

# NEWS VIEWS

January 2008

[www.cvhoa.org](http://www.cvhoa.org)

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## COUNTRY VIEW HOMEOWNERS ASSOCIATION

### From The President

Thanks to all for a great year. We moved forward on many projects to upgrade Country Views appearance. Let's all continue to keep our little corner of the world nice and neat so Country View will retain its value and beauty.

I wish to thank Patti Murray for all her work with the board. She has spent many hours working on approvals for the many architectural applications, always getting the approvals back in an expedient manner. I'm hoping she can still help us all out in some capacity because people with this kind of dedication are hard to find. Thanks to Kathy Steighauf for her hours spent helping us all out.

Have a wonderful Holiday Season ~ *Dan Schilling*

### From The Vice-President

Winter is finally here, although there wasn't much of a season change at all this year. Please remember that even though it is winter that all landscaping must be kept up, that means all the leaves must be removed and lawn should still be green, walkways should be swept and driveways should be clear of all those grease spots.

We have many new homeowners this year and to all of you it would be a good idea to go over the CC&R's. You must have approval before any work is done or you do risk having to modify it or remove it, which can be costly. It has also come to my attention that the city of San Ramon has requested our CC&R's and is requiring that you have an approval letter before getting a permit. Also, be sure you check out your contractor before signing a contract. You can do this on the California State License Board web site, and never give a contractor any more than ten percent of your total contract before they begin.

To all of you who own some kind of RV or trailer, please remember that if you keep it in the development it must be stored behind a fence with a one foot lattice, and any owners who bought their home after January 2007 are not allowed to bring any kind of RV into the development per the City of San Ramon plus, it must be registered with the city and it cannot be stored on the street or in the driveway (the city fines are very high). Also, you cannot work on it in your driveway per the CC&R's. You are only allowed time to load or unload it and then it must be stored away. Remember, all homeowners need to abide by "ALL" the rules in the CC&R's.

Finally, I must say that it is with great pride and accomplishment that I am taking leave of serving on the board. It has been a privilege to be a part of such a great group. I want to especially say that it has been an honor working with John Kent and Dan Schilling. They are two of the most honest and dedicated board members Country View has had in a long time. They have gone far beyond their duties to bring this neighborhood up to where it should be and kept the Association in great shape financially. Country View has been restored and updated without losing the country charm. Thank you both. Also thanks to Community Association Management Representative, Patti Hoster, we have worked tirelessly together on many projects with success, getting the cabana area redone, and that was a very long and frustrating project for all of us.

Lastly, thanks to all of you who have made a special effort to let us know that you have noticed the great changes. It is nice to know that you appreciate the time and effort that was put in. Your appreciation made it worth my volunteering over the past five years.

Merry Christmas To All ~ *Patti Murray*



*Have a Safe &  
Happy New Year*

ANNUAL MEETING

January 31, 2008

7:30 p.m.

San Ramon

Community Center

***From The Treasurer***

Country View will experience our first dues increase in many years with our dues going from \$94 per quarter to \$105 per quarter. The board voted unanimously to increase the dues based on the recommendation of our accountant. The increase is necessary due to higher operating expenses, plus we want to ensure that our reserves are adequately funded to maintain and to improve the condition of our common areas. A major focus area this year and next is the cabana area. We have trimmed the trees, replaced the landscaping and added a sprinkler system to the area around the cabana. Additionally, in the spring, we will resurface and repaint the basketball court. Also, the tennis courts will be resurfaced again if needed.

As of October 31, we are right on budget in our operating account. In our reserve account, we have approximately \$129,000, however it is suggested by our latest reserve study that we need approximately \$147,000 in our reserves. The shortfall in our reserves is one of the main reasons for our dues increase. The dues increase should prevent us from doing any large special assessments in the near future.

What do our reserve dollars pay for? Our reserve dollars pay for the maintenance and replacement of many items including: Asphalt at the basketball court, maintenance of the cabana area, tennis courts and nets, landscaping, tree trimming, drainage (ditches) and maintenance of the open space.

Despite the dues increase, Country View is in great shape financially. We don't anticipate any future dues increases or special assessments, barring any unforeseen costs.

Keep in mind that you can sign up for automatic payment of your dues by contacting Community Association Management. Personally, I am on the program, and it is great for avoiding those \$10 late fees that many homeowners get.

~ John Kent

***From The Secretary***

Thank you for the opportunity to serve this past year as Board Secretary. It was a pleasure meeting many of my neighbors and getting a better understanding of what makes Country View a wonderful place to live. I want to thank the incoming board members for taking time from their personal busy schedules to help maintain our property investments. I wish everyone a happy holiday season and best wishes in the New Year.

~ Kathy Steigauf

**ANNUAL MEETING**

Thursday, January 31, 2008 – 7:30 pm  
San Ramon Community Center

**DON'T FORGET TO VOTE!**

It is important that you send in your ballot so we have a quorum.  
The ballots will be opened and the results announced at the meeting

**2008 Board Meetings**

February 7, 2008 – 7:00 p.m. – San Ramon Community Center  
April 1, 2008 – 7:00 p.m. – San Ramon Community Center  
June 3, 2008 – 7:00 p.m. – Country View Tennis Courts  
August 5, 2008 – 7:00 p.m. – Country View Tennis Courts  
October 7, 2008 – 7:00 p.m. – Country View Tennis Courts  
December 2, 2008 – 7:00 p.m. – San Ramon Community Center