

Placer Canyon View

UPDATES FROM YOUR HOA BOARD

Know your Board

Ken MacHold, President

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macpi@ssctv.net

Dick Freeman, Secretary

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Mike Wilson, Treasurer

530-210-4876

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Chairman of Elections

Ken Bezner

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RIVERSIDE PROPERTY MANAGEMENT SERVICES

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Placer Canyon View
Homeowners Association



this issue

Three Things About the Bylaws

Placer Land Trust

Three Things About the Bylaws

Article I: Recitals and Definitions.

Section 1.1. Name and Principal Office of Association. The name of this corporation is Placer Canyon View Homeowners Association and shall be referred to herein as the "Association." The principal office of the Association will be located at the office of the Association Manager, or such other place within a reasonable distance from the Development as the Board may from time to time designate by resolution.

Section 1.2. Association Is Nonprofit. The Association has been formed pursuant to the California Nonprofit Mutual Benefit Corporation Law (Corporations Code Sections 7110-8970) as a nonprofit mutual benefit corporation.

Section 1.3. Specific Purpose. The specific and primary purpose of this Association shall be to maintain, manage and repair the real estate common interest development located in the unincorporated City of Auburn, County of Placer, State of California, commonly referred to as Canyon View to the extent and in the manner more particularly described in the current recorded Declaration of Covenants, Conditions, and Restrictions, to enforce the terms and conditions of the Declaration and the Rules and policies adopted (from time to time) by the Board of Directors, and otherwise to enhance and promote the use and enjoyment of the Common Areas and Common Facilities by the Owners in common.

Good Information About Our
Valued Neighbor



Placer Land Trust

Canyon View Preserve is one of 60 projects maintained by the Placer Land Trust. The property consists of 50 acres of canyon rim land protected since 2003 when acquisitioned by Placer Land Trust in partnership with the American Land Conservancy and Emigrant Trails Greenway Trust. Today we can enjoy 1.25 miles of the public trail system located at the end of Harlequin Way.

We are fortunate to have our own public access to the Preserve. If you are interested in more information visit the land trust website here:

<https://placerlandtrust.org/canyon-view-preserve/>

With a closer look
and you will notice
a Finch guarding its
baby.

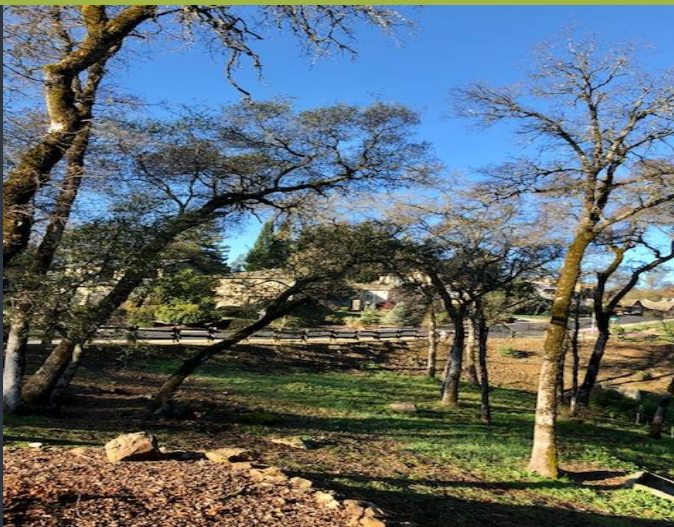


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HOA Newsletter

add your input...

Please submit interesting photos and/or suggestions for information that you would like to appear in our newsletter to our Board President. The next edition will be published for April/May/June. Your input is valued.



Purpose of Architectural Review

"Individual Character, Personal Estates, Preservation of the View Corridor" "Where Luxury and Nature are One"

These are some of the signature phrases describing the Placer Canyon View Estates Community. Responsibility for maintaining the outstanding character of Placer Canyon View Estates for the benefit of all residents is that of the owners themselves, acting through the HOA. The CC&Rs provide the framework for maintaining the quality of the environment and the community. The most important part of that overall quality is the design quality of the homes themselves and their site development and preservation of the View Corridor. It is the responsibility of the ACC to consider projects on a case-by-case basis for conformance with both specific requirements and the general intent or the CC&Rs.

It's a beautiful day in the neighborhood, a beautiful day for a neighbor. Would you be mine; could you be mine?

Fred Rogers

Next Board Meetings

September 20, 2020 @ 4:00 PM

Location

To Be Determined

Homeowners Association Education

Purpose of Architectural Review

Questions and Answers

Q: I want to plant a tree in my yard, do I need to submit a request to the ACC?

A: With consideration to the View Corridor and height restrictions, yes, you must make a request to the ACC for a review. This may seem excessive at first consideration. We live in a time when consistency counts. The ACC records will protect you from a potential complaint from a neighbor about a tree that is blocking their view. With an ACC approval, you have held up your responsibility for following CC&Rs, maintaining the quality of the environment and preservation of the View Corridor, and ultimately, home values.

Q: Do I need to submit a form and pay a fee for planting a new tree in my yard?

A: No, regarding a change to previously approved plans, the procedure is much easier. The mature height of planted trees shall not exceed the height of the homeowners roof. Simply email the ACC with your request, the size, height & location of your selected tree at maturity along with the actual tree variety. Detailed information and examples are contained within the new Architectural Rules. Until they are approved by the Board, please send requests to the ACC.

Architectural Control
Committee
Members

Lead, Cathy MacHold
catemac28@outlook.com

Susan Gray
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Don Baker
bakerlop@aol.com

Jenyne Weingart
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Brad Higley
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Letters to The Board

Provide feedback to help improve the overall association. Submit your comments and concerns by the first of every month to any Board member.



Placer Canyon View
Homeowners Association



What's in Your View?

Sometimes it's what you don't see that "is" the view. This is a great example of visually open space. Visually open designs keep Placer Canyon View unique. This is a good example of how privacy is achieved through landscaping.



You can't go back and change the beginning, but you can start where you are and change the ending.

C.S. Lewis

Homeowners
Association
Education

President's
Message

I would like to express my appreciation for everyone that participated in this year's election. We had a record number of ballots returned. The Board represents you and your input is necessary. Please feel free to contact any Board member with concerns and recommendations. Your input will remain confidential unless you instruct otherwise.

I want to welcome Mike Wilson to the Board. Mike has a wealth of knowledge that will benefit our community. I am looking forward to working with Dick and Mike in this upcoming year. A goal for our neighborhood is more community activities to bring us all together.

Many thanks to Steve Laskey for all his years of service on the HOA Board. Steve worked diligently on several projects such as fuel reduction in the fire break and weed abatement.

Our neighborhood is ever changing. Please join me in welcoming Wayne and Dustye Nader who purchased lot # 1. They have done a great job clearing their property in preparation to build their home. Also new to our community is Nancy DeVitto who purchased her residence from John and Sheila Scott. John and Sheila will of course be missed, but we welcome Nancy and her sister Joan as our new neighbors.

Stay safe and healthy so you can enjoy our beautiful neighborhood.

Ken MacHold

HOA Newsletter

add your input...

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Documents Committee

Ken MacHold
Ed Calkins
Don Baker
Jenyne Weingart
Cathy MacHold



Placer Canyon View

Homeowners Association



Mike's Comments

What a beautiful neighborhood in which we live. Our family has now lived in Canyon View for 16 years and we feel very fortunate to be part of this community with our wonderful neighbors. I just joined our board with fellow members Ken and Dick, and I look forward to working closely with them.

As summer has closed in on us we realize that wild fires pose a threat to California and definitely to our own community. Our board is very aware of this issue and has worked over the years to mitigate the possible impact. Currently, I am working with fire mitigation experts to develop a fuel reduction plan for the current year. As we implement a plan for this summer we will keep our neighbors posted.

I am often strolling through our community and enjoy being able to say "Hi" and chat with my neighbors, and I hope to say "Hi" to each and every one of you soon. Like you, I care about our community and I am happy to help answer questions about HOA finances or other happenings. May you each stay healthy and happy in our community!

Mike Wilson, Treasurer



Homeowners Association Education

From Our Board Members



Outdoor Board Meeting awaiting Election Results

Secretaries' Corner

Electronic Consent Form

Recently an Electronic Consent Form was mailed out to the homeowners. Signing and returning this form will allow Riverside Management to email documents to the homeowner instead of sending paper mailings through the US Post Office. A single mailing of one page costs the Association approximately \$35.00. The cost goes up from there for multiple pages. The yearend reports that are sent out are multiple pages long. Having the ability to send documents out to homeowners via electronic mail will save on administrative costs for the association. The Electronic Consent Form was attached to the recent board meeting minutes. If you want to participate, please send the form back to Celeste Comings at Riverside management. Her email address is on the form.

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Emergency Contact List

On the sign in form for the recent HOA Board meeting there was a column for an emergency contact number. This number would be used in the event there is a situation that the board determines a communication to the neighborhood is warranted. Possible reasons would be a suspicious person in the neighborhood or a fire in close proximity. If you would like to be added to the list please send the phone number of which you would like to be contacted to Dick Freeman. In the event a communication is required a text message would be sent to that phone number.



Be Well
Dick Freeman



Canyon View Trail has been recognized and showcased by National Geographic and the Sierra Nevada Geotourism Council as one of the best destinations for travelers seeking an authentic experience of the region.

Homeowners Association Education

Placer Land Trust continued...

The trails include a kiosk and interpretive signs. Improvements include benches and picnic tables. and bird houses. The trust hopes to eventually connect the Canyon View Preserve trail to the Auburn State Recreation Area providing an additional access point to the trails on the North Fork of the American River. As you enjoy your hike, take notice of our neighborhood view.

The Land Trust constructs fire breaks and removed woody debris in the understory that reduces fuel loads in the mixed conifer and oak woodlands forest. This helps reduce wildfire danger for the property and our neighbors. Placer Land Trust has worked extensively with CalFire, grant funders and our neighbors to reduce fuel loads at Canyon View Preserve to keep our community safer.

Public access to the Preserve is from Lincoln Way across from the Bowman exit.

Enjoy the trails!

