



Bennett Valley Homeowners Association (www.bvhhoa.com) * January 2012 Newsletter

Welcome Back from the Holidays

We hope everyone had a wonderful holiday season with Thanksgiving, Christmas, Hanukkah and New Year's all happening in about a one-month period. Now, to work off all those extra pounds we gained! It always seems to take twice as long to work them off as it did to gain them?

Homeowner Dues

Many thanks to the majority of you who paid your 2012 Assessment on time – that is greatly appreciated. A good number of you opted to pay the full year and that will save both you and the HOA the time and trouble of having to do it again in July. We calculated that the stamp needed to mail the July check is about twice the pitiful interest earned by leaving the 2nd half money in today's average checking account. Most of you should have seen your check clear by now. The main deposit was made on Jan 12th; subsequent deposits will be made for checks that came in after that.

'Tis the Season for Air Pollution!

While our current rain will help, we have seen an unusually high number of No Burn days the last two months – including Christmas Day. One of the SF news channels showed pictures of the “brown cloud” that engulfed San Francisco on Christmas Day as a result of many households not adhering to the No Burn policy. The Bay Area Air Quality Management District can impose fines of \$400 or higher for violations of the No Burn policy. The easiest way to find out when these No Burn days are in effect is to sign up for an automatic email notice. You can request this email notice (usually received a day or two before the No Burn day) by going to the following address: <http://baaqmdsparetheair.enviroflash.info/signup.cfm>.

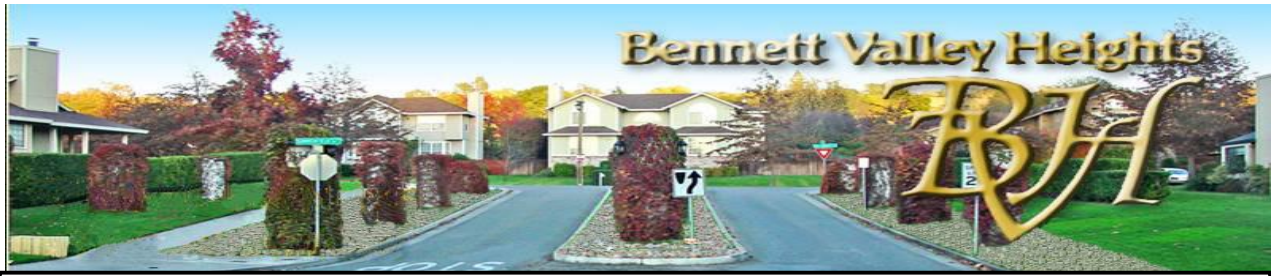


Another source of pollution can be non EPA-Certified wood-burning stoves. The Santa Rosa City website gives information on stoves that are legal to be burning wood. The following link will take you to the City Ordinance regarding legal wood-burning. You will have to type this URL in, or cut & paste it into your browser. If you have questions regarding this City Regulation, give them a call. http://ci.santa-rosa.ca.us/doclib/agendas_packets_minutes/city_council/Ordinances/20020618_CC_Ordinance3567.html

Weeds encroaching on Sidewalks

Several of our sidewalks are becoming constricted due to weeds growing in from either the lawn or the center strip – or both as shown in this picture! For those sidewalks in front of common areas, we'll have Park Landscape work on those. For the sidewalks in front of our individual homes, it's our responsibility to keep those clear. Please have those plants and weeds removed or trimmed to keep our sidewalks open for pedestrians.





Bennett Valley Homeowners Association (www.bvhhoa.com) * May 2012 Newsletter

When will the weeds be cut??

As you have noticed, we have not yet started the weed abatement. Even though it's been dry very recently, the SR Fire Dept set a Jun 1st deadline due to the late rains. We will start our weed abatement next week on May 23rd and finish by May 31st. We are closely coordinating this with the Santa Rosa Fire Department.

Architectural Control Committee

After four years on the Board, Sandi Newton agreed in October to stay on as part of the ACC until we could find another committee member. We have found an eminently qualified individual (since he was once the Committee Chairman!) in the person of Dick Crowder. Dick will join Kate Almassi and Nathan Smallcomb on the ACC. Welcome back!

Hail & Farewell

We've had quite a few recent changes to our family of neighbors. We bid farewell to our old friends and welcome the new ones. Stop by and meet these new neighbors and fellow BVH homeowners. Let us know if we've missed someone; we'll try to do a better job of keeping this more current in the future. While we've had a significant turnover, a rapid turnover shows that Bennett Valley Heights is still a popular place to live.

* **4742 Livingstone Place** – Jeff Wisuri has left us and moved to an apartment in Santa Rosa. Our new neighbors there are Dr. Seena Davies and her parents.

* **4731 Burns Court** – Jerry and Beverley Lasley have moved to their house in the desert. Our new neighbors are John and Stephanie McGovern and their two children - Stephen (13) and Jenna (10).

* **4700 Hillsboro Cir** – Frank & Jennifer Del Greco have moved to a warmer climate in La Quinta. Our new neighbors are Mike & Brook Clark and daughter Audrey (14). Mike & Brook are both SR police officers, so don't be surprised to see police cars occasionally parked in front of their house. We hope that will encourage vandals to stay away from BVH!

* **4786 Hillsboro Cir** – Chuck & Janet Buxton will soon be retiring to Carlsbad to be closer to grandkids, and chose to start the process now. We welcome Jeff & Susie Baker, who have returned to Santa Rosa after 22 years on the island of Maui. Susie, a homemaker, gardener & artist grew up in Montgomery Village. Jeff is a licensed naturopathic doctor, board certified in homeopathic medicine. The Bakers have 3 children and two granddaughters, all of whom live in the Bay Area.

* **4768 Hillsboro Cir** – Ivy Peterson has moved to Fairway Estates, so she hasn't got too far away from us! We welcome Bob & Heidi Caudle, both retired, who have moved to BVH because they love it here, and to be located somewhat between their kids, who are in Petaluma and Chico.

* **4771 Hillsboro Cir** – Mike & Jane Conway have retired and moved to Truckee. Welcome to Larry Norall and Cynthia Kayser, both also retired, but indicated they might be failing retirement and may get back into something! Larry retired as a Water District Ranger and Cynthia as an Environmental Compliance Consultant.

Vandalism

Summer evenings seem to attract vandalism; we have already had a reported theft from a homeowner's car. Some of the bigger attractions are unlocked garage doors, side gates and cars. Don't leave things of value in your car (locked or not) in your driveway; better yet park your locked car in your locked garage! (*See next article!*)

Recycling Tip

If you want to get rid of bulky items that won't fit into your garbage can, Santa Rosa Recycling will pick up bulky items (TVs, mattresses, etc.) four times/year at no charge. For more info, check their website at www.unicycler.com or call them at 586-1478. Clean out that garage so you can lock your car inside and minimize theft!

Snake Sighting! We've had a report of a baby rattlesnake on a homeowner's driveway on Livingstone Place. The young rattlers are reputed to be the most lethal, so be careful around them! If you venture into areas with high weeds, PLEASE be very careful out there and make plenty of noise to let them know you're coming.



Bennett Valley Homeowners Association (www.bvhhhoa.com) * July 2012 Newsletter

Weed Abatement

The weeds were cut before the Fire Dept deadline of June 1st and we passed their inspection. We walked most of the development with the Fire Inspector this week and he complimented our work. Last week, we had a little touch-up trimming of weeds done in some areas that have experienced some grow-back.

Handy list of phone numbers:

Grapevine Property Svcs:	541-6233
Fire/Police Emergency:	911
Police (non-emergency):	528-5222
Barking dogs hot line:	565-7100
Fish & Game:	537-6567
Street Light Outages:	543-4305
Abandoned Vehicles:	543-3600

We'd sure like to see you on next year's Board Of Directors!

The time has come when we are looking for new members to join the Board. Two Board members will be completing the 2nd year of their two-year tenure this fall and we encourage you to consider serving. If you've served before, your experience is needed; if you haven't been on the Board before, your fresh outlook is needed! If you're new to the neighborhood, this is a great way to meet your new neighbors. The primary time commitment is one evening per month (we meet about every other month) for the Board meetings. Can you make a difference? – Absolutely. Is it rewarding? – Absolutely. Do you meet new friends? – Absolutely. Does it sometimes require a little extra time? – Yes. Our property management company (Grapevine) has taken a lot of the daily workload off the Board members, but we still must have a viable Board of Directors to provide guidance to Grapevine and to make the overall decisions. For more information, give any one of us Board members a call; our names are on the website: <http://bvhhhoa.com/home/about>. You will soon be receiving a Call for Nominations and Candidate Filing Form. That will be your opportunity to submit your name as a candidate for next year's Board.



Does the Summerfield Fence touch your back yard?

We recently got updates on the replacement cost of the Summerfield Fence to update our Reserve Study. In doing so, we've noticed there is bulging and deterioration of the fence on a number of the 24 lots that touch that fence. This is caused by vegetation and other debris touching the wood, particularly at the base of the vertical posts. That will accelerate the rotting of the wood and cause us to have to prematurely replace this fence – estimated cost today is \$100,000! **Please check your side of the fence to ensure that nothing is touching the wood, particularly the base of the vertical posts.**

Forms on the HOA Website:

If you want a copy of the CC&Rs, Bylaws, etc, they're all on the HOA website (www.bvhhhoa.com); click on the *Association Documents* tab. Also, if you are planning on doing landscaping, repainting, reroofing, etc, the **Request Form** is on the same tab of the website. Better yet, click on the *Contact Us* tab, fill out the on-line form describing what you want to do and the ACC team will get back with you.

Hail & Farewell

* **3398 El Monte Dr** - We bid farewell to Anne & Ross Goodwin who have moved from Bennett Valley Heights and welcome Rob & Aimee Allen and their two daughters Elena (6) and Juliet (4). Rob is a doctor at Sutter Hospital and Aimee is a Special Education teacher. Elena & Juliet will be attending Yulupa Elementary School this fall. If you have kids their age, stop by and meet them.

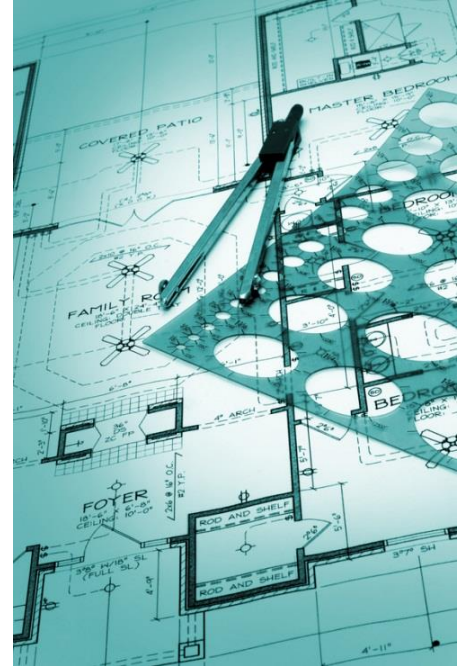
Your Architectural House Drawings

The HOA has been storing many of your house plans in HOA storage and has not had a single request for them in some years, or even decades, and have been paying storage fees all this time to do so. The Board has confirmed that there is another source for your drawings, so will be returning these house plans to you for your use. During August, a Board member will call you to arrange a time to drop off these plans at your home. Some of these files contain complete house plans, others do not. What we have is what you will get! Obviously, they should be turned over to the new buyer if you sell your home.

As mentioned, should you need house plans in the future, there is a source. While the City no longer keeps new home plans on file, they do have *most* of our homes on microfiche. They also said that plans stored on microfiche are not likely to be purged and SHOULD remain available. We gave them a sample of several addresses and they had all of them, and said they *likely* have all of them. The place to check is the Office of Community Development, 100 Santa Rosa Avenue, Room 3; we strongly recommend going to the office in person and not telephoning. When you walk into the office and ask for house plans, you will likely be told they don't have them! Be sure to tell them that your house was built in the mid-80's and that you've been assured that the plans are still on microfiche.

There are two printing options. The City will make in-house copies (takes 7-10 days) on 8x11 paper. You will have to put them together like a puzzle. The charge for each page is 10 cents. Or they can be sent by the City to an external company (Draft Tech) and be printed as a normal size blueprint for \$12 per page. A typical full set of blueprints could be 12-16 pages, so there can be a significant cost.

Another issue you may encounter is if there is an Architectural/Engineer stamp on the drawings. If so, **you** will need to get a release from the architect before the City will release them. When you first visit the Office of Community Development, they will inform you if you need the release. The rationale for needing the release is that the drawings are considered the architect's intellectual property and they may not want their drawings used for other homes without their permission. If they understand that you want them just to have a set or to do some remodeling, maintenance, etc., there usually is no problem. If you are unable to contact the Architectural firm that did the drawings, document what efforts you made to locate them, and usually the City will then release them.





Bennett Valley Homeowners Association (www.bvhhoa.com) * September 2012 Newsletter

Next Year's HOA Board

There's only a few days left to get your nomination in to run for next year's Board of Directors. If elected to the Board, this is only a two year obligation (unless you enjoy it so much, you decide to run again after your first term!!). We need to receive your nomination form by September 14 – it counts if it's postmarked by September 14th. Remember that we can't go out and hire Board members; our Board members must be volunteers from the Association - and really, do you trust anyone in the neighborhood more than yourself to make decisions that will impact your property value?

Think about why you chose to live in this neighborhood...It truly is an obligation all of us took when we decided to move to this great neighborhood. Please give this opportunity another consideration and do your part to keep Bennett Valley Heights a strong neighborhood. If you've misplaced the forms and instructions, they are posted on the website: www.bvhhoa.com. Once you get to the home page, click on the link entitled HOA Board Application Form in the area marked Recent Posts. That will lead you to the right area where the form is posted. Alternatively from the Home Page, click on the Association Documents tab - you'll then see the application form highlighted under "Forms".

Remember, "Ask not what your Association can do for you - ask what you can do for your Association!"

Annual Homeowners Meeting is October 25, 2012

The Annual Meeting is October 25th. It will begin at 6:30 p.m. in the Legends Restaurant at the Bennett Valley Golf Course. We will again have some great giveaways to homeowners who attend the meeting, starting with free drink coupons for all homeowners who attend the meeting.

Slow Down - Precious humans and animals in our neighborhood

Some people have been going way too fast in our Bennett Valley Heights streets. It is very difficult and sometimes nearly impossible to see around corners especially at night. This represents a truly dangerous situation for all. Please drive responsibly.

Architectural Plans - They have all been delivered

The architectural plans which have been stored by the Association for years have now been delivered to homeowners. Please look them over to make sure they belong to your address. If there are any plans that need to be redirected please call Colleen Meseroll at 579-4843 and she will pick them up.

Tree Limbs along our sidewalks

For those folks who have sidewalks on the front of your property, we have noticed many have tree limbs draping down over the sidewalks. If you can't walk under them without scraping your head, please have them trimmed up so they don't interfere with pedestrians using the sidewalks. This will preclude folks from walking out into the street to avoid them. **Many thanks!**



Bennett Valley Heights HOA
Grapevine Property Services
101 Golf Course Drive, Ste C2
Rohnert Park, CA 94928
Ph: (707) 541-6233 Fax: (707) 541-6762





Bennett Valley Homeowners Association (www.bvhhoa.com) * October 2012 Newsletter

Vote!

We've only received 39 ballots for the Annual Board election, so we have not yet reached a quorum of 59! We need to receive ballots from a majority (59) of all homeowners to pass the IRS resolution which will reduce our taxes (all legally!). Regarding the voting for next year's Board, we only have two candidates for two positions, so the outcome is obvious. However let's show them our appreciation for their initiative in running by voting them in formally to next year's Board of Directors. Call 541-6233 if you've misplaced your ballot or have questions! Grapevine must receive your ballot by Oct 23, 2012.



Annual Homeowners Meeting is October 25, 2012

Just a reminder - The Annual Meeting is October 25th. It will begin at 6:30 p.m. in the Legends Restaurant at the Bennett Valley Golf Course. We will again have some great giveaways for homeowners who attend the meeting, starting with free drink coupons for all homeowners who attend the meeting.

Tree Limbs along our sidewalks - still a problem!

For those folks who have sidewalks on the front of your property, we have noticed many have tree limbs draping down over the sidewalks. If you can't walk under them without scraping your head, please have them trimmed up so they don't interfere with pedestrians using the sidewalks. This will preclude folks from walking out into the street to avoid them. *Many thanks!*

GOODWILL MAKES GIVING EASY

Goodwill Industries Redwood Empire and BVH HOA are collaborating to collect donated goods from the homeowners in BVH who would like to participate. On **Saturday, October 20th**, homeowners can put any items they would like to donate on the sidewalk or yard in front of their homes **before noon**. Starting at noon, Goodwill will begin picking up items and will continue until they have stopped at all the homes. See page 2 for acceptable items.



Bright green donation tags will be provided by Goodwill and will be delivered by Board members to your house by October 15th. The donation tag should be attached to the donated items. The tags will include a space for you to write your name and address if you would like to receive a donation receipt. If no receipt is desired, just leave the name and address areas on the green tag blank. Keep a list of what you are donating since Goodwill does not do that for you. It will be up to you to itemize your donations and to assign a value to each item should you choose to deduct the items for income tax purposes.

Please note the list on Pg 2 of acceptable & non-acceptable items so as to avoid leaving anything that cannot be picked up by the driver. Goodwill does not have the resources necessary to pick up large furniture items such as couches, recliners, entertainment centers and the like, so please don't leave those for their pick-up.

Hopefully this Saturday event will be easy and convenient for homeowners and create a win-win situation for all. Thank you and happy fall house-cleaning.

Bennett Valley Heights HOA
Grapevine Property Services
101 Golf Course Drive, Ste C2
Rohnert Park, CA 94928
Ph: (707) 541-6233 Fax: (707) 541-6762



GOODWILL ACCEPTS:

Appliances – *small, portable & working (toasters, irons, microwaves, telephones, etc.)*

Books

Cassette Tapes

CD's, DVD's & Videos (*commercial*)

Clothing

Furniture (small items only, please)

Household Items

Jewelry/Accessories

Linens

Purses/Bags/Luggage

Records

Rugs/Carpets

Shoes

Stereos & speakers

Toys

GOODWILL ALSO ACCEPTS E-WASTE (working or not):

Cell Phones

CD & DVD Players

Computer Parts

Copiers (small – desk top size)

CPU's (*computers*)

Fax Machines

Ink Cartridges

Monitors

Printers

Scanners

Televisions

All donations help provide job training for people with disabilities or other barriers to employment

Your donations help make a difference!

SORRY, WE CANNOT ACCEPT:

Due to legal requirements or other factors, we are unable to accept the following items:

Air Conditioners

Alcoholic Beverages

Ammunition/Explosives

Animals

Baby items – *strollers, furniture & toys **

Bathroom Fixtures

Bean Bag Chairs

Blinds (*unless in original boxes*)

Ceiling Fans

Children's Bunk Beds

Exercise Equipment

Furniture with stains, tears or holes

Hazardous Materials (*paint, chemicals, poison, etc.*)

Hide-a-way Beds

Kerosene Heaters

Large Appliances (*refrigerators, stoves/ovens, etc.*)

Large Office Equipment (*copiers, fax machines, etc.*)

Mattresses/Box Springs

Metal Desks

Modular Office Equipment

Newspapers/Magazines

Pianos/Organs

Playground Equipment (*swing sets, pools, slides*)

Tires/Wheels

Wall to Wall Carpets & Padding

Water Beds

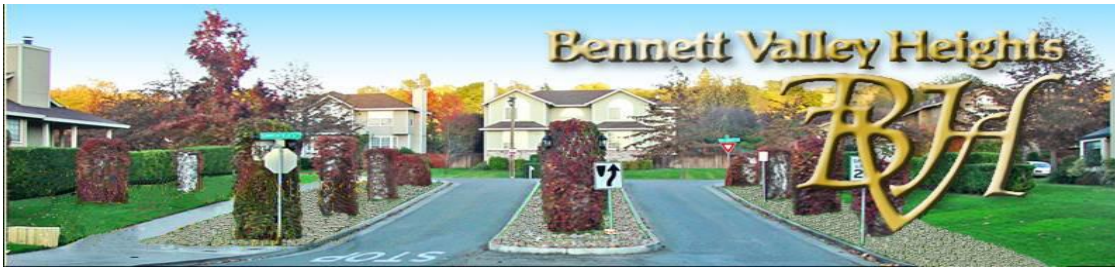
Water Soaked Items

Windows/Doors

* Any item recalled by C.P.S.C. please check their website for a list of recalled items - www.cpssc.gov



Goodwill
Redwood Empire



Bennett Valley Homeowners Association (www.bvhoa.com) * November 2012 Newsletter

Highlights of the Oct 25th Annual Meeting

Finances

Our financial history over the last ten years was reviewed; our finances continue to be in very good shape. The cost efficiencies from the entryway project provide an annual savings of \$14,000; our two major vendors have held their fees constant for the last three years; and weed abatement costs with the manual process is saving us approximately \$16,000 per year. The status of the Reserve Fund was covered and we have made great progress in returning it to a 100% funded status in spite of virtual elimination of any interest accrued on the Fund balance.

Election Results

The two candidates that you elected to the 2013 Board are: John McGovern and Cynthia Kayser. At the Board meeting on Nov 15, 2012, the new Board elected the following individuals as Association Officers:

Bob Frazer – President

Anna Crowder – Treasurer

John McGovern - Vice-President

Ian Ross – Member at Large

Cynthia Kayser - Secretary

2013 Dues Assessment (Dues remain at **\$495!**)

In mid-December, you'll receive an invoice for 2013 dues, so no need to pay now. The annual assessment of \$495 will be due in two equal installments of \$247.50 – one on Jan 1st and one on July 1st. Like last year, you will be offered (*maybe even encouraged a little!*) to pay the full year's dues in one payment on Jan 1st. That will eliminate the costs of invoicing you for the 2nd half, plus you won't have to remember the payment in July. It's also a big help to the Association since the larger share of our annual expenses fall in the 1st half of the year.

Leaves, Leaves, Everywhere!

Fall is upon us, and it seems to again be very prolific in dropping leaves on lawns, sidewalks, driveways and streets. One special problem is with the leaves collecting around and in the sewer drains. While the City does sweep our streets, it's only once a month, so let's all pitch in and get those leaves in front of our houses removed *before more Fall rains come and wash the leaves into the storm drains.*



Advertising Signs in our Front yards

With a few exceptions (*For Sale* and campaign signs), our CC&Rs prohibit signs in our front yards. We also haven't worried about homeowners who are having a weekend garage sale. The major culprits are advertising signs, like contractors who like to leave their sign up to advertise while they're working on your house or yard. We understand their motive, but must say No to that. Please advise your contractor of our policy.

Annual Budget Package

Enclosed is the Annual Budget Package which includes the 2013 budget, minutes of the 2012 Annual Meeting and various other required disclosure documents. Please review them – we'll have a quiz later in the year. ☺

Happy Holidays from the Board (and a personal note from Bob): The HOA Board wishes you the very best for a great holiday season. On a personal note - I've been suffering a 4-month back problem that may yet require surgery. While this has dampened my spirits of lately, I've been really buoyed by the incredible encouragement I've received from those of you BVH homeowners who knew about it. You've epitomized the real meaning of good neighbors. So, whether you've had a good year or a bad one in 2012, let's all resolve to help each other make 2013 the best one ever!