

PALOMINO LAKES PROPERTY OWNERS ASSOCIATION

Notes From The New Board Of Directors

June 1, 2006

Statement from the Board

Your new Board members; President Patti Mannatt, Vice-President Jim Lamb, and Secretary/Treasurer Rick Corriea want to thank all of you who participated in the recent Board election and thank you for your vote. We are genuinely enthused about the prospect of serving the community and, while realistic about the challenges facing Palomino Lakes, we are confident that, working together, we can solve problems and make this an even better place to live.

Fire Season

Fire season is almost upon us. The Board wishes to remind everyone of their responsibility to clear weeds and brush. Fire is the single biggest danger to our community and, as evidenced by the Palomino Lakes homeowners who have lost their homes to fire over the years, we cannot do enough to make Palomino Lakes fire safe. We have enclosed several brochures from the Cloverdale Fire Protection District and the California Department of Forestry that may help you as you plan this season's weed and brush abatement.

Clearing weed and brush is required by law and your Board has asked both CFPD and CDF to inspect properties in Palomino Lakes to ensure that we are all making our community as fire safe as possible.

Please – SLOW DOWN - *Parents, please share with your driving children*

Over the last couple of years speed has been increasing on the roads in Palomino Lakes. Our roads are quite narrow and have lots of curves and we share our roads with people and animals. There have been several accidents since 2003 as the result of excess speed. Fortunately these accidents have resulted in only minor injuries but there has been significant property damage.

Your Board is studying the current speed limits and will communicate any changes to you. We will also ensure that speed limits are prominently displayed throughout the community. While the Board is not yet ready to take the drastic (and expensive) step of installing speed bumps, that suggestion has been made and will be seriously considered if we continue to have problems with speeders. We will be discussing other options with our attorney.

State law allows private communities to request patrol and traffic enforcement services from the California Highway Patrol. The Board will contact the CHP to discuss these services. The Board will also discuss patrol and traffic problems with the Sonoma County Sheriff.

Summer Bridge

Sonoma County Public Works reports that installation of the summer bridge at Asti will begin on June 15.

Finances

First the good news. The new Board took office with \$50,000 in the bank. Now the not-so-good news. Our roads have not had any maintenance in quite a while and this winter took a heavy toll. The initial estimate to repair just Palomino Road is \$117,000. This doesn't include the section of Palomino near Willow that is the subject of a \$10,000 geophysical study that began on May 31. That study will also include sections of upper and lower Mountain Pine that appear to be moving. Oak Knoll Terrance is also in need of substantial road repairs. There are also problems with some of the culverts under the roads and the ongoing requirement for tree trimming.

We hope to have a comprehensive budget and recommendations for how to proceed to discuss with you next month.

Legal Counsel

We have hired an attorney, William Gillis, of Santa Rosa to provide legal assistance to the Property Owners Association. Bill is an expert in Property Association law and he will assist the Board in determining our legal rights, responsibilities and obligations. California laws effecting property owner associations are constantly changing and we need help in navigating these issues.

Bill will also help with revising our CC&Rs. Revision is required by law and we need to get going. Our tentative plan is to make the legally required revisions without making substantial changes to the current set of conditions and restrictions we all accepted when we purchased property in Palomino Lakes. Once the CC&Rs comply with state law, we can undertake an effort to add or remove conditions and restrictions as the community sees fit.

Quick Progress report

Since the Annual Meeting we have completed some trimming and weed abatement at the entrance and at Willow/Mountain Pine. New street name signs have been purchased and installed. We've met with the owners of the Crocker Inn to discuss common issues and replaced the locks on the gate at the Crocker Inn. Tree trimming has been completed to free wires on Palomino below Willow. We've met with the contractor to discuss the construction on Oak Knoll. We've hired a new attorney. We've met with both CFPD and CDF to discuss fire safety. We also met with property owners to trim trees and shrubs that presented visibility problems on our roads. More is planned – stay tuned.

We want to hear from you

The Board is working for the members of the Palomino Lakes community. We need to hear what is important to you and the direction you wish for the community. Email is a very effective method to communicate with us as the Board members can share your message and it provides a written reminder to us of your advice but we'll take your input in any way that works for you.

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There is lots of good information and links to the members of the Board on the web site.