

PALOMINO LAKES PROPERTY OWNERS ASSOCIATION
POST OFFICE BOX 687 CLOVERDALE, CALIFORNIA 95425

NEWSLETTER

January, 2015

It's been some time since the community heard from the HOA Board of Directors, but frankly there has been so little going on the past few months to warrant a letter. Since the departure of Rick Corriea, our previous secretary, for BOTH boards, the board has been busy taking up the slack. Fortunately, Jan Harlan stepped forward and assumed some duties as interim secretary. A big thank you to Jan for stepping up.

ROADS

As in the past, our roads have been our biggest expense, but it has paid off. Our roads are some of the best in Sonoma County. There are still some areas that need attention but for the most part they are in great shape, mainly due to our proactive maintenance program. The current plan calls for an over-lay of Palomino Road. There have been so many repair spots that it has taken on somewhat of a washboard effect. We doubt that can be accomplished this year, but possibly next if sufficient funds can be set aside.

Our culverts withstood the onslaught of our two heavy rains with little damage. Palomino Road had a small undercut just off River Road but was recently repaired. There was some erosion on Lower Mountain Pine Road, which has also been repaired. Fallen leaves in our ditches continue to be a problem, causing blockages in some areas, forcing the water onto the roadway. It would be a great help if homeowners would take time to clear the ditches and culverts of leaves and debris that about their properties.

WEEDS & GRASSES

We are about to enter another extreme fire hazard season. Palomino Lakes has experienced two serious fires in the past twenty years and we don't want another one. With our critical shortage of water and an abundance of grasses and weeds, it is imperative that we all do some serious weed-whacking this season. Accordingly, the Board is requiring that all weeds and grasses be cleared to a minimum of ten feet from the edge of the roadway on all roads except Palomino Road, which is our common area and will be cleared professionally, no later than MAY 1st. The Board will be checking all secondary roads for compliance of the foregoing, and those property owners found not to be in compliance will be given TEN days in which to comply, or the weeds and grasses will be cleared via the Board and the property owner billed for the work.

We ask that all property owners please comply as this is a serious safety matter.

CHIPPING

As in past years, the Board will contract with a tree trimming service and have them chip our brush. We expect that will take place sometime in June. The Board will send a

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notice to each homeowner as to the date and times. Any homeowner desiring to get a head start should stack all brush on the shoulder of the road, butt ends FACING the road. Do not include any brush or stumps bigger than four (4") in diameter and do NOT include palm fronds, poison oak or old lumber.

DOGS

As in preceding years, loose and barking dogs is the main complaint received by the Board. Again, we have a leash law in Sonoma County. Your dog cannot be allowed to leave your property without being on a leash. Also, please quiet your barking dog, especially after 10:00 PM., but also during the day. Each of us wants to enjoy the peace and quiet without the interruption of a dog barking incessantly for no apparent reason. We all understand that an outside dog will bark at a passing deer, but if the barking continues for five minutes or more, please take control and quiet your dog.

As most of you already know, we now have a web site. Our CC & R's, by-laws and a wealth of other information is maintained on the web site. If you have a complaint about a dog, you can download a complaint form from the site to send to Animal Control. Animal Control in Sonoma is sensitive to all complaints and will respond.

Regarding our web site, the community is fortunate to have the services of Thomas King, who graciously volunteered to maintain our web site, and does a fantastic job.

NON-DOMESTIC ANIMALS

On the advice of our attorney, the Board issued written permits to those homeowners keeping non-domestic animals, such as chickens, goats and horses. These permits carry conditions and are revocable by the Board. The permits require that any non-domestic animal not cause a disturbance to any neighbor. Disturbances include but are not limited to noise, vermin, unwanted odors and pests, such as flies. Five permits were issued, three for horses and two for chickens.

Any homeowner who feels he is being unduly bothered by a neighbor's non-domestic animal may bring the matter to the attention of the Board, and the Board will proceed with whatever action it deems necessary and appropriate, including turning the matter over to our Association attorney, which could result in revocation of the permit and/or a fine.

In one case a homeowner was being awakened at early hours by a neighbor's rooster. The Board contacted the owner of the rooster and the rooster was reported "gone" the next day.

If you own non-domestic animals and are a permit holder, be neighborly. We live in fairly close proximity to one another so be mindful of the issues that can cause a problem for your neighbor. Clean up manure regularly, control vermin such as rats, and prevent

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noise your animal (s) can cause, especially at odd and unusual hours. Be aware that your permit is not a right and can be revoked.

PROPANE

Some years ago the Board noted that homeowners were being charged grossly variable prices for propane. The Board at that time contacted several propane providers and negotiated a price with Redwood Coast Fuels for a price below the going rate, provided a certain number of homes would switch over to their company. A sufficient number of homeowners did switch and for several years Redwood Coast Fuels has kept the price to Palomino Lakes customers at a rate below average.

In some cases we found that some homeowners were paying over \$1.00 more per gallon than the price at Redwood Coast Fuels. One homeowner was nearly \$2.00 per gallon more. At the last fill of this board members tank, the price was \$2.79 per gallon.

Check your propane bill when it comes in, and compare it with a call to Redwood Coast. If you decide to switch propane service, Redwood Coast will pump the remaining fuel in the competitor's tank into their own tank and set the new tank.

ANNUAL MEETING REMINDER

PLEASE plan to attend our annual meeting on May 16 at 11:00 AM. Important information is disseminated at these meetings, and a new board is elected. It is your opportunity to voice your concerns, complaints and ideas. Each board functions for our community and it is important that your voice be heard. The meeting will be held at the Old Crocker Inn and refreshments will be served.

In summation, our hats are off to our water board. They did a fantastic job in bringing our new well on line. It was a project that was years in the making. In that endeavor, the community owes a great debt of gratitude to Rick Corrica, who spent hours on end of volunteer time meeting with officials from the county, state and federal levels, and to Doug Chamberlain, Lee and Jan Tolbert and the water board's new and capable secretary, Janet Vail.

Board of Directors,

Randy DeCaminada President
Jim Lamb, Vice President
Jan Harlan, Interim Secretary