

The Voice of the Village

A Quarterly Publication of
Sierra Bonita Village Homeowners Association, Inc.
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Our Annual General Meeting — Held March 22nd



Our annual **General Meeting** was held this prior weekend located at the Senior Center. We had a good turnout and missed anyone who couldn't make it. We shared the morning with some social time with a cup-of-joe from Starbucks's and yummy sweet treats from Dollys Donuts.

The Board of Directors were in attendance and had a chance to interact with our community in response to their President's reports, the director of Finance and the Manager's reports for 2024. Per our President Gay, one of our community projects that were completed was the Bulletin Board refurbishments, which one is located off of Brookhill next to Turtle Creek Park and the other at Scott & Airport Road. Thanks to Larry Miller, Bob Dowdy and Ray Smoot for this project completion. Also, Gay share about our calendar of events for 2025:

- ⇒ **Spring Inspections to Begin: April 11th—20th.**
- ⇒ **Annual Community Garage Sale: May 17th.**
- ⇒ **Annual Fall Festival: October 18th / Luncheon provided.**

Per our Finance Director, Larry reported that our Budget for 2025 was projected above, compared to our actual 2024 cost which was overbudgeted as our Insurance and Legal expenses were more than expected. With reference to our Legal fees being repaid recently due to a court Judgment that was won in favor of the HOA, we are doing much better and our budget is solid at this point.

With a side note, our community resident Fred Strong was also in attendance representing our City Council of District 4. He was able to share conversations with our guest and he has also provided an article on the next few pages to catch up with what's happening in our areas.

VILLAGE UPDATES

Hello to all Village residents and Happy Spring!! I hope everyone is appreciating 'Daylight Savings Time'!! I am anxious that Spring is here and warmer days ahead.



First of all, I want to send out a ***BIG gratitude of thanks*** to the Board of Directors, Carla Crane and Dixon Moore for stepping-up and making sure our community was taken care of during my medical leave of absence last year from summer to the end of the year. It definitely took a 'Village' to make the monthly meetings moving forward, the finances, reports, newsletters and so much more. I cannot *thank them all enough* of how grateful I am for their support and checking in with my family / friends to see how my progress was doing... pancreatic cancer hit me with such a shock, thinking I was a healthy person. I guess genetics had a lot to do with it... so, God gave me a new life and I'm so glad to be back and helping out again!!

So, now that Spring in the Air... Inspections are around the corner! I wanted to remind you to take time and inspect your front and side yards of any weeds, overgrowth of lawn or bushes. Dead trees or bushes visible from the street must be removed. Also, the homeowners of corner lots are responsible for the areas between their fences and sidewalks along Airport Road (as an example) and the walkways through Brookhill to Turtle Creek park. Be sure to inspect your asphalt driveways of cracks with clearing of weeds or crumbling of any slurry asphalt. These are just a few... The goal of the maintenance inspection is to maintain a pleasant environment in SB Village and to preserve the property values of neighboring units.

Happy Spring Everyone — Terri Henley, HOA Manager



Upcoming Events.... Save the Dates!

- **April 11th - 20th**
Spring Maintenance
Inspections
- **May 17th - Saturday**
Annual HOA Community
Garage Sale
- **Oct. 18th - Saturday**
Annual Fall Festival

CONSTRUCTION DISRUPTION UPDATE:



Hi Everyone. Spring is here! I thought I would take a moment to give you a brief update on the Shea Homes 55+ project just East of Sierra Bonita. While it appears that it will ultimately be a beautiful community, it has been a source of ongoing concern and frustration for those of us who live adjacent to the construction access site at the end of Scott Street. The construction traffic is worsening since the project is expanding, and there are many more vehicles (usually over the speed limit) streaming in and out. The Olsen South Chandler Master Developer who is working on the Linne/Sherwood access to the project and City officials meet regularly, and are both aware of the negative impact the increased traffic is having on our neighborhood. The Developer has assured the City that it will be finished "soon"; then ***all*** of the construction traffic will be diverted there, giving us a much needed break from the onslaught.

While all of the surrounding neighborhoods are exposed to the dirt being disturbed by the construction, those of us immediately adjacent to the access site have additional exposure from the increased traffic kicking up the dust with their vehicles as they enter and leave the site. The dust clouds follow them up and down the street. Valley Fever is a concern, as at least one of my neighbors was just diagnosed with it. While I don't wish to promote anxiety over it, I think we should be aware, and take precautions.

Unfortunately, we have been told that the situation will change "soon" for quite some time, which is discouraging. My husband and I are ***still*** diligently communicating our concerns to both Shea Homes and the City. Hopefully, by the time our next newsletter is published, I'll have good news to share.

Gayleen Smoot

President, Sierra Bonita Village HOA



Things you should know....

Before your project begins, ie fence replacement or rebuild - painting exterior of stucco - replacement or new roof installation, please notify the HOA office of the details involved.

Please read your CC&R's of Paragraph 8 - PLANS and SPECIFICATIONS / Paragraph 9 - EXTERIOR ALTERATIONS in regard to any Board reviews and or approvals prior to the starting of your project.

Unapproved improvements regarding the above, the property owner may be assessed a fine up to \$500.00 if not removed or brought to the Associations compliance within 45 days of written notification from the Board.

When in doubt, call the HOA office @ 805-238-9249 and ask questions!!

“City News for Sierra Bonita”

By Councilman Fred Strong

As many people in Sierra Bonita have been complaining about and concerned with the traffic congestion and possibilities with Valley Fever is being caused by the new home construction project underway East of Airport Road.

The City's corrective actions for this are under the control of City management. As your legislative representative I've had a long chat with our Interim City Manager Chris Huot. Improvements to Niblick Road in that area will be completed within a month and traffic will be redirected to that route and away from Scott Street as much as possible. More attention is also being paid to an appropriate amount of water being used during grading to reduce the chances of spreading Valley Fever to our residents.

Another important traffic improvement is the reconstruction of Commerce Way which is being held up by the installation of enlarged utility pipes across and somewhat down that right-of-way. The delay has pushed reconstruction back to mid-2026.

A major concern regarding road repairs and construction is the funding stream which is disrupted by budget shortfalls at the State and Federal levels. Our own shortfall isn't helping either.

That is why I'm currently on my second visit this year to Washington, DC, to work on additional funding for this and other essential transportation projects necessary for the rest of the Federal priorities to be achieved. This includes economic development requiring for Paso Robles, the approval of our Space Port application for our airport.

Upon my return in March, I will resume all of my local, regional and statewide efforts in this regard as well. One of those priorities is getting two more passenger train trips a day north and south to and from the Bay Area.



In that regard, I will push this project in my capacity as the Vice President of the Pacific Surfliner passenger rail corridor from Mexico to the Monterey County line in conjunction with the Coast Rail Coordinating Council, headquartered in San Luis Obispo. I am also an alternate on that Board of Directors.



For those worried about having water in the future, let me assure you that we have plenty of water going forward thanks to our purchase of Lake Nacimiento water. The watershed for that lake is huge. The lake itself is 10 miles long and half a mile across with a depth of 80 feet. It has never gotten so low that we couldn't draw out water safely. We have also taken additional steps to protect our groundwater basin by complying with a state mandate to prepare a plan for recharging it.

If you have questions, suggestions or just want to communicate with me, I can be reached by email at fstrong@prcity.com or (805) 801-4778. Let's chat!

Water, Age & Dehydration by Dixon Moore

I'm sure you have heard that the Earth's surface is covered by water, approximately 71%. Likewise, the human body is comprised of mostly water, approximately 60%. Unfortunately, as we age, our bodies contain around 10% less water, partly because our kidneys become less efficient. Also, for whatever reason, as we age, we develop a weakened sense of thirst, (Doctors are not sure why this is.) and actually drink less water. Because of these two factors, seniors are at a greater risk of dehydration. And, they are generally dehydrated before they feel thirsty.

Adding to the dilemma, certain medications can act as diuretics that increase the production of urine and contribute to more dehydration effects. And then there is the issue of incontinence. Many elderly people may restrict the intake of fluids to avoid any embarrassing situations. Though in actuality, reducing fluid intake does not necessarily prevent incontinence. In fact, in certain studies, drinking more water may actually help some seniors deal with incontinence. Plus when you are dehydrated, your bladder can become more irritable and vulnerable to bacterial infections.

The bottom line is, discipline yourself to drink more water on a daily basis. If you are over 65, you should try to drink 6-8 glasses of water every day or more in the hot summer months. However, even in the winter when most of us have our forced-air-furnaces working double time, this dries the air and causes us, our pets and our indoor plants to become dehydrated quicker. You may want to set a timer to remind yourself to drink another glass of water.

The Benefits of Staying Hydrated:

- Helps your muscles work more efficiently and reduces fatigue.
- Improves cognitive performance.
- Helps prevent headaches or migraines.
- Regulates your body temperature.
- Helps soften stools and prevents constipation.
- Helps flush the body of toxins.
- Helps your heart pump blood more efficiently.
- Lubricates joints, reduces friction.
- Promotes healthy skin.

Do your best to stay sufficiently hydrated at any age. Your body will thank you!



"Those who think they have no time for exercise, will have to find time for illness." Edward Stanley

Flags & Signs.... Update from Davis-Sterling Act*:

SBV-HOA is a 'Common Interest Development' governed by the California Civil Code (*) ensuring fair and transparent operations of management guidelines for HOA's.

Here's Davis-Sterling's guideline relating to the 'Display of Noncommercial Signs' **Civil Code § 4710:**

"The HOA may **not prohibit posting** or displaying signs, posters, flags, or banners; however, they **can prohibit** the noncommercial signs and posters that are more than a total of nine (9) sq ft in size and flags or banners that are more than fifteen (15) sq ft in total size".

These size limitations apply to the total square footage, e.g., five (5) flags of nine (9) sq. ft. means the owner is using forty-five (45) sq. ft. of signage, which is over the allowable fifteen (15) square footage for flags / banners. You will have to choose which one (1) that will be allowable in total size.

Sierra Bonita Village Homeowners Association, Inc Board Of Directors, Committee Chairs And Staff

Gay Smoot, President
Paula Peargin, Vice President
Larry Miller, Treasurer /
Architect & Maintenance Chair
Barbara Dowdy, Secretary
Trish Boswell, Director
Muriel Ryan, Director
Dennis Peterson, Director
Linda Good, Director
Terri Henley, HOA Manager

SIERRA BONITA VILLAGE HOMEOWNERS ASSOC. BOARD MEETINGS

2:00 PM - Monthly 3rd
Wednesday
Paso Robles Senior Center
270 Scott Street
Paso Robles



Want to get rid of weeds... Linda, our Director recommends 'GroundClear' on driveways, side-walks, fence lines, paver patios, walkways, gravel areas, etc.

There is a pump sprayer with the picture sampled, however if you have a tank sprayer this will be sufficient too.

This fast acting formula starts working immediately and is rainproof in 1 hour. Use of GroundClear only where no vegetation is desired for at least a year.

General rule around pets, keep your animals inside for at least 48 hrs after a chemical treatment.

Spring is here and
it's time to gas up
that lawn mower,



weed
whacker and check
out those paint
brushes.

The annual maintenance inspection is scheduled for April 11th - 20th. So take a look around your area and get a head start.

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