



Inside this issue:

<i>Home Owners Assoc</i>	1
<i>Mutual Water Co.</i>	3
<i>Community Services District</i>	4
<i>Ladies Golf News</i>	5
<i>Town Home Owner's Association</i>	5

Welcome to the winter publication of the Whitehawk Ranch Community update. This edition includes reports from the HOA, MWC presidents and CSD chairman as well as several community recreational groups gearing up for the upcoming spring and summer activities. Major community boards have been on winter break with the MWC returning to their normal schedule in March and the HOA and CSD starting up again in April. Their respective reports will outline future meeting dates and times as well as minutes of their winter meetings can be found posted on the www.whitehawkkranch.org web site if you wish to review additional details.

Home Owners Association Winter Update

Submitted by Earl Zeigler

**Mark
Your
Calendar:**

**2011
Whitehawk
Ranch
Annual Meeting**

August 20, 2011

The HOA winter meeting schedule included November and December meetings held on the first Monday following the first Tuesday at 10:00AM in the Community Center Board Meeting Room. March and April meetings again will be at 10:00AM on March 7 and April 11, 2011. Beginning in May we will return to our summer schedule with the meetings scheduled at 3:00PM on May 9, 2011. Our summer schedule includes meetings on June 13, July 11 and August 8, 2011 and the 2011 Annual Meeting will be on August 20, 2011 at the Community Center.

Just as a reminder the board elected it's 2010/2011 officers last September and they currently are:

Earl Zeigler, President
Mike Burke, CFO
Bill Gilbert, Secretary
Tom Hayes, Co-vice president
Mo Tarantino, Co-vice President

Our two major committees supporting the HOA are the Road and Open Space Committee chaired by Steve Ursenbach and the ARC chaired by Mo Tarantino. Although Mo's ARC activities have been a little light of late with very little new construction going on at Whitehawk her committee continues to be available to the community for any ARC related questions and or permits.

Steve's committee on the other hand is and has been busy monitoring the snow removal contract throughout the current winter season with the Mutual Water Company staff and planning our ranches infrastructure maintenance schedule and any road restoration activity planned for the upcoming summer season.

In mid December we concluded the voting process for the Second Amendment of our CC&R's amending the use restrictions on lot 47 or 24 in Phase VIII Unit 2 of the Vistas. This action permitted the sale of two lots to the Graeagle Fire Protection District for possible con-

Home Owners Association cont.

struction of a new sub-station intended to serve Eastern Plumas County including Whitehawk Ranch.

The returned secret ballots were open and counted during our December HOA meeting; the results were published to all property owners. Seventy five percent (75%) of the community responded with 202 of the 269 HOA members eligible to vote returning their ballots and the amendment passed 198 to 4. I would like to again thank the 202 community property owners who cast their ballots in this special election.

Recently we all should have received your 2011/2012 preliminary HOA budget developed by the board for your review. Any comments should be directed to either myself, Earl Zeigler or our CFO Mike Burke before our scheduled adoption during the April meeting on the 11th.

Although this budget is organized in a twelve-month fiscal year cycle, going forward it is the intention of

Road and Open Space Report

Submitted by Steve Ursenbach

Last year was a big year for roadwork and the coming year will be equal last years' activities and budget.

The outlook for the coming year is:

1. To do extensive crack filling on the other half of the community roads that were not treated last year.
2. To complete the slurry coating work on Miners Passage and a portion of McKenzie Trail (a carry over from last year) and also slurry seal the roads throughout the Townhome area.

To do some major repair of the roadway edges along Whitehawk Drive from Highway 89 to approximately The Lodge. This will include patching the deteriorating pavement and adding shoulder material to protect the repair.

this board to transition to a calendar year cycle to match the same schedule as the MWC's January to December timeline in 2012.

It should be noted the proposed budget you have has no scheduled increase in our dues at this time. While spending is up for the necessary allocations to road reserves we plan to off set those increases with additional membership revenue in 2011.

It's not too early to start thinking about the HOA board election process this July. We need community volunteers willing to commit to ten board meetings throughout the year managing the HOA by laws, CC&R's and community activities. Three of our five board members terms will expire this summer, interestingly enough no one on the current board has served less than 2 full terms and some as many as five so maybe it's time to attract some new community members to participate on our HOA BOD.

In addition to these outside contractor projects, the HOA expects to continue to contract with the MWC for additional sapling removal, roadside drainage repair, and bridge maintenance work. Over the course of the past 6 months the MWC has completed a majority of the work required to develop effective "snow zones" along Whitehawk Drive, McKenzie Trail, Miners Passage, and Quail View Circle. During the most recent break in the weather, they completed the work along Miners Passage Extension, Saddle Ridge Road and much of the work on Boulder Drive.

Having the opportunity for the HOA to contract with the MWC for much of this general roadway maintenance work is a very cost effective approach for this type of work compared to using outside contractors for these smaller projects.

Mutual Water Company Update

Submitted by Steve Ursenbach

The water and wastewater treatment systems are functioning well. Given there is a lower demand for these services in the winter; the plants are operating at reduced capacity in order to reduce operating expenses.

The Preliminary Operating Budget as submitted to the members last October was approved at the December board meeting and 2011 coupon payment books were distributed prior to the end of the calendar year.

Following a two-month winter break, the board will resume their monthly meetings beginning March 7th at 11:30 AM and they will revert to the summer meeting schedule for the May 9 2011 board meeting. As

a reminder, the board meets at 4:30 PM in the summer on the Monday preceding the second Tuesday of each month at the community center; all property owners are welcome to attend.

The full time water company crews, consisting of Tom, Antonio and Sergio, along with the community have experienced a “feast or famine” snow season this winter. The season began with heavy wet snows in November and December, virtually almost no snow in January and most of February, followed up again with bouts of heavy wet snow in late February. This heavy “Sierra Cement” type snow presents a extra challenge for the crew, it is hard on the equipment, and makes the removal of those unavoidable driveway berms by homeowners more challenging,



Photo shared by Earl Zeigler

Mutual Water Company Update Cont.

but it is a part of life in the mountains. On the positive side, the “no snow breaks” in January, afforded the crew the opportunity to do more sapling removal work for the HOA to improve the “snow zone” along the roadways throughout the ranch.

With regards to securing the water rights from the developer, the board expects to finally complete the due diligence work necessary to complete this agreement before the summer season.

Message from Tom Vannoy, Operations Manager to the community:

“This winter the water side of the operation is providing a greater than normal winter supply of treated water to its members. Historically, this situation is a result of an unknown water leak somewhere in the community. Thus this is a reminder that as you leave the ranch for the winter to please ensure the water is turned off to your residence. If you choose not to do so, then you should arrange to have a periodic inside and outside inspection of your residence throughout the winter.”

Whitehawk Ranch Community Services District

Submitted by Ivan Randall, CSD Chairman

Whitehawk Ranch CSD Board Of Directors

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 tem 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 2011 is as follows:

Jan-March	No Meeting
April-Nov	Meet second Tuesday of the month at 4:00 PM in the Community Center
Dec.	To Be Determined

Regular meetings are held the second Tuesday of each month listed above, starting at 4:00 PM at the Community Center. These meetings are open to the public and you are encouraged to attend.

CSD NEWS

As you would expect, the winter season here at Whitehawk has been quiet, except for several significant winter snowstorms. Soon we will be preparing the CSD facilities for the Spring and busy Summer seasons, but for now most CSD related business has been limited to managing the Burn pile, continuing to brush the new plaster in the pool and spa, and general maintenance where needed.

Please note that the Board voted to change the regular monthly meeting start time to 4:00 PM on the second Tuesday of each month beginning with our first meeting of the season in April.

We will be working on the 2012 budget, revised Use policies and several other projects when we resume our meetings and as always you are encouraged to get involved and attend our meetings.

If you have any questions or concerns please contact any Board member.

Whitehawk Ranch Ladies Golf Club News

Submitted by Denise Stein

Our WHITEHAWK RANCH LADIES GOLF CLUB BOARD had a board meeting in La Quinta on January 24, 2011. There were enough members enjoying the sunshine in the Desert to meet and discuss our plans for this coming season.

Virginia Luhring, our Tournament Director, has met with Tad McCormick in the Pro Shop and discussed the upcoming season. Virginia passed out a list of several fun games being considered for play this summer. The board did decide not to do our Match Play event this year, due to lack of attendance, and add instead a member-member play day event, set for July 12th. Virginia will work with Pam Cummings on a theme for this event and lunch will be available on that day as well.

The Eastern Plumas Health Care Foundation Golf Tournament and the Swing for the Cure Tournament will join forces this year at WHITEHAWK RANCH on Friday, June 17, 2011. The dinner after the tournament will be held at The Barn in Blairsden/Graeagle. We hope all our members of Whitehawk Ranch will sign up for this great fund-raiser for our community. Save that date on your calendar.

Horses Unlimited will be having the Horses Unlimited Tournament on May 11th at Graeagle Meadows Golf

Course. It will be a shotgun at noon. Ginny Kylberg and Marcia Zeigler attended a meeting to discuss ideas with other clubs. Priscilla Piper and Renee Walker hope to get the flyer out about this by March 1st. This is the tournament that Jody Lindroth had organized over the past years.

Our Pro, Tad McCormick, will be offering several Wednesday clinics at 11:00 including rules, this summer. Tad did request that we move our Club Championship to be up one week in September. Our final Club Championship will be on Sept. 20 & 21st. Therefore all our ACES OF ACES will be played on the third Tuesday on each month, but not during September. September Aces of Aces will be on Sept. 6th and the final Aces of Aces will be on Sept. 13th.

We will have our Member rosters/Calendar booklets ready when we have all our dates confirmed hopefully at the beginning of May.

Patty McNamara, our Co-Captain, has been working on our LADIES INVITATIONAL. Our date for our "Wild, Wild West Cowgirl Classic" Invitational is Tuesday, August 23rd. There will be cocktail party on the night before. The gathering spot will be The Stein's watering hole on Saddle Ridge Rd.

Whitehawk Ranch Town Home Owners Association

Submitted by Steve Shepherd

Make a Difference in Your Community

Whitehawk Ranch townhome owners need aesthetically-minded homeowners to help us keep our townhomes and commons looking smart. The Architectural Review Committee reviews and approves all changes to the exterior of townhomes requested by owners and helps the Board of Directors write and enforce our architectural guidelines. The committee also recommends and helps to implement landscape beautification and special maintenance projects.

After years of diligent service dedicated to keeping our neighborhood beautiful, Dawn Hayes has retired from the committee so we are in need of a new committee chairperson, as well as other volunteers who can spend a few hours a month, mostly in the dry season, reviewing any homeowner requests, reporting and making recommendations to the board on how best to maintain our architectural guidelines, unit exterior and common element upkeep, and aesthetic improvements to Townhome grounds. Please contact Steve Shepherd at 836-1342 for more information or to volunteer to help keep Whitehawk a beautiful place to be.