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Welcome to the fall publication of the Whitehawk Ranch Community Update. This edition covers many of the topics discussed at the recent annual meetings of the Whitehawk Ranch Homeowners Association (HOA) and the Whitehawk Ranch Mutual Water Company (MWC) on August 21, 2010. Earl Zeigler, President of the HOA, Steve Ursenbach, President of the MWC and Ivan Randall, Chairman of the Whitehawk Ranch Community Services District (CSD) provided detailed community updates during the meetings. The minutes of these meetings will be posted on the www.whitehawkranch.org web site if you wish to learn additional details on the topics covered.

Home Owners Association Annual Meeting Summary & Update

Earl Zeigler, President of the Homeowner Association, covered the following key topics in his report to the members in attendance at the Aug 21st Annual HOA Meeting.

- Outlined the responsibilities of the HOA organization
- Current financial stability of the HOA
- Retain Snow Removal services with the Mutual Water Company for 2010/11
- Success and continued use of our paper-less communication system
- Outline the formation of our new Road & Open Space Committee
- Reported Election results and introduced Committee Chairpersons

Earl Zeigler and Mo Tarantino were reelected to serve on the board for the next two years from September 2010 to August 2012. During the September board of directors meeting members elected our new officers for the coming

year, this year's results are as follows:

- Earl Zeigler – President
- Mike Burke – CFO
- Bill Gilbert, Secretary
- Mo Tarantino & Tom Hayes – Co-VPs.

In addition to the board positions listed above our committee chairpersons will be Steve Ursenbach for Road and Open Space and Mo Tarantino for the ARC reporting to the President/ Board of Directors.

The afternoon ended with a good discussion on the proposed relocation of GFPD sub-station #2 from it's existing location near the Community Center to a more advantages location directly facing Highway 89 near the emergency exit. Considerable detail will be outlined to everyone later in this community update to understand the proposed plan and the necessary steps required to bring this new facility to a reality for our community and the surrounding Mohawk Valley area.

Cold weather reminder from the HOA & MWC

Many property owners are in and out of the ranch during the winter months for extended periods of time and how can we soon forget the two major water leaks this past season due to freezing pipes. With this in mind please remember to turn off all water before departing or if you need help with someone watching over your property there are several companies in the area who offer this service. Carol Yeater can either help or recommend someone who provides this service; her contact numbers are 530-836-4526 or 530-592-9606.

Home Owners Association cont.

Road and Open Space Committee Report – submitted by Steve Ursenbach

This year was a big year for road maintenance projects. The work began in early summer with the removal of willows and saplings along Whitehawk Drive and concluded with the slurry sealing of Hawk Ridge and Prospector Circle in mid-September. The remaining work included doing extensive crack filling on approximately half of the community roads and the completion of a paving overlay on Fox Tail and approximately half of McKenzie Trail. The work will pick up again next spring with the slurry coating of Miners Passage and a portion of McKenzie Trail.

The Homeowners Association (HOA) has contracted with the Mutual Water Company (MWC) to do additional sapling removal along McKenzie Trail and Miners Passage to improve the “snow zone” along the roadway before winter sets in.

HOA Board meetings are held on the Monday preceding the second Tuesday of each month. However, beginning in November, the meetings will start at 10:00 AM for the winter (November thru April) and at 3:00 PM during the summer. Board meeting agendas and minutes are available for review on the community web site.

Mutual Water Company Annual Meeting Summary & Update

Steve Ursenbach, President of the water company, covered the following topics in his report to the shareholders in attendance at the Aug 21st Annual MWC Meeting.

The community is fortunate for we continue to have a very ample source of excellent water, up to date processing plants, strong financials, hydrants for fire protection and a highly qualified and experienced staff. Tom Vannoy and his staff (Antonio and Sergio) were acknowledged for years of service and many contributions to making the ranch a great place to live and play.

The installation of a new fire hydrant was recently completed in Phase XIV subdivision (across the highway from the emergency exit). Future property owners will be required to become members of the MWC (purchase a stock certificate) and pay water reserve fees. The board has also established with the developer the conditions for future residential water service, should it be desired. Wastewater services will not be available for this development.

As reported in prior communications, the expansion projects have been completed and a financial summary has been distributed to all stockholders. The board has no expectation as to when the promissory note with the developer of the Retreat will be repaid.

In the meantime, interest will continue to accrue at a very favorable rate. This situation does not pose a cash flow or operational problem for the water company in the foreseeable future.

The board recently renewed a services contract with the Community Services District (CSD) for the coming year with only a minor increase in costs. This is the fifth anniversary of the contract and the delivery of these important services to the community. Though it is a bit challenging at times for the staff of the water to make happen, the provided seven-day per week pool service has worked well for community.

The MWC completed the first year of the snow removal services contract for the Homeowners Association (HOA) and the HOA Board has renewed the contract for the coming winter season. Bringing this service in-house, as with the CSD contract, provides the community with internal control of the work, plus the ability to do preparation before a storm, the actual snow removal and additional clean up after the storm has passed. The previous outside contractor rarely provided this pre and post storm work. This also has provided the flexibility of extra labor hours for other projects when there are no snow events.

As reported on several occasions, the water company's operational expenses increased quite a bit

when the new plant expansions came on line and given that few new sales have occurred, all members are paying more than they would like for our water and wastewater services. During the last budget cycle the board minimized any expense increase and thus did not increase the base rates for this year. The vast majority of the operational and administrative expenses are "fixed" thus there is little this board can do to reduce ratepayer fees until more standby members convert to active members and the developers sell the 60+ lots they have in inventory.

As reported at last years meeting the board has been working with the original developer to obtain all water rights associated with the ranch. The board feel

these rights are important to obtain given there is no formal agreement that specifies a quantity or price that the MWC will always be able to obtain its' raw water. It is also important from the perspective these rights could be sold to another party who may wish to limit or charge for water services. In a case, such as that, just defending our rights could be a costly proposition. The board is pleased to report we have reached agreement on the financial terms to acquire the rights that we feel is fair and equitable and expect to wrap up the due diligence phase and come to a formal agreement by the end of the year.

If there are any questions or comments with regards to this report, please feel free to contact Steve @ sqursenbach@att.net.

Interested in Whitehawk Ranch Weather?

With summer slipping away and winter just around the corner we all have a need to know the weather conditions where we live or when we're planning travel. Whether your family is a part-time or a full-time resident of Whitehawk Ranch knowing the current conditions or forecasted weather is always helpful. Today it's just "one click" away on the internet 24 hours a day / 7 days a week continuously updated every 3 seconds. Give it a try, just click on this link below, no subscriptions / no passwords. All readings are taken just off the golf course along the second hole.

<http://www.wunderground.com/cgi-bin/findweather/hdfForecast?query=96106>



Photo shared by Earl Zeigler

Whitehawk Ranch 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 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 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.

If you have any questions or concerns regarding anything related to the CSD, please contact a Board member.

CSD NEWS

The weather shortened summer season has, sadly, come to an end and end of the season planned reserve projects are underway or have been completed. The pool and Spa were retiled and replastered. This was a major reserve project and is not scheduled again for 15 years. Additional repairs were made to the pool while this project was proceeding which should result in extended pool life and better operational integrity. The Tennis courts were also repaired with over 160 feet of cracks sealed and a large area of the surface sanded down and resurfaced. Other projects were completed including preparing the burn pile access road and burn pile area for the fall and winter season. The community center hours have been reduced to 8 AM to 3 PM Monday through Saturday, Internet access will continue to be available 24/7 and can be connected via Wi-Fi in the parking lot after hours. There are no major projects planned for the winter months, however emergency repairs will be made to our facilities should they be required.

During the Winter break, CSD Board members together with committee members will be reviewing our facility and open space use policies. The goal is to revise the current policies, better define specific terms therein and to make them consistent with one another. Their recommendations will be reviewed during the April 2011 meeting with Board action to follow in May. If you are interested in becoming a member of one of our committees, please contact Ivan Randall at (530) 836-1289 or email at irandall@digitalpath.net. There are several vacant committees and the Board would like to invite interested community members to fill them.

The new “key-less” lock system will be installed during the winter months and each property owner will be provided with a PIN code and instructions. We are transitioning to this new entry system due to significant problems with the flat key including unauthorized entry and use of our facilities by non-property owners. In the coming months we will provide additional information about this system.

Whitehawk Ranch Townhome Owners Association

Message from the President, Steve Shepherd

Submitted by TOA President Steve Shephard

This Old House

Whitehawk Ranch Townhomes were built in the mid 1990's. Father Time and Mother Nature have started to take a toll on our homes and it's a good time to review and repair any minor issues before they become major ones.

Siding and trim: As you may have noticed or heard, trim nails and trim have started coming loose on many units, especially along roof lines and overhangs. However, you may not be able to see trim boards that have pulled slightly away from siding but allow water to access the space between, leading to rotted wood that must be replaced. Other than staining, all siding repair and replacement is the responsibility of the homeowner so it is wise to make sure that all trim and siding is nailed or screwed tightly.

Garage doors: like the siding, the special bolts and nuts that hold our garage doors together have become loose on many doors. If you notice that your door is no longer flat and/or bolt heads pushing out from flush on the outside of the door, the inside nuts probably need tightening. If you remove each nut and apply a lock washer or some Loctite liquid threadlocker, you should never have to tighten them again. This may also be a good time to check the rubber seal at the bottom of the door to make sure that it can keep your garage sealed from water and cold weather.

HVAC: Our geothermal systems are getting older too and it may be well worth your while to have it checked and, if necessary, serviced each season. The pump that works the heat pump portion of the system can become locked if air enters the system. It can cost \$300-500, or more, to replace and, if it fails during winter, the system will rely on its resistance heater to heat your unit, which will dramatically drive up your heating bills. Either way, don't forget to change your air filter(s), it's well worth the small amount of time and money.

Water lines: If you haven't done so, replace the copper shut off valve and supply line in the back of your refrigerator **with flexible stainless steel tubing**. This tubing brings water to the icemaker. The original copper shut off valve and supply line need to be replaced to prevent damaging leaks that some townhomes have experienced. All accessible supply valves and hose bibs should be checked for leaks. Have someone check the crawl space beneath your unit for wet areas that may indicate a leak.

Time to Winterize

Fall is upon us and the mornings are getting chilly so our first freezing weather will be coming soon. If you're a part-timer be sure your heat gets turned on in time (and windows and garage door are closed tight) and remember that wall spaces can be considerably colder than interior rooms so set your thermostat accordingly to protect your water pipes. Outside spigots should be closed and hoses emptied before a hard freeze.

Also please be sure your walks and stairs and driveways are clear for that early, first snow. Phil Charbonnier will be clearing our driveways and walks again this year. Should you be coming to Whitehawk during or after a storm call Phil at 530-386-7511 ahead of time so he can clear your driveway and walk in time for your arrival.

Proposal for a new Whitehawk Ranch Fire Substation

In August the Presidents of the HOA, MWC and the CSD formed a committee to meet with the GFPD Chief, their technical consultant and a representative of their board of directors to better understand the proposals centered around the land acquisition, necessary county use permits, caltran permits and the requested CC&R modification required to finalize the land purchase.

History

In 2007 property owners of Whitehawk Ranch unanimously voted to approve the annexation of the ranch into the Graeagle Fire Protection District (GFPD) along with an annual tax assessment to support the ongoing fire protection and EMS services.

A provision of the twenty-year annexation plan was that a new firehouse would be established in the immediate area to better support the ranch and our neighbors in the south Mohawk Valley area.

Given the current downturn in property values, the GFPD Board of Directors has determined it is an excellent time to acquire the land necessary to support this future fire hall. Several satisfactory sites have been identified along highway A-15 and 89 including a site at Whitehawk Ranch.

At the August monthly board meetings of the Whitehawk Homeowners Association (HOA), Community Services District (CSD), and Mutual Water Company (MWC), Ed Ward, Fire Chief of the district and other key individuals presented their proposal to acquire property at Whitehawk for the new substation.

The result of subsequent discussion from these presentations was the boards of the HOA, CSD, and MWC support the districts proposal to move forward with the purchase of property at the ranch. What follows is an explanation of the proposal, reasons why Whitehawk property owners should support this and what steps are required to make this happen.



Photo shared by Steve Shepherd (see the buck?)

The Proposal

The GFPD would purchase two lots in the Vistas that afford the best immediate access to Highway 89 and to the ranch. The proposed lots are on either side of the current emergency access entrance on the north end of Bob Cat Trail. One lot will become the location for the actual unmanned substation, whose size maybe up to 4 bays wide. Approval of the actual design of the fire station will also be subject to the Whitehawk ARC Guidelines.

The GFPD has agreed to pay all standard HOA dues and MWC rates and fees. These fees will be consistent with what residential property owner would pay.

Benefits of Adopting this Proposal

The fire substation will stay at the ranch versus relocating further west of the community.

This new location is ideal for Whitehawk response times and allows more rapid access to it by volunteer responders who may live throughout the Mohawk Valley.

Given that proximity to a fire station can be key to ensuring competitive homeowner insurance rates, the proposed location may be beneficial to most homeowners.

Given the fire station will be unmanned and subject to WHR ARC Guidelines it will quietly blend into the ranch's architectural personality. Of note, sirens will normally not be required as emergency responder vehicles depart the ranch for code 3 responses.

Given the station is unmanned it will only be occupied when volunteers respond to emergency calls and for normal monthly equipment checks and maintenance. With the exception of field drills, ongoing fire and EMS training activities will be conducted at the Graeagle location.

This is a budget neutral situation for all community organizations and the existing fire hall at the community center will become available for other community priorities.

Lastly, it should be noted that the majority of the immediate neighbors to the new substation in the Vistas subdivision support of this action.

Steps to Make this Happen

A change to the Whitehawk Ranch CC&R's will be required to allow for the "special use" of the two lots in the development. In a separate mailing, all property owners will receive a ballot that will need to be completed and returned in a timely manner.

A bare majority of YES votes must be received in order to make this change a reality. A vote from a property owner that is not returned is equivalent to a NO vote, so please, when you receive your ballot, complete and return it in a timely manner.

Any questions regarding this all-important action may be directed to the following individuals:

Earl Zeigler, President - HOA (ehzig@mac.com)

Ivan Randall, Chairman – CSD
(whitehawk2@mac.com)

Steve Ursenbach, President – MWC
(sgursenbach@att.net)

Terri Skutt, Director GFPD and WHR homeowner
(jtskutlbut@yahoo.com)