as they search for home numbers. If you have any concerns or questions, email roundhillpoa@gmail.com.



Finances & Communication

Kathleen Dunlap- Treasurer, Communications

Hi Neighbors! My primary responsibility is to oversee the finances of RHPOA. I am also working together with Julie to improve homeowner communications. We want to make it easier for you to communicate with the Board, and our property manager; The Compass Management Group. Additionally, we want to share our activities and initiatives with you. To that end, I want to echo Julie's comments above and encourage you to sign up today for email with us. Currently, approximately 250 of the 396 RHPOA homes have opted in for email. Our goal is for all homeowners to opt-in to receive email from the Board. If you haven't done so, it's easy:



1. Send an email to RoundHillPOA@gocompass.com and request to be signed up for e-mail.
2. Provide your name(s), your street address, your email address(es).



Q: What is the name of the RHPOA Management Company and contact information?

A: RHPOA's property management company is Compass Management. You can contact Compass via RoundHillPOA@GoCompass.com, and see your account at gocompass.com.

Q: How Do I Contact the Board for Mutual Rights Issues?

A: Send an email to RoundHillPOA@GoCompass.com. Provide your name, address and phone number and the reason you are writing. Compass will immediately contact the Board and somebody from the Board will respond. You can also submit a mutual rights inquiry through our website, RoundHillAlamo.com.

Q: How do I pay my RHPOA Annual Dues?

A: Visit gocompass.com

Welcoming New Neighbors

Heidi Temkin- Secretary, Welcome Committee

Recently I took on a new role of establishing a Welcome Committee. Our goal is to welcome new residents into our community. There is approximately 10% annual turnover of homes in Round Hill. There is no better time to welcome a new resident, bring a welcome gift, and introduce them to the area.



Mutual Rights

Paul Chahin- Director, Mutual Rights

Round Hill Property Owners Association has a Mutual Rights program for the residents of Round Hill to keep the subdivision in an aesthetically pleasing manner. This committee assures that Round Hill residents comply with the current Covenants, Conditions and Restrictions (CC&Rs). These CC&Rs encompass exterior standards, landscaping requirements, vehicle parking, fencing and much more. All residents can contact the Mutual Rights Director at any time to report a possible violation. To review our CC&Rs, please go to www.RoundHillAlamo.com.



We have found that most residents actively seek to comply with the CC&Rs and most violations are resolved with a simple phone call or letter. The goal of the CC&R's is to ensure that all homes meet a minimum standard of maintenance and appearance. This helps us maintain an enhanced neighborhood in which we all reside, and also preserves property values for our community.



If you have a Mutual Rights issue with a neighbor, please contact us at RoundHillPOA@GoCompass.com or submit an inquiry via our website.

Real Estate Trends & Architectural Review

Clark Johnson- Director, Architectural Control Committee (ACC)

We thought the COVID-19 pandemic would slow down home renovation and repair, but we are happy to report the opposite has occurred. Homes in Round Hill and surrounding areas are selling faster than ever. People moving here from areas with high-density population are happy to settle into Round Hill and immediately start updating. I have also observed long term residents are making good use of this time to address projects they have not had time for in the past. The net effect is we have increased building activity in Round Hill!

Please remember, if you are any planning improvements, you are likely required to complete an ACC Application. The application can be found at RoundHillAlamo.com. Directions are on the form. We kindly request that you submit the ACC Application to the Board via e-mail RoundHillPOA@GoCompass.com.



Continual Neighborhood Improvements

Michael Primasing- Director

Over the last 10 years the Board has completed many projects including:

- Replaced county street signs with custom street signs
- Completely overhauled and ratified our CCRs and By-Laws
- Replaced and enhanced the Round Hill front entrance signs
- Made a significant investment in ALPR cameras to strengthen security
- Installed lighting to illuminate oak trees entering the main entrance on Round Hill Road

We have a solid Board, with strong commitment, and as you can see we have been quite active!

Beautification | New Entrance Landscaping

Victoria Criswell- Director, Beautification, Architectural Review Committee (ACC)



As I say every year, we live in the best place in the Bay Area. I am very proud to be part of the Round Hill community. A portion the RHPOA budget is used to keep the two entrances at Stone Valley Road in bloom. Three to four times a year, the RHPOA Beautification Committee selects the annual flowers appropriate for the season. The Round Hill Country Club ground maintenance crew plants, waters, and maintains the area for the residents.

This is an exciting time in Round Hill. After careful consideration, we have designed a new landscape plan at the two entrances on Stone Valley Road. This new plan will encompass a redesign of existing the perennial and annual planting areas, new lighting, adding a path and an upgraded irrigation system. Our goal is to create a safe walking path, as well as a beautiful and inviting entrance with year-round color and beauty.

Lastly, holiday lights will be installed the week before Thanksgiving and remain until the second week of January. Last year's lights were added to the second entrance of Round Hill to create a comparable effect at both entrances.

Thank you for allowing me to serve on the Round Hill HOA Board. I truly enjoy serving our community.



Safety & Deterring Crime

Patrick Scalise- Director, Crime & Safety



As a community, we need to be proactive in **deterring and preventing** crime in Round Hill. Here are a few reminders to ensure your home is not a target.

1. When leaving your home for a vacation, or even a short trip into town, turn on your security camera systems and home alarms.
2. Use automated indoor lighting when not at home. Install movement sensor spotlights in your yard.
3. Remove, or hide from sight, any valuables from your car at all times. Eliminate the opportunity for theft.
4. Garage door remote controls are a key into your home. Be sure to hide or remove the remote control when your car is parked in your driveway or at the grocery store.
5. If you see somebody or an activity that appears suspicious, please call 911. A dedicated P-5 Sheriff Deputy will be dispatched to investigate. You may be preventing a crime against a neighbor.
6. Amazon, UPS, etc. are leaving packages on several of our homeowners' doorsteps, in front of garages, etc. When possible, please arrange for a neighbor to pick up your packages if you are not home. That will reduce the opportunity for someone to steal the package.

