

Canyon View Estates

UPDATES FROM YOUR HOA BOARD

Know your Board

Ken MacHold, President

530-305-5594

macpi@ssctv.net

Dick Freeman, Secretary

916-761-6501

dfreemanfour@gmail.com

Steve Laskey, Vice President

530-392-2162

slaskey3@gmail.com

RIVERSIDE PROPERTY MANAGEMENT SERVICES

Celeste Comings
1380 Lead Hill Blvd.
Roseville, CA 95661
916-740-2462



This Issue

Possible Dutch Bros.

Sewer Upgrade

Financial Update

A Possible Dutch Bros. Coffee at the Corner?

We have heard that Dutch Bros. Coffee is looking at the vacant corner at the top of Sierra Sunrise. The property is owned by the people that lease the property to Sizzler. Dutch Bros. is known for creative (or crazy) drive-through locations. For now, it's a discussion happening within the Board of Supervisors. Our local representative is Jennifer Montgomery. Contact her for more information or to voice your opinion at: jmontgomery@placer.ca.gov.

Sewer Pump Station Upgrade

You've probably noticed the equipment moving on Sylvan Vista. Placer County is upgrading the access to the sewer pump station by creating a loop. A new road was completed extending Sylvan Glen Place, so trucks access the pump station without turning around or having to back out. The construction is almost completed.

Financial Update

Our financials were on track with revenue as of July 31st. The Board has worked hard to manage our Operating Expenses below budget in almost every account to help offset our overrun in Legal Expenses.

The membership took on the challenge of updating our Governing Documents to include Bylaws, CC&Rs and Architectural Rules. This was a planned project. The estimated cost was \$6,500 and we chose to incur that expense using Reserve funds from our treasury.

The unplanned legal expense involves the Edwards' dispute. That expense year to date is approximately \$10,000 in attorney fees. The ACC continues to work with the Edwards' and has approved the grading plan, drainage plan, driveway design and front landscaping plan. The ACC is confident the remaining issues will be resolved.

Unfortunately, these combined legal expenses of approximately \$16,500 will require a Special Assessment of \$500 for each lot anticipated to be assessed in October.

*Placer Canyon View Homeowners
Association*

Landscaping News

If you have a landscape photo you think would interest our neighbors, please submit it for consideration along with a few words.

Another note: A third helicopter has been added to Cal Fire. You've probably experienced increased flight patterns and noise.

Architectural Control Committee

Members

Lead, Cathy MacHold
catemac28@outlook.com

Dan Watson
dpw22@msn.com

Don Baker
bakerlop@aol.com

Jenyne Weingart
jenyne458@yahoo.com

Brad Higley
dbi@ssctv.net



Protecting Your Home From Fire

The wildfires that ravaged parts of California this year are making us all more aware of this real or potential threat. We experience several close fires every year. What can you do?

Here are 9 tips for designing a fire-smart landscape:

1. Prune trees so the branches don't touch or overhang the house.
2. Plan shrubs well away from the house.
3. Dispose of debris by clearing away any potential "fuel".
4. Choose fire resistant plants.
5. Keep your lawn mowed and well irrigated.
6. Keep your plants healthy.
7. Avoid flammable mulches.
8. Replace wooden decks, fences, and boardwalks with nonflammable materials.
9. Be smart. Evaluate your hoses and flammable materials.

Landscape Fences and Walls

As property owners, we do not always consider the potential that landscape fences and walls can have in contributing to the spread of a wildfire.

The common wooden post-and-board fence can become fuel for a wildfire, especially when the fence is old and weather-beaten, this type of fence can also collect embers and firebrands in a wildfire and act as a horizontal ladder fuel by allowing the fire to travel along the fence toward the main building.

Use noncombustible materials for fences and walls. Wood is the most combustible, while iron, concrete, stone, and masonry are noncombustible.

*Fireman's Quote
It takes 20 seconds to check
your smoke alarm, fire
disrupts lives forever.*

Homeowners Association Education

Any Fire is Too Close

The President's Comments

I would like to thank Tony Walker for taking it upon himself to paint our entry monument. Our monument looks fresh and new. It is an inviting statement to our community.

It's refreshing when one of our neighbors goes the extra mile for the benefit of all. Tony provided the supplies and labor without cost to the community.

Thanks again to Tony from all of us.

Ken

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.