

Crystal Falls Association at Crystal Falls Ranch



July 2015 Newsletter



HAPPY 4TH OF JULY



President's Message

Kudos to the Activities Committee on a successful event! Anita, Bryan, Lydia, John, Melissa, Rich and Suzette – Great job!! Our **first annual Car Show/Chili Cook off** was fun and the goal was met to purchase a commercial grade treadmill for our gym. Also a new weight machine in the gym was purchased with event proceeds. Shopping for the new treadmill will take place soon. The Board looks forward to happier gym users and thanks everyone for their participation and all the hard work!

The **Summer Riding Program** at the barn has begun. A few families have been there for rides and we have two Wranglers working. We currently have three horses, Dallas, Cowgirl and Harley. Jamie Bridges who some of you may know, is our Head Wrangler and her assistant is Lauren Saint Onge-Duncan. Both of these ladies are very knowledgeable in caring for the horses and they look forward to helping you and your family with rides. Call 532-2218 and leave a message so one of them can call you back to make a weekend morning riding reservation. Please make every effort to make your appointed time or call and let the Wranglers know if you need to cancel your riding time as we have a waiting list for cancellations.

On an FYI issue we had a call recently about **flood insurance** on Sullivan Creek. A member had refinanced his mortgage and was hit with the requirement of flood insurance that has now gone up to \$2,100.00 a year due to the FEMA Zone A designation because detailed hydraulic analyses have not been performed in the area. We spoke to our insurance carrier which stated that this is an issue that can carry a high cost.

The **torrential rain storms** we had this past spring caused some erosion issues for some property owners. If you experienced this on your lot please check the direction the drainage is going to see how your downstream neighbors may have been affected. A little attention now may keep drainage problems at bay.

Our **lakes** are both doing well. The bacteriological testing has taken place and we are OK. Families are using the lakes to swim, canoe, play horseshoes and barbecue. Our Lake was sprayed to help control the algae bloom which was worsened by warmer temperatures and a lower flow of water from Twain Harte Lake. There are no swimming restrictions on the lake because of the spraying.

Tuolumne County continues to offer training to become a **Volunteer Fire Fighter** – call 532-7424 for information.

There is still room at the Community **Garden** – call the office (533-4877) and someone will call you back to set up your spot there.

Our **security cameras** are in place at the Clubhouse, Gym, Barn and at the lakes. The Upper Lake cameras will be operating as soon as an Internet point is finalized. We are watching.

If you want **dirt** for landscaping there is still quite a bit available. Call the office to set up an appointment time to pick it up.

The Association Annual Meeting is set for August 1st. We are looking forward to it in hopes that many of you will attend.

Sincerely your President, Martha Wilson



Motions Passed March, April and May 2015

March 19, 2015 Regular Meeting: Allan Beck made a motion to accept the minutes of February 19, 2015 meeting as corrected, seconded by Roger Mattson, all in favor.

Allan Beck made a motion to accept the Treasurer's Report as presented, seconded by Roger Mattson, all in favor.

Martha Wilson made a motion, that the clubhouse rental fee will only be waived for members only function, all other will pay rental fee, seconded by Allan Beck all in favor.

Allan Beck made a motion to employ Anchor Pest Control to treat both the upper and lower lakes, during the summer swimming season at \$450 per acre of treatment, seconded by Martha Wilson, all in favor.

Martha Wilson made a motion to approve outside contractors to remove dead trees as discussed by obtaining the lowest bid of a qualified contractor the leave lay for Head Maintenance Kevin to clean up as he has time, seconded by Roger Mattson all in favor.

Allan Beck made a motion to approve renewal of our existing Depredation Permit with Fish & Wildlife services, seconded by Martha Wilson all in favor.

Martha Wilson made a motion to approve payment of event insurance for Car Show and Chili Cook off fund raiser on June 6, 2015, seconded by Allan Beck all in favor.

April 16, 2015 Regular Meeting: Allan Beck made a motion to accept the minutes of March 19, 2015 as prepared, seconded by Jeannette Sedlemeyer all in favor.

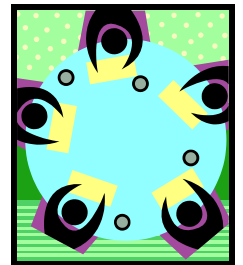
Martha Wilson made a motion to accept the Treasurer's Report as presented, seconded by Allan Beck all in favor.

Allan Beck made a motion to approve connection at lot 363 for barn remote camera viewing and paying 1/2 the internet bill which is \$25 at this time per month for this service, seconded by Jeannette Sedlemeyer, all were in favor except Martha Wilson who abstained.

Allan Beck made a motion to switch insurance policies from Cutler Segerstrom to Caldwell Insurance Services with Matt Frediani as our broker as they renew, seconded by Jeannette Sedlemeyer all in favor.

Martha Wilson made a motion to purchase the exercise equipment for the gym for \$400, seconded by Allan Beck, all in favor.

Allan Beck made a motion to approve the variance request for both lots, after evaluation and inspection providing rules are followed and neighbors don't object, seconded by Martha Wilson all in favor.



May 21, 2015 Regular Meeting: Allan Beck made a motion to accept the minutes of April 16, 2015 as prepared, seconded by Delphine Tipper, all in favor.

Allan Beck made a motion to accept the Treasurer's Report as presented, seconded by Martha Wilson, all in favor.

Roger Mattson made a motion to approve the revised job descriptions for Head Wrangler and Assistant Wrangler positions, seconded by Allan Beck all in favor.

Delphine Tipper made a motion to write a request for variance letter to TUD, for our meter at the barn, due to Community Garden is where members grow vegetables for food consumption, seconded by Martha Wilson, all in favor.

Roger Mattson made a motion to table decision to allow sponsored boarders to use other facilities, seconded by Allan Beck, all in favor.

Roger Mattson made a motion to add 3 holidays to our approved holiday list for our full time employees, Memorial Day, 4th of July and Labor Day, seconded by Martha Wilson, all in favor.



Upcoming Events—Mark your Calendars

Saturday, August 1st - Crystal Falls Annual Meeting 3:00pm

BBQ Dinner following the meeting

Door Prize - Raffle

Dance to follow 6:00pm—9:00pm (bring your dancing shoes)

The Band “Rusty Rockers” will be here to play live music for us

Please complete and return your RSVP Form Enclosed by

July 24, 2015.

DOG PROBLEMS

It seems Crystal Falls Home Owners and their guests are not getting why dogs are not allowed in the lake areas, and recently this has again become a real problem. Some person or persons are ignoring the NO Dog Rule.

Here are some of the reasons why NO dogs are allowed in the lake areas.

1. Public Health and Safety.
2. Dogs chasing wildlife and trampling lakeside plants.
3. Dogs fighting.
4. Dogs jumping on people.
5. Dogs barking and annoying rule abiding members.

More dogs equals more poop, more poop equals more swimmers stepping in poop which in turn equals more bacteria entering the lake.

The lakes are tested for bacteria; if dog poop enters the lake water in testing areas along the beaches, this will elevate the bacteria level. When this occurs the spike in bacteria will sometimes go over the acceptable limit and CFA will get an order from Tuolumne County Health Department to close the lake to swimming.

Please leave your dogs at home; it's not just one dog but collectively many dogs that create these sorts of problems — PLEASE cooperate.

Crystal Falls Association Meetings

The regular meetings are held the third Thursday of each month at 12:00 p.m. at the clubhouse. Next meetings will be held July 16th, (August Meeting is held Saturday August 1st) and September 17th 2015. Please Join Us.

<u>Lot</u>	<u>Lien Filed</u>	<u>Amount Owed</u>
039	02/25/2010	2063.02
117	11/06/2003	1878.79
250	02/01/2008	806.38
285	04/25/2011	2131.80
381	02/26/2013	3244.48
870	09/24/2010	1688.18

ATTENTION RESIDENTS!

Our community owned properties are being vandalized.

If you see vandalism **PLEASE CALL** the Sheriff's Non-Emergency Number at 533-5815.

To be anonymous simply state "that you wish to remain anonymous".

The Sheriff's office will still take your name and contact information in order to call you back if necessary, but **will not** give this information out.

Also if you suspect Drug activity **PLEASE CALL and leave a message** at 694-2950 TNT (Tuolumne Narcotics Team).

Be ready to provide:

- 1) Location
- 2) Description
- 3) Description of Vehicle (License Number/Color/Year/Make/Model)
- 4) Number and description of individuals

THANK YOU—LET'S KEEP OUR COMMUNITY SAFE

The following documents are available anytime at our website: crystalfallsranch.com

By-Laws	CC&R's
Articles of Incorporation	12 Months of Approved Minutes
Budget	Summary of Insurance
12 Months of Newsletters	Policies and Various other Forms

If any member does not have access to the internet and would like to have any of the above mentioned Documents mailed—Please contact our office and we will be happy to assist you.

If you would like to communicate with the office or Board of Directors

Whether you need to state a concern or pay your bill:

(Bring, Mail, Call, Fax, Email or use Website)

In Person: Please come by the office Monday, Wednesday or Friday 9am - 4pm-at the downstairs clubhouse located at 21725 Crystal Falls Dr Sonora, CA 95370 or regular mail to the same.

By Phone: 209 533-4877 **By Fax:** 209 533-4401 **By email:** crystalfallsranch@att.net

By internet: crystalfallsranch.com