

Grassy Run Homeowners Association

5555 Grassy Run Ct., Placerville, CA 95667

Website: www.grassyrunhoa.net

Fall Updates

October, 2025

Proposed HOA dues increase – The board and roads committee have been working on a 10 yr plan for roads maintenance with the following details:

- HOA roads are estimated to be 18,249 ft in length, with an average width of 18 ft calculates out to 328,842 square ft.
- Recent estimates from paving companies have averaged approx. \$3/sf to do a pave over. We are considering a plan to repair 10% of the roads per year that calculates out to a budget of \$98,640/yr
- Culvert repairs on Grassy Run and Castle Lane are estimated to be \$70-90K and will be due in the next 3-5 yrs.
- Current dues of \$600/yr with our 81 properties gives us a yearly total of \$48,600 and have not been raised since 2012.
- In lieu of a special assessment, we are proposing a dues increase to meet these needs to \$1200/yr (\$300/quarter) which would raise \$97,200 which would be the minimum we should consider to maintain the roads.
- Prioritized road repairs are Buck Mountain paving from Greenstone to end, Grassy Run (Lone Antler) road extension paving, Little Brush repairs where needed.

The board is proposing this increase to be voted upon at our next annual meeting in April 2026. We will have an agenda item to discuss and answer questions at all meetings until that annual meeting. The October 28 meeting is our next meeting, the November board meeting will be cancelled due to conflict with Thanksgiving holiday. The December board meeting will be moved up to December 9.

FALL EASEMENT CLEANUP REMINDER -As per the GRHA Operating Rules, a 4 ft easement and maintaining a clear roadside drain is each homeowner's responsibility and is a **YEAR ROUND REQUIREMENT**. The Fall Cleanup day on Oct. 25th is to provide assistance to any resident who needs it. Please contact me or any board member as we have volunteers that are available to assist. GRHA is in a high fire danger area, and we have experienced some small fires within GRHA. Some homeowners have already had their property insurance canceled due to this risk. Not maintaining your property could jeopardize your insurance coverage. **If you have any questions, contact a member of the Road Committee or a Board member.**

GRHA Board Members

John Bosso, President, 925-200-3639

Bill Hodge, Vice President, 949-614-6645

Ryan Norton, Treasurer, 530-651-4684

Rebekah Heacock, Secretary, 423-797-1816

Jason Bontrager, Roads Superintendent, 925-519-3239

Road Committee Members

Jason Bontrager, Roads Superintendent, 925-519-3239

Jason King, 530-677-1476

Peter Abplanalp, 530-672-1256
