



Home Owners Association

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Message from the President, Earl Zeigler

The Homeowners Association's (HOA) Annual Meeting will be held on Saturday, August 21st at the Community Center, as will the Townhome Owners Association (TOA) and the Mutual Water Company's (MWC) Annual Meetings.

The primary objective in holding these meetings is to provide community members a comprehensive summary of the "state of the community". The HOA meeting will also include an update from the Community Services District (CSD). Please mark this date on your calendar. Additional information will be provided prior to the meeting.

The HOA board will host its' third "Meet and Greet Dinner" in conjunction with the Annual Meetings on August 21st. It is hoped this event will encourage participation from a broad spectrum of Whitehawk Ranch "newcomers and old timers." As in the past, the HOA will host the dinner for up to two members, the Grizzly Grill will provide the food, and this will be a BYOB event. Please join us for the dinner social even if you cannot attend the afternoon meetings. Please watch for your RSVP response post card coming in the mail to you in July.

Our current HOA annual elections nominating committee is looking for interested property owners who would like to volunteer to serve on the Master

Homeowners Association Board of Directors. We will have two board positions opening this summer for new two year terms between September 2010 through August 2012. Bill Gilbert, Tom Hayes and Mike Burke have another year on their current term while Mo Tarantino and Earl Zeigler's terms end on August 21, 2010. Anyone interested in running for one of these two open positions please contact a member of the boards nominating committee chaired by Tom Hayes.

Steve Dick has resigned his position with the Road and Open Space Committee. The Board wishes to recognize and acknowledge the endless hours that Steve Dick has contributed to the community the past three years to ensure that our roads and open-spaces are well maintained and improved for all our use.

Road & Open Space Committee Update –

As announced in the last community update, the HOA Board has expanded the role and membership of this long-standing committee. For 2010, the committee members are Bill Gilbert, Steve Ursenbach (chairman), and Bob Wood. The historical responsibilities of this committee have been to provide management of the trees within the ranch and to prioritize and make recommendations to the board with regard to annual roadway maintenance work.

Please plan to
attend the annual
meeting:

**Saturday,
August 21**

TOA: 2:30 p.m.

MWC: 3:45

HOA: 4:15

Dinner: 5:00

Home Owners Association cont.

In addition to continuing with the above, the committee has taken on the responsibility of doing an in depth survey of the roadways to determine the condition of the pavement, the shoulders, the existence of saplings and trees, and drainage /erosion problems areas along side the road. This information will be used to establish short and long-term roadway maintenance plans to protect the stability of and lengthen the life the roadway.

The committee has identified areas along Whitehawk Drive, Mc Kenzie Trail, and Miners Passage where small trees and saplings have or will be removed to create a "snow zone" that will facilitate snow removal and protect the roadway from future tree root damage.

Given the lingering winter season, roadway maintenance work will be deferred until after Labor Day at which time portions of Mc Kenzie Trail, Fox Tail, Prospector, and Hawk Ridge Drive will be upgraded with asphalt overlays or a coat of slurry. Additional details will be provided once the work is scheduled.

Mutual Water Company

Message from the President, Steve Ursenbach

All treatment systems are functioning well. The board recently approved the purchase of a propane-fueled back up generator to support the wastewater treatment plant (back up power is required by regulations). The very old, existing generator will be relocated to the water treatment plant. This was a planned purchased funded by water company maintenance reserves.

In spite of lingering winter weather, water company personnel were able to open the pool as scheduled and have the facilities ready for the summer season.

Water company projects this year include:

- The installation of additional pasture irrigation for effluent disposal.
- Removal of the existing irrigation system adjacent to the community center area.
- Complete the backup generator project.

Sending Association Documents via E-Mail –

Recently California Civil Code 1350.7 was amended to permit California homeowners associations to, *with the owner's written consent*, distribute various annual disclosure packages and other HOA paper work via email rather than the traditional US mail.

This will save time and money for those comfortable with electronic communication. Of course if you prefer the US mail hard copies as we have distributed in the past you may opt out at anytime. Included with this addition of our Community Update is the consent form to be filled out and returned to the HOA granting us permission to take advantage of Civil Code 1350.7. Please complete the form and return it to us at PO Box 176, Clio, CA 96106 or fax to 530-836-1613, attention HOA.

Summer Meeting Schedule -

Our summer meeting schedule is 3:00PM on the Monday preceding the second Tuesday of each month at the community center, all property owners are welcome to attend.

- Raise 10 fire hydrants for increased accessibility and safety.
- Water line replacement and refurbishment projects.
- Roadway shoulder and drainage/erosion improvement projects for the HOA.
- Assist the HOA with tree and sapling removal along the roadways to improve the "snow zone" for the coming year. Continued repair and maintenance to the burn area access road for the CSD

Enclosed in this mailing is the 2009 Consumer Confidence Report for the water company. Please contact Tom Vannoy, MWC Operations Manager, if you have any questions.

Summer Meeting Schedule -

Our summer meeting schedule is 4:30PM on the Monday preceding the second Tuesday of each month at the community center, all property owners are welcome to attend.

Community Services District

Submitted by Ivan Randall, CSD Chairman

The members of the WHRCSD BOD are:

Bill Gilbert – Four-year term expiring Dec. 2013

Dennis Blanc – Two-year appointment to a four year term expiring Dec. 2013*

Ron Kvikstad (Secretary) – Two-year appointment to a four year term expiring Dec. 2013*

Bob Stein – Four-year term expiring Dec. 2011

Ivan Randall (Chairman) – Four-year Term expiring Dec. 2011

** These were appointed positions to new four-year terms of office, but must stand for election to these positions during the next regularly scheduled election in Nov. 2011.*

Please contact any member of the Board regarding any questions you may have about WHRCSD.

2010 MEETING SCHEDULE

The CSD Regular meeting schedule for calendar year 2010 is as follows:

Jan-March No Meeting

April-Nov Meet second Tuesday of the month at 5:00 PM in the Community Center

Dec. To Be Determined

Regular meetings are held the second Tuesday of each month listed above, starting at 5:00 PM at the Community Center. These meetings are open to the public and you are encouraged to attend.

Now that spring has finally arrived, it is time to get ready for the busy summer season here at Whitehawk. To that end, the Water Company maintenance crew and committee volunteers have been busy getting our CSD facilities, trails and landscaping back into service for your enjoyment. This has been a Herculean task given the limited amount of good weather we had prior to Memorial Day weekend. But with a few exceptions (which will be corrected shortly), all our facilities are “open for business”. When utilizing our facilities please for your safety and the safety of others obey the established policies. The remainder of this “Up-Date” will provide a brief review of each of our facilities. If you need additional information, have any concerns or just want to provide feedback, please contact any Board member or committee Chairperson.

OPEN SPACE & TRAILS (Jay Skutt, Committee Chairperson)

There is extensive open space through out our community. Some of this has been improved with trails and landscaping, but most of it remains intentionally unimproved. Our open space provides for wild life habitat and wild flower growth, which is plentiful through out the Ranch. Open space is not marked and therefore, it recommended that before you venture onto any open property you verify that it is CSD open space and not private property. Additionally camping, gardening and the erection of any structure, and use of motorized vehicles are not permitted on CSD open space. The CSD Board will consider requests for utilizing our open space for various interests. For more information please feel free to contact Ivan Randall.



Photo shared by Patsy Purvis

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BURN PILE

The CSD has dedicated open space in the rear of our development near above Bolder Drive for residents to deposit lawn clippings, leaves, twigs and pine needles. We encourage property owners to clear their property of combustible vegetation for the benefit of creating fire safe zones throughout the Ranch.

During the winter and early spring, when the CA Air Quality agency allows, we burn the accumulated debris. Please note that this is neither a community dump nor a location for contractors to haul waste. Additionally when the debris is being burned it is not safe to continue dumping. We have had problems with people hauling pine needles and lawn clippings in plastic bags and leaving the bags at the burn pile. This is not allowed and is very toxic to the environment if burned, please do not leave any plastic bags or other containers behind. Although we do not want to inconvenience anyone we may have to inspect each load prior to allowing it to be dumped, if unauthorized materials continue to be deposited at the burn pile site. The burn pile was bigger than ever this past winter and Tom Vannoy and Antonio made every effort during the winter and spring to completely burn it. But due to the unusual snow fall and other important tasks they perform around the Ranch they were not able to completely burn the accumulated debris. Thanks to Tom and Antonio for their efforts.

COMMUNITY CENTER & GAZEBO

Like all of our facilities, use of the Community Center and Gazebo is restricted to property owners and guests. Renting the facilities for various functions is provided for in our Use Policies, which you may obtain by contacting Joleen Cline. For security reasons the Community Center is locked during the evening hours; if you desire after hours access please contact Ivan Randall.

POOL (Jim Bauder Committee Chairperson)

The pool opened Memorial Day weekend and will close the Tuesday following Labor Day weekend for planned maintenance. Hours of operation are from 9:00 AM until sunset each day. The pool temperature is maintained at 80 degrees for your swimming comfort. Please read and follow the rules that are posted

inside the fence surrounding the pool. These rules are for your safety and to maintain an enjoyable atmosphere for all when using the pool. We have had numerous complaints of non-authorized use of the pool, do not prop the gate open or let anyone into the pool area who does not have a key. Lodge guests are authorized to use the pool and have keys provided to them by the Lodge. The increased security fencing installed last summer has been effective in eliminating after hours trespassing, but please report any suspicious or threatening behavior to any Board member or Jim Bauder.

TENNIS COURTS (Nancy Warmby Committee Chairperson)

One court has been opened, but the south court is currently closed. There is some bulging in areas where repairs to surface cracks were made last fall. We have contacted the contractor who did the work and we expect these problem areas to be repaired and the south court placed back in service by the end of June.

EXERCISE FACILITY (Christy Randall Committee Chairperson)

The annual Exercise Facility memberships will expire on June 30, 2010. For the fifth year in a row, Exercise Facility household membership rates will remain at \$250/year and \$75/quarter. In the near future, current annual members (and others who have memberships that expire June 30, 2010) will receive renewal notices in the mail. Property owners interested in joining the Exercise Facility should contact Christy Randall to understand usage fee/Membership options, obtain a Facility bolt lock key, sign a liability waiver and review Facility usage policies.

EQUISTRIAN CENTER (Dave Heaslett Committee Chairperson)

Please contact Dave Heaslett for information regarding use of the Equestrian Center.

RV STORAGE AREA (Bill Gilbert Committee Chairperson)

The RV Storage Area is intended for temporary storage of RV's, Boats, Campers, and trailers. All vehi-

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cles stored there must be currently registered and in working order. To gain access to the storage area you need to contact Joleen Cline or Bill Gilbert. You will be required to fill out a form, which will be kept on file by the CSD. For additional information please contact Bill Gilbert.

GENERAL

This summer we will be installing a new keyless door entry system on the Community Center, Pool, Tennis Courts and Exercise Facility. This new entry system will replace the current flat key entry system. Each property owner will be assigned a unique PIN code, which will be used to gain entry to these facilities.

Ranch News

Fire Safe Council Update -

WHR had a assessment by Cal-Fire, Plumas County Fire Safe Council and the Graeagle Fire Protection District in regards to fire risk in our community. This assessment was done so that we qualify in becoming a Firewise Community. The report indicated the community had many homes that had good defensible space. There are large areas of open space that offer a good buffer if a fire was to invade Whitehawk Ranch.

The report also suggested we had some areas that should be improved.

These areas are:

- Some address signs are too low to the ground and some have deteriorated to the point they are difficult to read.
- Some propane tanks had regulators that were exposed and vulnerable to tree limbs either

Ladies Golf Update

The Whitehawk Ranch Ladies' Golf Club plays on Tuesday morning and we are always ready to welcome new members. If there are any women golfers who would like information about our club please

The reason for this change has to do with our over all effort to improve the security of our facilities. More details will be provided prior to implementation.

During the annual HOA meeting the CSD Chairperson and Finance Committee Chairperson will present a report on the near and long term financial forecast for the CSD. We will also mail and or email a copy of this report to all property owners.

As I have expressed in the past, please thank the many volunteers whose efforts continue to make everything work and get all of the work done here. Anyone interested in joining or leading anyone of our committees should contact any Board member.

breaking off or coming into contact with the tank regulator. If you are concerned about your regulator connection contact your propane company.

- Firewood stored closer than 30 feet from the home is a fire hazard.
- Areas with thick growth and trees growing under larger trees will help a fire grow.
- An empty lot with excessive fuel covering the lot is a fire hazard.

If you have concerns about your property and would like an assessment to become more fire safe contact the Graeagle Fire Department at 836-1340. This information will not be shared with any other establishment such as an insurance company.

The Plumas County Fire Safe Council will have a information booth at the Graeagle Fire Station during the pancake breakfast on July 4th for additional safety info stop by their glad to help.

give Pamela Burke a call at 836-4206. Membership is restricted to Whitehawk property owners and those who are annual members of the Whitehawk Golf Club.

Men's Golf Update

The Whitehawk Ranch Men's Golf Association Board has been busy planning this years golf events. As in the past Men's Day is on Monday mornings and the Pro Shop arranges the competition and the pairings. Men's Club Members need to sign up in the Pro Shop at least the day before the event.

Match play notices were recently sent out to all Men's Club Members. We have changed the competition this year to have four (4) divisions of six (6) golfers. Each player will have at least 5 matches that must be completed between June 15th and September 15th. The four (4) division winners will meet in a semi-final match on Saturday, September 25th with the final on Sunday, September 26th.

Also this year, we are continuing our twilight golf events each month. The Pro Shop is organizing each event with a 9 hole, fun event followed by a dinner. Each month we will have a different theme (for example in May, we had dinner and a wine tasting from Four Bears Winery). Non-golfers are welcome and encouraged to join in the dinner!

Our member/member was played on June 12th and the annual show down (Men's Invitational) is scheduled for August 26th and 27th.

Anyone interested in joining the Men's Club Association or receiving more information, fell free to give me a call at 530-836-4663, Tom Hayes, Men's Club President.

Whitehawk Ranch Townhome Owners Association

Message from the President, Steve Shepherd

As was noted at last year's annual meeting, trim nails have come loose on many of the Townhomes, especially along the roof lines, from the siding, fascia and trim of many units. After another heavy weather winter it is a good time to get that trim nailed back tight before water

damage or the actual loss of fascia and trim occurs. Siding maintenance and repairs are the responsibility of the Townhome owner. You can contact Jim McCall (530-412-1354) or Matt Hillyard (530-386-4086) to arrange to have them go around your unit, including high roof lines, and reattach any loose trim.



Photo shared by Kelli Lincoln

Dog Park at Whitehawk Ranch?

Earlier this spring a brief email survey was submitted to Whitehawk property owners. This survey asked “Do you support or object to having a dog park in Whitehawk Ranch? If you support the idea, would you be willing to donate funds toward to establishment of the park?”

This survey was intended to be just a first step in understanding the level of interest in a Whitehawk Ranch dog park prior to proceeding with more in-depth research into the costs associated with the project. Of the 140 households receiving the survey, 42% responded – thank you for the large response rate! Of those responding, 58% supported the idea, 15% objected to the idea and 27% were neutral.

Many good questions and issues were raised by the survey. One predominant issue that arose was property owner frustration with dog owners who currently do not pick up after their pets. Please note that pet owners should pick up after their pets, regardless of where droppings occur and the size of the dog.

The emerging vision of a Whitehawk Ranch Dog Park is similar to the Whitehawk Ranch Exercise Facility. Initial capital expenditures would be funded

through donations, and on-going expenses would be supported through membership fees. Access would be limited to members having keys to a locked gate and maintenance would be borne by the members of the Park. The only request to the Whitehawk Ranch CSD would be for use of open space owned by the CSD. The envisioned location of the Dog Park would be between the Exercise Facility and the Equestrian center, just east of the Equestrian Center. Brown vinyl-coated chain-linked fencing will blend into the surroundings.

When the initial capital expenditures are better understood, a more formal survey will be submitted to all property owners, not just those with email addresses.

In the meantime, if you have any questions or concerns please email Christy Randall at crandall@digitalpath.net.

After all of the details of this project are understood, and if the results of the more formal survey indicate significant community support, a proposal will be presented to the Whitehawk Ranch CSD.