

## Fall 2020 Update

### Dear Residents and Property Owners of Double Eagle Ranch,

As some of you may be aware, some issues have been brought up in the property owners association meetings that we have every other month, or mentioned to committee members outside those meetings as issues they'd like to see addressed. Most of these issues are concerned with road maintenance and nuisances reported by residents.

Those who own property on the Ranch should be familiar with the CCR's which you received a copy of when you bought your property. This is an important document to be familiar with as they have the force of law with respect to the use of land which is part of Double Eagle Ranch, and need to be treated as such. Many of the stipulations in the CCR's relate directly to current situations regarding land use on the Ranch. Of potential interest to some, there are *no* restrictions in the CC&Rs against cannabis cultivation itself, provided of course that it is done legally. However, the CC&R's do contain prohibitions against the commercial use of property in the community, and do contain stipulations about construction of any structures (including accessory structures like greenhouses), among other important factors. Since people who stay at properties on the Ranch are not always property owners, some may not be aware of the CCR's, which are still applicable to them. For everyone's convenience, we've posted a copy on our new website at [www.derpoa.org](http://www.derpoa.org).

### ***Please Be Considerate of Your Neighbors!***

All property owners, residents, and occupants of Double Eagle Ranch should keep in mind that this is a **rural residential** agricultural area (as opposed to commercial agricultural), and activities should be kept in accordance with what is appropriate for such an area. Many residents have brought up concerns about this.

***Things such as greenhouses with illumination which is visible from outside at night, generators running overnight or late night/early morning for any purpose other than power which is strictly necessary to meet the living needs of a resident, and water trucks or heavy equipment coming up the road in the middle of the night, which are all obviously not part of residential living, severely disturb the quality of life of those who seek a rural and quiet lifestyle, do not comply with the provisions of the CCR's, and are not acceptable on Double Eagle Ranch. Out of respect for your neighbors, please abstain from anything which is obviously disruptive, and even more so outside of daytime hours.***

Other things which have been brought up as nuisances are rubbish and scrap materials left around on properties in a way that is plainly visible, and dogs left unattended to bark throughout the night. Besides disturbing your neighbors, the only thing these dogs do is let everyone know your property is unattended, so if this applies to you, please re-consider it.

Although several property owners do not live on the Ranch year-round and may be unaware of what happens here in their absence, there are many people who *do* live here as a full-time resident, and they chose to do so with an expectation of having clean land, quiet days and dark nights.

Any activity that is disruptive to residents and clearly not a residential activity may cause us to evaluate the nature of property usage to determine the appropriate follow-up. *We would much rather that everyone simply respect their neighbors and the land, and use "common sense" in regards to their property usage so we do not have to resort to citing rules, laws and CC&R enforcement – we all come out ahead this way!*

### **Roads**

One major problem we've had as a community is with our roads. In recent years, we've had ever-increasing use of the roads on the Ranch by traffic that it was not engineered to withstand, especially, water trucks and other heavy vehicles. The Ranch roads are sustained and repaired exclusively by the money

collected from the very modest annual property owners' association dues, which does not come close to what is necessary to maintain our roads under this type of usage.

To that end, **we are asking anyone whose property regularly generates more than light personal-vehicle use of the ranch roads – regardless of the specific reason – to contribute an additional \$2500 beyond the standard dues each year.** This is not a penalty, nor a “permit fee” to use the road commercially, but rather an amount to offset the maintenance needed when our road incurs excessive wear and to avoid the need to send out special assessments. Out of respect for people's privacy, we are not going to be evaluating specific reasons for excess road usage at this point and would like to address this situation in the least intrusive way possible. However, we *do* need to receive the appropriate contributions for this from everyone to whom it applies, otherwise we will have to start sending out special assessments as needed, as we simply cannot keep up with the road repair demanded by heavy-vehicle usage.

**If you are responsible for more than light personal road use, please contribute the additional \$2500 to the following address with your address or parcel number, or use the contact information at the end of this form to get it to us in person here on the Ranch:**

DERPOA  
PO Box 6858  
Clearlake, CA 95422

Please keep in mind, even for those who make a contribution, we still expect usage to be within reason. If it is a grossly unreasonable amount (e.g., multiple water trucks per day on a regular basis), we suggest you curtail your activity or contact us to discuss it if you feel there is a legitimate reason, otherwise you may still be subject to a special assessment. Similarly if you are uncertain about your road use or have any questions in general, please reach out to us and we will help to determine what is appropriate.

There is value in maintaining a community and area where people can have the freedom to live as they choose, in a beautiful natural setting, while allowing the same for others and not infringing on anyone's quality of life or causing damage to our shared resources. Doing so will work to **everyone's** benefit over time. We all come out ahead when preserve our land, roads, and quiet and peaceful setting.

Please keep in mind, if you have any questions, concerns, or would just like to be more involved or get to know some of your neighbors, there is a meeting on the second Sunday of every alternate month (January, March, July, September, and November – and the 3<sup>rd</sup> Sunday in May for our annual meeting) at the intersection of Watertrough and Muleskinner Rd., the usual place, which you encouraged to attend. These are generally scheduled for 10am except for the larger annual meeting in May at noon, but you can always get in touch with us in advance to confirm. You can also reach out to any of our committee members, with any questions you may have or concerns you'd like to bring to our attention.

Also, please take a moment to look over the enclosed sheet about new communications options, including email and a website, and send us back your best contact info. *Please note, we will continue to send out our annual paper newsletter, but we may offer supplemental newsletters similar to this one on our website from now on so we encourage you to take a look at it from time to time!*

Sincerely,

Darius, Walter & Glenn  
[info@derpoa.org](mailto:info@derpoa.org)