

# Placer Canyon View

## UPDATES FROM YOUR HOA BOARD

### Know your Board

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Next Board Meeting

TO BE DETERMINED

for the ballot counting



## Bridge Fire September 5, 2021

### A Few Stressful Hours

Arson was determined as the cause of the Bridge Fire that burned over 411 acres just a mile from our development. As our neighbors gathered on lawns, in the street, and from their decks, discussions for packing and evacuating alternatives could be overheard. Often the stress of watching the flames rise over the canyon turned to amazement as the Hot Shots and highly coordinated aviation efforts helped manage the wildfire. It looked like a ballet in the sky. By evenings' end we relaxed feeling it was under control. A backfire turned a few stressful hours into a moment of panic, but it was under control. Thank you CalFire.



## this issue

Bridge Fire

President's Message

### Hello Neighbors,

Our membership is about to vote on the revision of our governing documents. This is an extremely important vote because our current documents are out of date and need to include recent legislation. By mid-October, you will receive a packet containing the revised CC&Rs, revised Bylaws, ballot, letter from the documents committee, a summary of the major changes, and a letter from the Board announcing the date and time the ballots will be counted. You will have 30 days in which to review the documents, ask questions of the Board and committee then vote.

The Committee has diligently updated the documents reflecting three rounds of community review and input of members suggestions. The resulting documents have been vetted by two attorneys to assure the proper compliance with the law.

The revised governing documents are streamlined for easy navigation. You will be pleased with the simplicity of locating topics.

The goal of the documents is to maintain the beauty of our neighborhood which is why I urge you to approve the revised governing documents.

Ken



## 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 January/February/March 2022.

Your input is valued.

### Architectural Control Committee (ACC) Members

Lead, Cathy MacHold  
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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.

### Documents Committee

Ken MacHold  
Don Baker  
Jenyne Weingart  
Ed Calkins  
Cathy MacHold



### The Demise of Single Family Home Zoning in California

By Dick Freeman

Within two days after surviving his recall election Governor Gavin Newsome signed into law Senate Bill 9 (SB9) and Senate Bill 10 (SB10). These two bills essentially eliminate single family home zoning in California. SB9 would allow a developer to build up to four units on one of the empty lots in our community. The homeowner would need to live on the property for up to three years after the lot is approved for subdivision. Existing lots could be subdivided for additional dwellings. Please see [https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=2021\\_20220SB9](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=2021_20220SB9) for the full context and Impact of SB9.

SB10 allows cities to rezone areas of town that are close to mass transit. These would include areas that are within one half mile of a major transit stop. These areas can be rezoned for up to 10 units per parcel. Unlike SB9, SB10 is not a mandatory requirements of cities but an optional law they can use. It would require a two-thirds vote from their legislative body. There are some restrictions. Please see [https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=2021\\_20220SB10](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=2021_20220SB10) for the full context and impact of SB10.

Hmmm....I wonder why Newsom waited until after the recall election to sign these bills.

### The Bridge Fire

The recent Bridge Fire was a scary event and a good reminder that we all live in a wildfire area. Everything that we can do to help reduce the threat that wildfires pose is a good thing. We all appreciate the work that our neighbors have done to create defensible space around their homes. Earlier this summer our HOA coordinated the reduction of fire fuels on land trust property immediately below our development. We expect that this will continue to be an annual effort to help protect our neighborhood. You may have recently heard, or maybe you are currently hearing, chain saws and wood chippers working below our development. This is the Placer Resource Conservation District implementing Phase III of the Auburn Shaded Fuel Break Project. This effort started in late September and is expected to be completed by October 22. This project consists of fuels reduction on approximately 35 acres of land below our development. This is Great News for our entire community! - Mike Wilson

## Homeowners Association Input

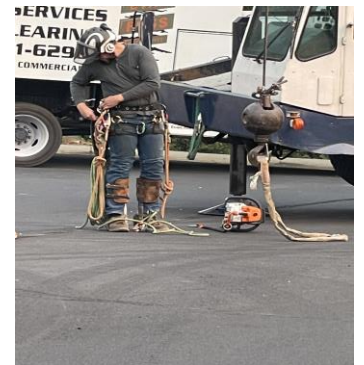
### Dead Tree Removal

### Demise of Single Family Home

### In Put from Mike Wilson

### How to Cut down Dead Trees

Call the Land Trust. Gear up. Bring the right equipment. Clean up the mess. Photos submitted by Ed Calkins.





## Sunrise or Moonrise?



Center photo is Moonrise

*Published quarterly  
by the ACC*



## HOW DID THE CANYON VIEW PRESERVE BECOME WHAT IT IS TODAY?

Hi Neighbors,

Many of us here in the neighborhood love nature and outdoor activities. One of the best things about our neighborhood (besides the cool residents!) is the Canyon View Preserve right next door to us. It is managed by the Placer Land Trust. But do you know how it came to be what it is today? Let me give you some tidbits about how it was transformed from 50 wild-weedy acres to the beautiful little gem it is today.

When Brad and I first bought land in this subdivision we chose our lot, not for the view, although we have a lovely one, but because it was at the end of the cul-de-sac next to the Placer Land Trust. It didn't have its fancy name then, but have you notice how similar it is to our community's name? Hmm.. Placer Canyon View Estates – Canyon View Preserve. Hereinafter known as “the Land Trust”. 😊 That probably happened because our community has always been interactive with its development, and we care so much about it staying beautiful.

When we bought our property, the Land Trust was nothing but wilderness, a weedy, dry ugly wilderness at that. While Brad was busy pounding nails, I explored along the Land Trust property and I noticed a beautiful little creek smothered by blackberry bushes, close to our own property. When it rained, it made a joyous rushing sound, and there was also a tiny hidden waterfall under all those thorns! Once our home was completed, I would stand on the back deck and hear that water rushing down the hill and think. “Wow. I'd really love to be able to see that.” So, I contacted the Land Trust about the possibility of them allowing us to clear the blackberries from our property line down to the creek and waterfall. The first words I heard from them were “What creek and waterfall?” and so it started. They were thrilled about the creek and discovered more waterways. While chatting I mentioned how I enjoyed seeing the wild life wandering through their property and ours. “What wild life?” was the next question and then, “Can you take some photos to help us get grants so we can upgrade the preserve?” Now I got to photograph, bears, deer, gray foxes, wild turkeys, quail, birds, racoons and not to be left out, some slithery rattlesnakes. The Land Trust got their grants and started clearing, investigating, and planning hiking trails. Slow progress but exciting times.

We were the 4<sup>th</sup> house built in our community. Things have changed dramatically since those first days both in our community and at the Land Trust. For those of you who are newer to the community, you might wonder what you missed out on as the Land Trust developed. Well, you missed helping to hack out blackberry bushes in order to find clear beautiful little waterways in season. You missed pulling out Scotch Broom and discovering historical stagecoach trail remains. You missed chasing goats who escaped from their guardian dog and electric fence. They were brought in to clear that big hill of Star Thistle, but just had to try that, “Green grass next door” in our subdivision, just to name a few things.

Now we all get to enjoy the Land Trust – Canyon View Preserve, its beautiful views, the singing birds and, wild life wanderings. We get to hear the children laugh on the trails and get to enjoy those paths ourselves. We've even seen Boy Scouts become Eagle Scouts for putting in tables and benches that we can rest on. Our community continues to help by letting the Land Trust know when there has been damage to the property. (Go Jenyne Weingart for helping with the Graffiti.) I could write forever, anecdotes galore, but this is enough for now. Hope you enjoyed learning a little about our community. For more information please visit:

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

Kat Higley

## In this section

### Sunrise or Moonrise Canyon View Preserve