

# NEWS VIEWS

Country View HOA

January 2018

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

## Board of Directors

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Director

Newsletter editor:

Carol Rossi

*HAPPY*  
*New Year*  
★ 2018 ★

**ANNUAL MEETING**

**January 23, 2018**

**7:00 p.m.**

**Crow Canyon  
Country Club**

Professionally managed by: Community Association Management

[www.HOAsManagement.com](http://www.HOAsManagement.com)

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## COUNTRY VIEW HOME OWNERS ASSOCIATION

**Dues Increase:** Homeowners will see a \$15 increase in our quarterly dues effective January 1, 2018, as discussed in the Annual Budget Disclosure Statements. It was necessary to raise the dues to cover increased costs for water, the potential slide repair, and repair and maintenance of the V ditches and subterranean drains.

**Slide Update:** The Board has hired Adobe Geotech, an engineering and geology consultant, to take soil samples from the slide in the open space at the end of Barbados Drive and cover the area with plastic before the rains start. Sandbags will be placed above and below to help stabilize the soil but there will be no construction this season. The samples will help answer basic questions such as compaction rate, potential need for fill, how deep it is to “original soil”, and if it will be necessary to change the slope.

**Drainage Structure Maintenance:** Beside repair of the concrete V ditches the HOA will be getting quotes on finding and flushing the subterranean drains in the open spaces that direct water off the slopes into the city storm drain system. The drains need to be cleaned periodically by jetting water through them to clear out debris. This has not been done in many years but is important to ensure the drainage systems work properly and prevent further erosion or slippages.

**Dead Lawns and Plants:** It seems we may have another dry winter to contend with and there are numerous dead lawns in the neighborhood that expired during the drought. But even if irrigation water is in short supply, homeowners have a responsibility to maintain their yards per the CCRs. If it is not within your budget to replace lawns with drought tolerant plants, a less costly alternative is to cover the area with an attractive mulch such as tan bark or shredded redwood until permanent landscaping can be installed. As for other plantings or trees: if something is dead, pull it out. We all want our homes and yards maintained in an attractive manner and many times all it takes is a little manual labor to spiff up the garden.

**Remember Garbage Cans** should be inside the fence or out of sight within 24 hours after Thursday’s collection. This is necessary for safety and aesthetics!

**Hiring Contractors:** There is a lot of construction activity in the neighborhood right now and homeowners should know the basics of hiring contractors. This newsletter will contain a series of articles on how to better ensure a successful job and decrease your financial risks.

California law requires that a contractor must have a valid state license to perform any work over \$500. If you hire someone who does not have a license, the Contractors State License Board (CSLB) may not be able to help you resolve a complaint if the work is faulty. Your only remedy may be in civil court and you may be liable if the unlicensed contractor or his employees are injured on your property. To reduce your risk, ensure the contractor has a valid license and insist on proof that he also has current Worker’s Compensation insurance.

State law requires that any contractor who employs even one employee MUST have WC insurance. (Contractors who work alone are exempt). Even if the employee is part-time or a family member, such as a son or daughter, the employee must be covered under a WC policy. You have two substantial financial risks if you hire a contractor without WC coverage.

First, if an employee is injured on your property they have the right to seek financial remedies from your homeowner's policy. These can run from thousands, to hundreds of thousands, to even millions of dollars to cover medical treatment, rehabilitation, physical therapy, temporary disability, loss of wages, permanent disability payments, and new job retraining. Construction work can be dangerous and if the contractor has multiple employees on site, the potential for a serious accident involving several workers increases. Even if the contractor has a General Liability policy and an injured employee seeks redress through it, the GL carrier WILL subrogate against your homeowner's policy.

Second, state law stipulates that if a contractor does not obtain WC coverage at the time required (i.e. when an employee is hired), the contractor's license is automatically suspended until he obtains such coverage. So the homeowner is now faced with the financial risk of an injured employee AND the risks of an unlicensed contractor working on their property. Besides losing clout with the CSLB if a dispute arises, the homeowner who hires an unlicensed contractor may have difficulties with building inspectors and problems selling their property in the future.

When hiring any contractor, insist he provide a certificate of insurance showing a current WC policy is in place before he starts work. If a contractor says he is exempt, be very leery if he shows up at the job with even one assistant. The contractor who does not provide WC coverage for his employees is violating state law, is unlicensed, is dishonest, and is exposing you to substantial financial risks. Do you really want him working for you?

**The Annual Homeowner's Meeting** and board member election is scheduled for Tuesday, January 23, 2018 at the Crow Canyon Country Club. The meeting starts at 7:00 p.m. but come early for appetizers and treats and to chat with your neighbors! Be sure to return your election ballot and **sign the outside of the ballot envelope** – otherwise your vote cannot be counted.

*Happy holidays to all and best wishes for the New Year!*

2018 Board Meetings

January 23, 2018 – Annual Meeting – Crow Canyon Country Club

February 6, 2018 – 7:00 p.m. – San Ramon Community Center

April 3, 2018 – San Ramon Community Center

June 5, 2018 – Country View Tennis Courts

August 7, 2018 – Country View Tennis Courts

October 2, 2018 – 7:00 p.m. – Country View Tennis Courts

December 4, 2018 – 7:00 p.m. – San Ramon Community Center