

Canyon View Estates

UPDATES FROM YOUR HOA BOARD

Know your Board

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*Placer Canyon View
Homeowners Association*



this issue

Land Trust Weed Abatement

Why Riverside?

Special Assessment

Land Trust Weed Abatement

Last fall the Placer Land Trust applied chemicals to their trails adjacent to our neighborhood to kill off the weeds so that they would not overtake the trails. They gave no warning that this was going to occur. Many people from the neighborhood and from the access up at Bowman hike through the area and many walk their dogs on the trails. This presented a health concern to me as a hiker and dog owner. I called the PLT and explained my concern and asked them to post a notice in advance of any spraying to be done this year. They apologized for not providing notification last year and indicated they would do so this year. I will be following up. Dick Freeman

Why Riverside Property Management?

Basically, Riverside is the only game in town. The Board checks each year for available property management companies. Riverside is highly recommended by other local HOA's. Other property management companies require a minimum of 100 homeowners or more. Riverside is the "go to" for small HOA's.

Special Assessment

This has been a challenging year for the community and a lot of hard work by a lot of fine people trying to resolve homeowner disputes with the HOA for new and existing homes. Unfortunately, it has also created a deepening divide in our own community relations.

These disputes are expensive too, they take a toll on our financial health as a community. I personally hate the environment we live in right now and I pledge my resolve to make our lives and community better going forward.

We currently have a Special Assessment out for your vote and approval. I know it is not anything that anyone wants, especially at this time of the year, but it is essential. I certainly hope it's not a surprise, we have been talking about this for 6-8 months at community meetings, Board meetings, social gatherings, etc. The funds are needed to pay our short term debt. Moving into 2019, we have a plan to rebuild. First step is getting rid of the lawyers. Second step is a commitment to work together to resolve our differences. Third step is civility and respect for everyone.

Steve Laskey

Newsletter

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 in January/February. It would be nice to see winter views within CVE.

Architectural Control Committee

Members

Lead, Cathy MacHold
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Placer Canyon View Homeowners
Association



View Corridor

What does "Preservation of the View Corridor" mean? It was the vision of the developers of Canyon View Estates to create a place where our neighborhood would exist as something uniquely special for each individual owner. Our development is set apart from other developments because of its setting and the surrounding environment. We have the Eastern Sierra Nevada mountains that provide incredible sunrises and alpine glows. The adjacent Land Trust property provides additional views and an overall feeling where "Luxury and Nature are One". Each owner can only describe the uniqueness of their view. The language of the view corridor is woven throughout our documents. It provides protective rules and guidelines not only for Sierra views but for individual landscapes and the nightscape as well. There is not one sentence or definition that can describe the view corridor that is adequately individual to each homeowner but rather an understanding that preserving the view corridor should be a priority of each homeowner to maintain the individual character and protect our personal estates.

Critters Among Us

As a result of on-going damage to his lawn, John Scott obtained and set traps to see what was causing the problem. Two skunks and a possum were collected. The possum was a catch and release but that was not the same fate for the skunks. During the same time, bear tracks were photographed on Harlequin Way. Bears are often sighted in Canyon View. You may have noticed the goats are back, this time around the Sierra Sunrise Building doing their clean up job.

Volunteer for the ACC

Are you interested in serving your community as a volunteer for the Architectural Control Committee? We are seeking those who may be interested in filling future openings. Responsibilities include a firm understanding of all of our Governing Documents. You must be a member in good standing and an Owner on the recorded grant deed. The ACC does not meet on a regular basis but as needed for reviewing plans. Please send a message to any Board Member for more information as this is a Board appointed position.

Homeowners Association Education

[View Corridor](#)

[The Critters Among Us](#)

[Volunteer for the ACC](#)

The President's Comments

The Documents Committee is making progress. As we dig in more, we can see how many laws have changed since the inception of our current documents. One thing is for sure, we live in different times. Do you remember buying your first house? As I recall, the stack of papers may have numbered 12 pages. In today's world, there are volumes of pages. The same is true for our new documents. The good news is, each item is clearly stated and connects with the ARC documents. They are easily referenced for quick look up. In a wonderful world, our documents would be enough to sustain our community as self-governed. As we have all experienced, it only takes one bad apple for tighter rules and stronger leadership.

It's my pleasure to serve our community and uphold my position as your president.

Ken

Enjoy some of the Fall foliage pictures submitted by our Homeowners.



more...

Homeowners Association Education

More on our View Corridor

The View corridor language is woven into thoughtful attention in the Architectural Guidelines. Responsibility for maintaining the outstanding character of Canyon View Estates for all residents is that of the owners themselves, acting through the Homeowners Association. The View Corridor is partially defined as the view from any location in Canyon View Estates, an individual owner's property from a window, a deck, a patio, or a walk through the neighborhood that is unobstructed from tree height, obstructive fencing, recreational vehicle parking or anything else considered to block or diminish the view. As we work through our documents, the ACC has realized how often the language of our view corridor is mentioned. We are proud that the document creators took such pride and consideration into our CC&R's and Architectural Guidelines.



Keeping Canyon View Unique and Beautiful



Enjoy the nightscape and stars and minimize light pollution by turning off outdoor lighting after 10PM.



Flying Drones in Canyon View Estates is prohibited except for use when selling your home.

State Regulations – Current & Pending

Amended Civil Code § 1708.8 protects the privacy of the “airspace above the land of another person.” Flying a drone or model aircraft in the “airspace” above someone else’s property is punishable by up to \$50,000 in fines. Other pending legislation require pilots to identify their aircrafts with specific information and avoid using them above public schools.

Proposed Bill, AB 1662, requires anyone flying an unmanned aircraft system involved in an accident that causes injury to someone else or their property to immediately land it and provide valid ID to the person or property owner. Not doing so could result in a misdemeanor.

Leadership is not a position or a title, it is an action and example.

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