

Canyon View Estates

UPDATES FROM
YOUR
HOA BOARD

Know your Board

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*Placer Canyon View
Homeowners Association*



Moonrise over Sierra Sunrise Way

this issue

HOA'S in the News

North Fork Shaded Fuel Break
Project

Goodbye Dan, Hello Susan

HOA's Front Page News

The March 20th, 2019 Wall Street Journal ran a front page story: *The \$1 Million HOA Blowup Started With Flower Pots*. Two opinion letters were printed on page A16. It's a worthwhile article for those of you who might be interested. Not all HOA's operate under the same type of rules but we can all learn from each case scenario.

Thank you, Dan Watson, and Welcome Susan Gray

Dan served on the ACC for just over 3 ½ years. His contribution was insightful and added a great value to the team. You'll be missed. Susan Landes-Gray has volunteered to join our ACC team. Welcome Susan. We look forward to working with you. Susan is one of ten original owners that remain in Canyon View Estates. She understands our changing community.

North Fork Shaded Fuel Break Project

The Governor has recently fast tracked a high priority fuels reduction project called the North Fork Shaded Fuel Break Project. The goal of the project is to create a fire break along west slope the North Fork of the American River. This project will be removing dead trees as well as brush and thinning vegetation along the fuel break corridor. This is an aggressive project extending from the Lake Clementine area all the way up to Dutch Flat. It affects some 20,000 land parcels. Currently the project is finishing up the work to be a CEQA (California Environmental Quality Act) compliant. This part of the project will be wrapping up in the near future.

Following this phase, the project team will need to 1) contact the impacted landowners to see if they are interested in participating and

2) acquire the needed funding to perform the work. Because of these unknowns the project will be implemented in several phases and expected to take several years to complete. The Colfax area will be the first area worked on. The HOA Board attended a public meeting recently on this project only to find out that the area below Canyon View Estates is not included in this project even though recent articles on this project indicated that it extended from the Foresthill Bridge on the south end. What we were able to find out at this meeting is that there is a sister project called the Auburn Shaded Fuel Break Project that is supposed to include the area below Canyon View Estates and the Foresthill Bridge. We obtained the contact information for the responsible parties and will be reporting out on this project in the next Monthly newsletter or HOA Board Meeting.

**SAVE THE DATE, JUNE 9, 2019, for the
next HOA Meeting. Time and place will
be announced at a later date.**

Dick Freeman

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 in May/June. Your input is important.

The photos on this page were submitted by Stephanie Watson. Thank you, Stephanie.



Architectural Control Committee

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How do you submit a request to make property changes to the ACC?

How do you submit a request to make a change to your home regarding painting, solar, chimney cap, landscaping, fencing or anything "other"?

If you are unsure if your project requires an application, contact a member of the ACC and discuss your project.

In our revised documents you will be required to complete the Placer Canyon View Homeowners Association Architectural Control Committee Appropriate Forms:

1. Placer Canyon View Homeowners Association Architectural Control Committee-Non-Responsibility for Defects and Release of Claims.
2. Placer Canyon View Homeowners Association Architectural Control Committee Application must be approved before submittal for Building Permits.
3. General Conditions of Approval
4. Landscape Application Check List.
5. Include appropriate fees from Placer Canyon View Homeowners Association Architectural Committee Application.
6. Write a visual description (walk us through) of what you plan to do.

How Long is the review process?

In our current documents, the ACC has a 30-day review period. Many items can be easily completed within a 30-day review. However, in certain cases a "time-stamp" is required for new-home applications or for homes requesting extensive changes to the property owner's residence. The application must be submitted to the property management company who then forwards via FedEx to the Lead of the ACC. Sound complicated and "formal"? It is. And, unfortunately with the clock ticking, it reduces the 30 days to about 24 days for the actual review. The Documents Committee has recommended that the number of review days be changed to 45 days. This protects both the homeowner and the reviewers. It does not mean that a review will take that long. For most projects within our development, an electronic email to the ACC Lead will move the project along quickly.

Canyon View currently has seven vacant lots available for new home possibilities.

Homeowners Association Education

Submitting Requests to the ACC The Review Process

The President's Comments

The HOA governing documents provide the rules for the community. These documents are important in protecting the integrity of the community which equates to the protection of our property values.

Governing documents means the declaration and any other documents, such as bylaws, operating rules, articles of incorporation, or the articles of association, which govern the operation of the common interest development or association as defined in Davis-Sterling.

The revision of our governing documents has been a long process. The CC&R committee has worked diligently to bring us to the point of attorney review. After our attorney reviews the revised documents the Board and Committee will meet with the attorney after which the proposed documents will be sent to the membership for review and input. The goal is to revise our documents for the benefit of all.

Ken



2008 Fire



2014 Fire



Second 2014 Fire

more...

Homeowners Association Education

Firescaping

What is firescaping? Firescaping is landscape design that reduces house and property vulnerability to wildfire. The goal is to develop a landscape with a design and choice of plants that offer the best defensible space and enhance the property. The idea is to surround the house with things that are less likely to burn. It is imperative when building homes in wildfire prone areas that fire safety be a major factor in landscape design. Appropriate manipulation of landscape can make a significant contribution toward wildfire survival.

Firescape integrates traditional landscape functions and a design that reduces the threat from wildfire. It does not need to look different than a traditional design. In addition to meeting a homeowner's aesthetic desires and functional needs such as entertaining, playing, storage, and erosion control — firescape also includes planting for fire safety, vegetation modification techniques, use of fire safety



Second 2008 Fire

Fire Safety Zones

Firescape design for defensible space uses driveways, lawns, walkways, patios, parking areas, areas with inorganic mulches, and fences constructed of non-flammable materials such as rock, brick, metal or cement to reduce fuel loads and create fuel breaks. Fuel breaks are a vital component in every firescape design. Water features, pools, ponds, or streams can also be fuel breaks. Areas where wildland vegetation has been thinned or replaced with less flammable plants are the traditional fuel break. Remember, while bare ground is an effective fuel break, it is not recommended as a firescape element due to aesthetic, soil erosion, and other concerns. This is a priority for the ACC when approving landscape designs.

Placer Land Trust 2019 Plans

we received a call back from Jim McBride, of the Placer Land Trust, regarding our inquiry of weed abatement plans for this year in the Adjacent Canyon View Preserve of Placer Land Trust. Current plans call for not using herbicides on the trails this year. The trails will be maintained with mechanical devices and labor. This should be happening in April. There will be some targeted use of herbicides on the scotch broom off the trail areas in late April-May timeframe. If herbicides are to be used either on or off the trail this year, warning signs will be posted at least a week in advance of the application. These signs will be posted at the Bowman entrance and the "unofficial entrance" to the Canyon View Preserve of the Placer Land Trust at the end of Harlequin way. This should give fair warning to hikers and dog walkers in the Canyon View Preserve that the herbicides have been applied in the area. Safe walking to all!

Don't let the noise of others' opinions drown out your inner voice.

Dick Freeman

--Steve Jobs

