

Gold Ridge Forest

March 2014

Gold Ridge Forest Property Owners Association
Phone (530) 644-3880 Fax (530) 644-0845 www.goldridge.org office@goldridge.org

Finance Update Pat Schoggins

**See Enclosed
Notice of
Board of
Directors
Candidate
Solicitation**

**Deadline for
Letters of
Interest
5:00pm
May 13, 2014**

**Regular Monthly
Board Meetings are
held on the 4th
Wednesday of the
month**

7:00 pm @ Lodge

**All Members are
invited to attend.**

**Next
Regular
BOD
Meeting
March 26th**

We are approaching the end of the first quarter, and are on track financially. Many homeowners have paid their dues for the whole year and don't have to worry about quarterly payments. Most of the others paid quarterly dues on time and we thank you all. We have a budget to keep and bills to pay also.

If you use auto bill pay banking, please be sure to increase the quarterly payments to \$84. Also, remember that most banks take 5 days to deliver your payment. Schedule in advance to avoid late fees. Please mark your calendars with the following quarterly due dates: April 1st, late after April 15th; July 1st, late after July 15th, October 1st, late after Oct. 15th and January 1st, late after the 15th.

GRF cannot accept debit card or credit card payments via the website, phone, or in the office. Additional banking fees are charged to the association for this convenience, and the board of directors has chosen NOT to use the option which would require passing on fees to members.

As you know, we raised the dues for the first time in five years to \$84 per Quarter, which is only 5%, or \$16 annually for 2014. This increase represents \$10,032 which went to reserves. So far for 2014, we have rebuilt the peeler core pine log fence behind the children's play yard which was over 40 years old and was falling apart. We felt that it was a safety concern for children playing in the area. We have also ordered and received 12 new commercial grade chaise lounges for the pool. We are beginning preliminary work with a structural engineer and drafts person to look at remodeling the two lodge restrooms to make them ADA accessible. This will include new toilets, vanities, sinks and lighting in 2014. In addition, we are looking at what we can do to enlarge and make the kitchen more functional. This will be budgeted for 2015. This will include new lighting in the lodge and removing the various 70's paneling and replacing it with sheet rocked and painted walls. We will at the very least install new appliances in the kitchen, and hopefully, counters and cabinets. All wiring and plumbing will need to be brought up to code. Nothing has been done to upgrade the lodge other than new floors and tile around the fireplace since it was built. We are hoping that with this updating, we will increase lodge rentals and add to the recreation area overall. **We are asking for volunteers to be on a planning committee. If you are interested, please contact Karen in the office.**

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President
John Van
Schoyck

Vice President /
Greenbelt /
Recreation
Tom Hilton

Finance /
Secretary
Pat Schoggins

CC&R
Karen Frame

Architecture
Abe Arriola

Gold Ridge
Forest Property
Owners
Association
4101 Opal Trail
Pollock Pines,
CA 95726

Office Hours:
Monday –
Thursday
10:00 a.m. – 2:00
p.m.

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Website
www.goldridge.org

Finance Update (Continued from page 1)

We just received our end of the year report from our CPA. It will be available to view on our website, www.goldridge.org under the News tab after it is approved at our March Board of Directors meeting which is on Wed., March 26th. We stayed on budget in most areas and have some cash leftover in operating from 2013 which we will also discuss at the Board meeting.

Respectively submitted,

Pat Schoggins
Finance Director



Owners of Vacant Unimproved Lots

There are vacant lots in the association that need attention, and with the heightened awareness of the current drought conditions, the board of directors is being pro-active and has begun surveying the association and contacting owners that need to clear their lots. There will be letters mailed throughout the coming weeks to those owners of vacant lots that need to clear their lots for fire safety.

Please-for those out of town owners, make time to inspect your property and do your part not only to satisfy the CC&R requirements, but also keep the community fire safe for all residents as well.

Lots deemed to be out of compliance are those that are:

- * Overgrown with brush, tall grass, fuel that consists of fallen leaves, needles, twigs, bark pinecones, small branches, which is considered surface litter and should not be more than 3-4 inches thick.
- * Trees with lower tree branches that are not trimmed to a height of 6 to 15 feet. Properties with steeper slopes have greater fire potential and are in the upper range, which needs trimming up to 15 feet.
- * Trees, bushes, shrubs and surface debris that are completely dead or with or with substantial amounts of dead branches or leaves/needles that would readily burn should be cleared.