

Gold Ridge Forest

Your Association Newsletter

SEPTEMBER 2015

Flu Shot Clinic

Page 3

Community
News

Page 3

No Dues Increase

Page 4

If You See Something, Say Something!

We are not in Kansas Anymore!!!!

Gold Ridge Forest POA has been getting several phone calls to report +issues for which we cannot do anything about!

- Possible Drug deals in the Parking lot.
- Brandishing of Guns
- Mail boxes broken into.
- People who do not live here wandering the streets
- People burning during non-burning times

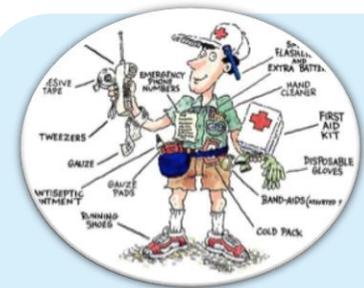
While we appreciate you contacting the office, it is important to understand that we cannot do anything about any of these issues, other than ask that you contact the Sheriff's department. We appreciate the information, but please in addition to contacting the office, please call the Sheriff's Non emergency line at 530-621-5655

Welcome to our new board members!!

- Carol Steinbrecher - President/Recreation
- Judi Brady - Secretary/CC&R Director
- Dianna Feuerhelm - Vice President/Finance Director
- Leslie Melendez - Architectural Director
- Jim Smith - Greenbelt Director

We are excited for the New Year!!!

Special Note: The office will be closed on October, Thursday 1st!



Preparedness Day

July 11 found Gold Ridge Forest members at the Lodge listening to several presentations from the Fire Safety Council, Community Emergency Response Team, Search and Rescue, Sheriff's Team of Active Retirees, and Amateur Radio Emergency Service. Topics included how to be prepared in case of an emergency. Members were amazed at how much information, they didn't know!

If you weren't able to make it to the presentations, don't worry, we will be planning another event in the spring.



President's Message - Carol Steinbrecher

We hope your summer has been great...we have been very busy!

Annual Meeting and Picnic

We are pleased to say that the Annual Meeting and Picnic were a success. Our Annual meeting introduced the new board to our members. We are pleased to have Judi Brady, Leslie Melendez and Jim Smith on the board.

There was lots of food at the Picnic and I was so happy to meet old and new friends at the picnic. Steve and I introduced our granddaughter, Vara to our neighbors. This is what being in a neighborhood is all about!!



Little Free Library

If you haven't had a chance to go by the lodge...drop by...We have a Little Free Library and it is full of books. Please stop by and grab a book and leave a book. We are really excited about this donated library. We have children's books as well so please take some time to go by and see our newest edition.

Help Needed

Are you an expert on vegetation? Would you be interested in working with us to present a seminar on the various trees we have in the area and what we need to do about the dreaded pine beetle?

If so, please drop me a line at grfpresident@gmail.com. We would like host a seminar on the vegetation in our area for our homeowners!

New Questionnaire

We have included a new questionnaire in this newsletter. It is quite short. Please take a moment to fill it out and send it back to the office with your dues payment. We are learning so very much about what you, our members are thinking.

Be Aware while you are walking in the Neighborhood

Due to the drought, several of our wildlife neighbors have moved further down the mountain and we are getting several sightings of bears and coyotes. They are also becoming more brazen during daylight hours.

Please be aware of your surroundings and make sure you stay safe. If you are out walking, walk with a group or make sure you have a phone with you (no, not to throw at the bear). We all love our wilderness setting, but so do the animals.

The garbage seems to be the biggest problem. Make sure you have your garbage cans secured. We freeze all of our leftover meat garbage and then put it out on Thursday evening. If you have other suggestions please let us know and we will post them on the website.

Lodge Rentals

Are you looking for a beautiful setting for your family get together, holiday feast, wedding or party? As a Gold Ridge Member you have access to our newly renovated lodge. Days fill up fast over the winter months so call the office as soon as possible to reserve the lodge. The cost for the lodge is very reasonable at only \$100 per day with a \$100 refundable deposit.

Check the Inside Gold Ridge Tab on the website for photos!

Finally

If you have questions or concerns, please do not hesitate to contact me. You can always reach me at grfpresident@gmail.com. Finally, please get involved. This is your association and without you we cannot fly!



Welcome to the Community News Page for Gold Ridge Forest Property Owners Association - We will be posting information of a general nature for all of our members - Check here for the latest information about what is going on at Gold Ridge!

Help with Yard Clean Up

Autumn finds most of us cleaning up our yards for the winter. If you need help with cleaning up your yards, call Karen at the office. We have a list of companies and people who you can hire.

Additionally, during the week of October 5, El Dorado Waste Management will be offering another free Green Waste pick up as part of their weekly garbage pickup. All green waste must be bagged or cut into three-foot lengths and out by the street for pick up.

Signs, Signs, Everywhere Signs

As a reminder, if you post a sign for a garage sale, please make sure you take the sign down after your event.

El Dorado County staff will be presenting the new signage ordinance for EDC, what it is and what it isn't. The meeting will be held on Tuesday, September 22, from 6-7 pm at 2701 Amber Trail.

Do You Need a Particular Form?

All Gold Ridge Forest POA forms are available online. Check under the Home Owner Info tab for forms, policies and regulations. If you have a particular Architectural question, check under the Committees tab. Here you will find the Architectural forms you need.

**Pollock Pines Fire Safe Council meeting
Wednesday, September 16 at the Community
Center at 7:00 p.m. Please come to this important
meeting.**

Reminder:

All exterior improvements require a Gold Ridge Activity Authorization Form. The form is on our website at www.goldridge.org and you can pick one up as well. It doesn't take long for your board to get in touch with you and take a look at your proposed improvements. Who knows? We might get some great ideas.

There is a \$50.00 refundable cost to acquire a GRFPOA approval sign, and this tells your neighbors that you value our neighborhood.

Gold Ridge Sponsoring Flu Shot Clinic

Board Member Leslie Melendez is working with Safeway Pharmacy to bring a Flu Shot Clinic to Gold Ridge Forest Property Owners Association. We are in the initial stages of development so make sure you check our website for further information.

Do We Have your Email Address?

We are using email as a way to contact our members with late-breaking information. If you are not receiving an email from us, please call the office or send us an email at office@goldridge.org. We promise to never share it with anyone. We are finding this is a great way to get information out quickly.

We also have a Facebook Page at Gold Ridge Forest Property Owners Association and of course our website at www.goldridge.org.

Finance - Dianna Feuerhelm

I have good news for all GRF Homeowners... You will NOT be seeing an increase in your dues!!! The board and the finance committee are working on implementing as many cost saving ideas as we can. Including volunteer days for clean up in our common areas. The board will be discussing the operating budget at our next meeting on September 24.

I have included a draft of the operating budget, so you can see what your dues support. We will be discussing our reserve budget at the October 22nd meeting. I have included a list of items that we will be discussing for the 2016 reserve spending. Please note the cost on this draft is an estimate and we will be getting three quotes for all items on the reserve spending. For additional information, please see our website for a copy of the the most recent reserve study.

We are in a very good position with our finances and it is because of you! We appreciate that you as a homeowner, continue to pay your dues. It is because of that we can continue to operate as we do.

If you find you are having problems paying your dues, please contact the office as soon as possible. We are here to help, and assist you in such a manner that allows your association to continue to operate, and for you to retain your property rights and avoid additional fees.

Recreation - Carol Steinbrecher

Pool News

The Pool closed on Labor Day and we had a very successful year. While the weather sometimes did not cooperate all in all we were very pleased. Jeff Beers and our Recreational staff did an outstanding job and because of some changes that Jeff made to the pool pumps and equipment we have saved several hundred dollars with the maintenance of the pool.

This year we collected statistics and data on the number of people at the pool, the temperature of the pool and the outside temperature. We will use this data to plan for next year. This may include changing the opening date so we can stay open longer in September.

Volunteers Wanted

Would you be interested in helping us to do some building repairs? We are looking for some individuals who are not afraid of hard work to do some minor building repairs? Please send me an email at grfpresident@gmail.com. We are looking for help in the fall.

Questionnaire

Are you a ___ Full time resident ___ Part-time/Vacation Resident?

Do you use the pool? ___ Yes ___ No

If you use the pool, how often? ___ Daily ___ Weekly ___ Monthly

Name: _____ Lot# _____

2016 Gold Ridge Forest POA Budget - Draft 8/15

Ordinary Income/Expense

Income

| | |
|-----------------------------------|-------------------|
| 4000 Membership Dues | |
| 4015 Membership Dues 2015 | 221,331.00 |
| Total 4000 Membership Dues | <u>221,331.00</u> |
| 4020-Recreational Rental | 1,000.00 |
| 4025-Transfer Esrow Fees | 2,000.00 |
| 4030-Late Fees | 1,000.00 |
| 4110-Key Fob Deposit | 200.00 |
| 4300-Other Income | 800.00 |
| Total Income | <u>226,331.00</u> |
| Gross Profit | <u>226,331.00</u> |

Expense

| | |
|--|-------------------|
| Administrative Expenses | |
| 5010-Accounting | 9,500.00 |
| 5020-Advertising | 100.00 |
| 5030-Bad Debt | 3,000.00 |
| 5040-Collection Fees | 0.00 |
| 5050-Elections | 500.00 |
| 5060-Electricity-Lodge | 1,700.00 |
| 5070-Garbage | 1,300.00 |
| 5080-Income Taxes | 0.00 |
| 5090-Insurance Exp-General | 18,500.00 |
| 5091-Professional Liability Ins | 3,200.00 |
| 5100-Legal | 1,200.00 |
| 5110-Lodge/Office Maintenance | 700.00 |
| 5120-Mileage | 500.00 |
| 5130-Office Supplies | 1,200.00 |
| 5140-Outside Services | 3,000.00 |
| 5150-Phone Fax and Internet | 2,300.00 |
| 5160-Postage and Delivery | 2,500.00 |
| 5170-Propane-Lodge | 1,400.00 |
| 5180 -Reserv Contrib-Budgeted | 58,800.00 |
| 5185-Reserv Contri.-Discretion | 0.00 |
| 5190-Security | 800.00 |
| 5200-Snow Removal | 800.00 |
| 5210-Subscriptions/Dues | 100.00 |
| 5220-Water-Lodge | 450.00 |
| 5230-Bank Service Fee | 0.00 |
| Total Administrative Expenses | <u>111,550.00</u> |

| | |
|----------------------------------|--------------------------|
| Employee Expenses | |
| 6000-Wage Office | 33,635.00 |
| -Wage Recreation | 25,000.00 |
| 6040-Payroll Taxes | 6,700.00 |
| 6050-Worker's Compensation | 3,500.00 |
| Total Employee Expenses | <u>65,685.00</u> |
| Greenbelt Expenses | |
| 8010-Greenbelt Fuel Modifica | 29,746.00 |
| 8030-Greenbelt Tree Removal | 3,000.00 |
| Total Greenbelt Expenses | <u>32,746.00</u> |
| Recreation Expenses | |
| 7010-Keys & Re-keying | 200.00 |
| 7015-Pool Chemicals | 4,000.00 |
| 7016-Pool Supplies | 300.00 |
| 7017-Pool Repairs | 350.00 |
| 7020-Pool Electricity | 5,000.00 |
| 7025-Pool Health Permits | 875.00 |
| 7030-Janitorial Supplies | 375.00 |
| 7035-Pool Propane | 50.00 |
| 7040-Pool Water | 2,200.00 |
| 7045-Pool/ Rec Outside Services | 1,000.00 |
| 7050-Rec Grounds/Maintenance | 1,500.00 |
| 7060-Snack Bar Purchases | 0.00 |
| 7070-Tennis Court Maintenance | 150.00 |
| 7466-Events | 350.00 |
| Total Recreation Expenses | <u>16,350.00</u> |
| Total Expense | <u><u>226,331.00</u></u> |
| Net Income | <u><u>0.00</u></u> |

Gold Ridge Forest 2016 Reserve Expenses - DRAFT

| | | | |
|---|---------------------|-----------|------------------|
| Painting Exterior - Cabana & Misc touch ups | \$ 2,500.00 | | |
| Stain - Lodge decking benches ect. | \$ 1,786.00 | | |
| | \$ 4,286.00 | \$ | 4,286.00 |
| | | | |
| Painting Interior - Office | \$ 1,000.00 | \$ | 1,000.00 |
| | | | |
| Structural Repairs - Cabana | \$ 3,919.00 | | |
| Structural Repairs - Various (Stair Rail) | \$ 2,095.00 | | |
| | \$ 6,014.00 | \$ | 6,014.00 |
| | | | |
| Roofing - Lodge | \$ 24,050.00 | | |
| Roofing - Cabana <u>Needed NOW</u> | \$ 11,750.00 | | |
| Roofing - Maintenance & Out Buildings | \$ 15,600.00 | | |
| | \$ 51,400.00 | \$ | 51,400.00 |
| | | | |
| Pool - | | | |
| Pool Equipment Replacement - Large Pool | \$ 11,630.00 | | |
| Pool Equipment Replacement - Small Pool | \$ 4,287.00 | | |
| Pool Furniture - Misc | \$ 1,681.00 | | |
| Pool Signs & Misc | \$ 500.00 | | |
| | \$ 18,098.00 | \$ | 18,098.00 |
| | | | |
| Exterior Lighting - 30% | \$ 2,714.00 | \$ | 2,714.00 |
| | | | |
| Office Equipment - Computer | \$ 1,000.00 | | |
| Office Desk & Misc Furniture | \$ 2,500.00 | | |
| | \$ 3,500.00 | \$ | 3,500.00 |
| | | | |
| Flooring - Lodge Office carpet | \$ 2,050.00 | \$ | 2,050.00 |
| | | | |
| Undesignated | \$ 1,129.00 | \$ | 1,129.00 |
| | | | |
| Total | | \$ | 90,191.00 |