



*A Publication for the Owners & Residents of
Orangecrest Country*

Orangecrest Country COMMUNITY NEWS

QUARTERLY COMMUNITY NEWSLETTER

FALL 2018

Why it's Important to Submit an Architectural Application before Beginning Exterior Work

These photos are of an actual Orangecrest Country home. The owner constructed a wall on the property without an approved Architectural Application. A long legal battle ensued in which the HOA prevailed. Ultimately, the HOA foreclosed upon the home, the wall was torn down and the landscape renovated. The neighbors have been relieved of a situation that had a negative impact on their own home's value and their enjoyment of the neighborhood has been restored.

There are many potential negative impacts to a neighborhood when exterior changes are made without obtaining an Architectural Committee review and approval - even in backyards. Lately there have been several complaints filed with the Association due to homeowners who installed trees without approval that did not comply with the Guidelines because either they were too closely installed to a fence and/or a root barrier was not installed. Imagine the potential for problems if a pool in one backyard is impacted by the root system of a large tree in a neighboring backyard, for instance. The cost for repairs could easily run into thousands of dollars.

There is no joy for anyone in having to deal with CC&R's violations - no matter whether you or a previous owner made the installation on your property. The best possible solution is always obtain written approval first. Review and approval of an Architectural Application is still free at Orangecrest Country - thanks to a handful of unpaid volunteers who care about our community. The Guidelines and architectural application are available 24/7 on the orangecrestcountry.com website.

Annual Meeting of the Delegates will be December 11th

Orangecrest Country has a Delegate system of voting. The community is divided into twelve districts with a Delegate assigned to each district. Your vote is tallied into the total for your district and the Delegate for that district is simply a "vote carrier" bound to vote the "will of the people" based on the total number of votes for that district. There are two open seats on the Board of Directors this year. When you receive your ballot in the mail, please remember to vote!



Home with unapproved wall



Association removal of wall

Considering Running for the Board? Candidates Must Be In Good Standing

SB 1265 and SB 1128 which were approved by the California Legislature this year among other things, would have prohibited any qualifications from being imposed for Board membership in common interest communities. Fortunately, the bills were both vetoed by Governor Brown. Imagine having Board members who are not even homeowners in the community, who are delinquent in their assessments or have allowed their property to become blighted.

Thankfully, there are requirements and standards for Board members in OCCA. The Orangecrest Country Election Rules state that, “..Directors be (i) an Owner of a Lot and (ii) must be Owners of Lots whose Memberships are in good standing with all Assessments current and who are not in violation of the Association’s governing documents.”

It makes sense that Board members should be exemplary in the community in which they serve. Board members are fiduciaries for the Association and it is important that they review Director’s reports and attend Board meetings and make informed decisions using good business judgement. Orangecrest is fortunate to have a fully engaged Board that cares about Orangecrest and its owners.

Chat with your Community Manager

Being a Community Manager can be a challenging job - there are community maintenance items to attend to, property inspections, complicated state regulations to comply with, reports to compile and submit, bills to pay, deadlines to meet and meetings to organize. The management company is really a management Team that provides important structure to assure that your request is handled timely and the community runs smoothly. Our mission statement is, “Improving the quality of people’s lives.” The Community Care department can be reached at communitycare@actionlife.com or 800-400-2284 and is available to help with most requests. When the request is more complicated, Community Care might put you in touch with Manager Assistant Diana Winn at dwinn@actionlife.com. Diana’s specialty is processing architectural applications, which in many cases can be emailed to her directly. If ever you need to speak with your Community Manager, please don’t hesitate to drop me a message or give me a call (extension 3101) - Susan Elmorabit selmorabit@actionlife.com. I am happy to help!

Quick Facts about Our Community

- 1127 homes
- 1.4 million square feet of Association common area to maintain
Autumn Ridge is the gated Cost Center community which is part of Orangecrest Country and has a separate budget for its unique amenities which include a park, entry system and association maintained streets.
- There are seven mitigation/green belt areas within the community.
- There is about 12,500 linear feet of fencing and rails in the entire community.
- There are about 183,720 Sq. feet of stone, retaining and rock walls.

The Board meeting schedule and other valuable information can be conveniently found on the orangecrestcountry.com website.

Tree Maintenance

By the time you read this newsletter, Orangecrest will have completed tree maintenance for the year - especially noticeable along Wood Rd., JFK, Trautwein, Bountiful and Daisy Lane.

It is also a good time for homeowners to do needed shaping and pruning. Trees should generally be symmetrical and if they hang over sidewalks, a 7’ minimum clearance to allow everyone to safely and comfortably walk underneath. If you have trees in the back or sides of your property, be sure to prune them back so they aren’t hanging over on your neighbor’s property, or causing damage from roots.

Especially noticeable in some areas is the damage sustained by most of the Ash trees from high temperatures this summer. Most of the trees are still sustainable if you remove the damage back to where the wood is still “alive”. It is worth engaging the help of an arborist if in doubt.

Orangecrest Country

Board of Directors

President, ***Etienne Caroline***
Secretary, ***Christine McKnight***
Treasurer, ***Phillip Schmidt***
Director, ***Dennis Friedman***

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