

# Gold Ridge Forest

Your Association Newsletter

JUNE 2016

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Candidates

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## Get Involved in Your Gold Ridge POA!

We hope that more people will step up and volunteer to help!

- Can you work with us on a beautification project?
- Would you be willing to help us find grants?
- Are you willing to join a group of your neighbors to help make your streets safer?

### With the help of Volunteers We Have

Kept down the costs for our roofing project by working with someone who took out the old fascia board around the cabana so the roofers could put the roof on.

Cleaned some of the recreation area.

Provided computer services to the office.

Built a Free Little Library.

**What can you do to help?**



### Join us on July 9 GRFPOA Annual Meeting

We will welcome in new board members at this meeting at 1:00 p.m. on Saturday, July 9th.

The Inspector of Elections will begin ballot counting at 10:00 am.

This is the beginning of a new group of individuals who will be running the Association for the next year. Come to the meeting and meet your Board!

#### REMINDER!!!!

GRFPOA has only two board positions available. Please note: You may vote for only two candidates!

If you have already voted for three, please call the office at 530-644-3880



## President's Message - Carol Steinbrecher

### Moving on...time to let someone else lead the organization.

**Thank You for Your Support and Encouragement!!!**

It has been 18 months since I volunteered to fill an empty position on the Board. Over the past 18 months we have made significant changes to how the Association operates and communicates with our members. I believe it has been a positive thing and it is one I hope to see continued in the future. We have created committees for our members to be a part of so they feel they have a voice in what is going on with the Association, and many of you are now relying on email, the website and Facebook to find out late breaking information. I have always believed that communication and transparency are keys to any successful organization and we have seen this over the past 18 months.

One of the things I have learned is that we as board members cannot govern in a vacuum. We must let our members know what we are doing and why we are spending money in the ways that we do. We cannot rely on only one company and that is why we have made getting three quotes for every item we purchase a priority. As a result of our Finance Director Dianna Feuerhelm's requirement, I am pleased to say that we are saving over \$7,000 in the coming year singularly on insurance for the Association. We no longer just go with the previous vendors and because of that we are saving money. We have also changed the review process for all purchases and are requiring that more than one director approves every expenditure. This provides for transparency and accountability for all purchases. We spend hours analyzing each purchase and have resolved to spend money ONLY on items that are necessary, rather than simply because the money is available in the reserve.

We have reduced our expenses and have asked for volunteer work and it too has paid off. Last year we were almost \$5,000 below budget. We are very mindful of our members and have not increased dues. This is very important to us as your board members.

The money we have saved will help fight the Bark Beetle devastation we are experiencing in our Gold Ridge Forest. Additionally, we will be allocating more money for Greenbelt clearing to compliment the work the County is doing along our roads. The County road project saved GRFPOA over \$100,000 in Greenbelt costs. For those of you wondering, the County is working on road paving during the next few months but have assured us they will be back at work on the road clearing in the fall after fire season.

You are receiving two mailings from us this month. One is your statement and this newsletter; the other mailing you are receiving is your ballot for our upcoming election. If you did not have the opportunity to come to the Candidate Forum please take a few minutes to watch it through the link on our website.

Finally, I would like to make a request of each and every one of you. I know we are all busy and we all have lives to lead, but I ask that you take a few minutes and think about how you could help YOUR Association. So often I have heard people say that the Association never changes, that the rules never change and that the same people run it all the time. The reason for this is because no one is willing to step up and say, "I'll help!" There have been dedicated individuals who have been on the board for six, seven or even eight years because they feel they have to. Give these people a well-deserved break and stand up and say "I'll take my term serving our community." Is it a walk in the park? Not always, but if there were more than four or five people, it would make it simpler. We live in a beautiful place, we always want it to be better, come help your neighbors and YOURSELVES make it so!! You will be surprised at how good it makes you feel!

If you have questions or concerns, please do not hesitate to contact me. You can always reach me at [grfpresident@gmail.com](mailto:grfpresident@gmail.com).



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!

**Pool Closures**

If you hear thunder, get out of the pool. According to the National Lightning Safety Institute, swimming pools are connected to a much larger surface area via underground water pipes, gas lines, electric and telephone wiring, etc. Lightning strikes to the ground anywhere on this metallic network and may induce shocks elsewhere. If there is thunder and lightning, the pool will be closed immediately. This is for your safety!!!

**Subdivision Map**

We have added a map of the Gold Ridge Forest Subdivision to our website at [www.goldridge.org](http://www.goldridge.org). Look under the Inside Gold Ridge tab.

**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 requirement, check under the Committees tab. Here you will find the Architectural forms you need.

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**Survey Says**

Have you filled out our survey? Are you new to the Association?

Please take a few minutes to fill out the survey on the back page. We are trying to reduce costs by using email to keep in touch with our members. If you would like us to send information to you via email, please send the form back to the office!!

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**Defensible Space Assistance**

Worried about fire season? Not sure if your property is ready for a long, hot, dry summer? Give Karen a call at the office (530-644-3880) and ask her how you can get a “Defensible Space Courtesy Review” with one of our knowledgeable Green Belt Committee members. This “free of charge” review is done in conjunction with your Board of Directors, the El Dorado County Fire Safe Council, and CAL Fire. We will do our very best to have someone arrange an appointment with you, and walk your property as soon as possible. We will provide you with a written sheet of where you might need to clean a little bit more.

We also have a listing of local businesses that have done property clean up in a very satisfactory manner for GRF property Owners

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**Fire Safe Council Meeting**

**Saturday, June 18<sup>th</sup>, 11:00 am at the Lodge**  
**All interested residents are invited!**

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**Pickleball**

Bob Ritzman is organizing a pickle ball group, and is inviting GRF members to come learn the game and play Tuesday evenings from 6:00-8:00pm.

He has marked the court with approved orange court tape and has paddles and balls to introduce the game. It is 1/3 the size of tennis court, played with oversized ping pong type paddle and outdoor pickle ball.

## Greenbelt

As we begin June, Greenbelt activities will have to be monitored and managed carefully due to the dry and drought-like conditions we are facing through the end of October.

The Greenbelt Committee decided early in this calendar year to address several of the trees that are infested with the Bark Beetle. We are working to make sure that all trees that are in danger of damaging home owner's property are being evaluated. Currently we have 10 or so trees that are scheduled for removal in the next few weeks.

## Recreation - Carol Steinbrecher

### Pool News

The pool opened Memorial Day and we closed the pool during the week. I am happy to report that now the pool is open for business for the entire year!

### Incident Report

Per property owner request, we have adopted a zero tolerance attitude with regards to bad behavior at the pool. Our recreation staff has been instructed to fill out an Incident Report on any and all activity that is disrespectful, destructive or disruptive to our members. These reports will be reviewed by all board members and appropriate action will be taken, up to and including revoking recreational privileges for those who continue to make others time at the pool miserable. It is important for our members to let the recreation staff know what is going on. If you see behavior that should not be tolerated happening...SPEAK UP!

## Finance - Dianna Feuerhelm

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.

# Questions for Our Candidates

We have submitted a list of questions to each of the candidates who are running for your board. Below are the questions and each candidate's response. Here are the questions we asked:

1. How much time do you have to devote to this position and are you willing to ***become familiar with the CC&R's***, read meeting packet materials, minutes, financial statements and correspondence prior to Board Meetings? In other words, will you be prepared and engaged in the ongoing operations of our association?
2. Why do you want to be on the Board and what do you bring to the table to help the association?
3. If I had a unique problem, how would you handle it for me, with the Board and overall for the association?
4. If you wanted to change any association rule or amend the documents, what would they be and why so?
5. Will you be readily accessible to our property owners? How do we contact you with questions; should we attend the meetings, or call you, or contact you through management?
6. What is your vision of our association? What would you like to achieve during your term in office?
7. Is your property currently in violation of any association rule or regulation? Have you followed the proper process for GRF Board approval of any improvements to the exterior of your property and/or tree removals?
8. How well do you work with other people and do you consider yourself to be a team player? Are you able to assess current conditions and plan in a positive manner to move forward and not diminish the efforts of past board members and their actions? If so, why, or do you have any examples?

Eugene Borbely

Please include my "Directors Election Statement" in the June Newsletter, as my response to the "Questionnaire".

The "Questionnaire" has been introduced by several of the current Board of Directors - (essentially strangers to many of the other (622) GRF Property Owners) - two of whom are withdrawing from office at the end of this term (July).

The "Questionnaire" has not been, and is Not a requirement of candidacy. It imposes an additional expense to the GRF Property Owner, related to mailing and related labor, and is unnecessary.

The "Directors Election Statement" is intended to provide the profile the GRF Property Owner Board of Director candidate chooses to present to the GRF Property Owners.

The "Directors Election Statement" is ultimately sent, via post, to the GRF Property Owners, with the Election Ballot.

It is the responsibility of the GRFPOA BOD Candidate to author and formally present a candidate profile, in the form of the "Directors Election Statement", to the GRFPOA BOD for dissemination.

I have submitted a "Directors Election Statement", which provides a profile, including intentions, if elected to a Board Position, and addresses germane issues regarding the execution of office.

The GRF Property Owner Candidates "Directors Election Statement" should also be posted on the GRFPOA Web-Site prior to an election, providing adequate time for analysis, review and questioning by the at-large, active GRF Property Owner members, and, virtually eliminating the expense related to post (mail), and related labor.

Please read my "Directors Election Statement" for insight into my intentions as a Board of Director and servant of the GRF Property Owner, before casting a vote for any candidate.

If there are Question/s for me as a GRFPOA BOD Candidate, please route them to me through the GRFPOA Office, via e-mail, FAX, or post, or to me directly, at the Candidate Forum.

The GRF Property Owner - the people are the government, not five (5) Board of Directors - whom never ask for approval to spend our money - and are essentially strangers to many of the other (622) Property Owners.

Regards - a fellow GRF Property Owner that respects the GRF Private Property Owners and their inherent Private Property rights.

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Jeff Hill

1. Very simply, I'd like to get involved and help out.

2. Yes, I'm willing to become familiar with the CC&Rs, etc.

And, I'm busy with work and the family, but I'm willing to make time for my Owners' Association. I have some evenings available and some weekends, my schedule is usually flexible enough to allow for some rearranging.

3. Yes, I'm available for such.

4. Yes, I am.

5. Yes, I'm very accessible, via cell, email or even my house phone; but cell and email are best.

6. Nope, no violation. And yes, we've followed the necessary processes before making any improvements, etc.

7. Yes, I can work on a team, I have for many years professionally; I can also work independently just fine.

And yes, generally speaking I can plan and perform against such. And speaking disparagingly of previous board members wouldn't exactly be conducive with cooperation and progress.

Brandon Miller

1. I'd like to get more involved in our community, and although I grew up in El Dorado County I am pretty new to the GRF. I bring the experience of living in other communities and I'd like to build on the amazing work that has been done since I moved here and continue to work toward making it easier to communicate with others and the board.
2. I have a full time job, a family, and hobbies like most of us but I am willing to make time.
3. I am willing and available, but also hopeful that some of these items can be streamlined with online submittals so they can be addressed from other locations.
4. Yes, I look forward to seeing more of the Gold Ridge Forest and meeting more people!
5. I always have my phone, which would be the best way. From my phone I can answer phone calls, texts, emails, or keep up with our social media pages.
6. I am not aware of any violations of any association rule or regulation on my property. I have followed the proper process for several improvements since I moved here to GRF.
7. I believe I work well with other people and I consider myself a team player. I also am driven to solve issues independently if required. I am a civil engineer, with half of my career in the construction field, which requires on the spot decisions and changes (you all probably saw me working on the sly park undercrossing). I am truly amazed with the improvements that have been made in the last 3 years that I have been here. I have no intent to diminish the efforts of past board members, but hope to build on those efforts and continue forward.

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Pat Schoggins

1. As of the deadline on May 15, no one had turned in their letter of intention. I thought this was a sad state of affairs as we have 627 home sites in Gold Ridge. We needed a board, so I decided to run for another term. I have an accounting and purchasing background. As in the past, I would make sure we work within our budgets, continue to keep our lodge and recreation area clean, safe and appealing to homeowners and to be sure our reserve account is properly funded.
2. I am retired so I definitely have the time to devote to the association. I am already familiar with the CC&R's having already served multiple terms on the board and yes, I would read all necessary documents relating to Board Meetings.
3. I believe going to the office is needed more than twice a month to complete association business.
4. Yes, if asked to do so.
5. Board members can contact me via any of these methods. I have an iPhone, so I check emails, texts, missed calls frequently. Members can contact me through the office manager who would forward messages.
6. Yes, to both.
7. I have worked successfully with several past boards. I consider myself to be a team player and am willing to help other board members in any way I can. I think our past boards have on the most part done a good job. We can always improve and build on past practices. Example: Our current president has done an excellent job sending group emails with announcements to any homeowner willing to give us an email address.

# Questionnaire

Please fill this out and send it with your dues statement or fax it to (530) 644-0845. You may also email it as an attachment to office@goldridge.org

In an effort to reduce postage and mailing expenses, we are asking for your help.

Would you like to receive your statement and newsletter by email? (Please check one)

- Please continue sending both the newsletter and statement via US mail.  
 Please send my statement via mail and my newsletter via email.  
 Please send both my statement and newsletter via email.

We want to find out the best way to contact you, should we have to talk to you about dues. Dues are due by the 1<sup>st</sup>, late fee is assessed on the 15<sup>th</sup>, delinquent interest of 1% per month is assessed after 30 days and is assessed on the 1<sup>st</sup> of the month.

- Contact me before the 15<sup>th</sup> by  phone or  email.  
 Contact me on the 15<sup>th</sup> by  phone or  email.

Our CPA has recommended that most Associations charge a cost of living increase equal to the Consumer Price Index and has suggested we do the same. We would like to hear from our members. Please choose one:

- I believe that would be a good benchmark to base the increase on.  
 I believe the board of directors should only raise the dues when it feels it is necessary. Even though it might be a larger increase.

We would like to plan some events that will bring the community together. What events would interest you?

- Old Car Show       Community Yard Sale       Craft Fair  
 Annual Meeting Picnic      Other: \_\_\_\_\_

Name: \_\_\_\_\_ Lot No. \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address (please print): \_\_\_\_\_

Any other comments you might wish to add: