



# RIDGEWOOD

Ridgewood Neighborhood Association, P.O. Box 1128, Soulsbyville, CA 95372

Issue 31  
November, 2008

#### Homeowner's Board

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#### Ridgettes

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#### News from the Pres ...

Fall is coming to an end and it is time to start planning our holiday activities. For the Ridgewood Neighborhood Association (RNA), this of course will be the December Christmas party/meeting. This year Carole and Ray Pfoutz will once again be graciously opening their home for the RNA Christmas party/meeting. This event will be on **December 21<sup>st</sup> from 2:00 pm to 5:00 p.m.** So, bring your favorite hors d'oeuvres to share with your neighbors and, if you wish, the beverage of your choice.

During the past months your Ridgewood Neighborhood Board (RNA) has been busy gaining a clearer understanding of our road maintenance agreement with the county (CSA32) and how we as homeowners can work to defer some of the costs of this agreement. CSA32 was established in 1989 by the developers of Ridgewood II and III to provide maintenance of the non-county roads that constitute most of the roads in Ridgewood II and III. To pay for this county service, the residents (of Ridgewood II and III) are requested by the county once a year to be voluntarily taxed for this service. If more than 50 percent of the voters do not support this voluntary taxation, then we will not be taxed for the road services and no road services will be provided. The alternatives to the county CSA32 services is to create a Ridgewood Road Maintenance organization funded through

mandatory taxation or simply do nothing and let the roads deteriorate. A road maintenance organization requires expertise and resources that the residents simply do not have. Letting the roads deteriorate would also result in the deterioration of Ridgewood.

So, what is provided through the road services provided by CSA32? The answer is the same services that are provided on county maintained roads and more. These services include, road patching, periodic road slurring, brushing to control vegetation that would destroy the road, vegetation control for the removal of noxious weeds from the road sides, clearing and correction of drainage problems, snow removal, and total rebuilding of the road as periodically required. Because CSA32 is a direct contract with the Ridgewood II and III residents and the County, the road maintenance is guaranteed unlike county roads in which services may be cut back during times of budget deficiencies. For example, because of last year's county budget deficiency, vegetation control was not done to save money.

The question that you are probably asking is "is there anything that can be done to reduce the costs of CSA32". The answer is yes! The cost of brushing, vegetation control, cleaning of ditches and dikes, cleaning of inlets and the cleaning of culverts, over the next 20 years is estimated at \$72,193 (approximately \$23.00 per resident property per year or the total CSA32 taxes for all residents for 1.6 years)! If the Ridgewood residents do these roadside functions, then county will not have to perform them and our CSA32 taxes will be appropriately adjusted.

RNA Board members Ralph Legg and Dave Palmer and I walked the CSA32 streets to assess the current conditions of

## News from the Pres... Continued

the roadsides. Thankfully, most of the Ridgewood lots are well groomed, including road frontages, which eliminates the need for the county to perform most of the brushing and vegetation control functions. However, there is more that we can do. A year ago, the county marked our CSA32 streets with white paint to indicate areas that required brushing which has not been done by the county as yet. If your street frontage has been marked, you have some work to do. In addition, trees growing close to the road will undermine the road and will also cause a traffic hazard by blocking the view of the road. Since most of the trees that are too close to the road are currently small, they may be easily removed.

So, please do your part in the maintenance of your lot's road frontage and help to control our CSA32 tax burden. Also, this maintains the attractiveness of the Ridgewood community and keeps up our property values.

Other news:

Carole Robinson has volunteered to be the Chairperson for the Ridgettes when Joyce Dobb's term ends. Thanks Joyce for chairing the Ridgettes events for the past two years. You did a terrific job!

Carole Robinson will be turning over her responsibilities as RNA newsletter editor to an as yet to be named person. Carole has been doing the newsletter for 5 years. She has done an excellent job producing a great newsletter for Ridgewood. Thanks Carole for all of your contributions to the Ridgewood community.

There is currently a vacancy for chairperson of the Block Captains. Cori Frank resigned because of work commitments. If you have someone that you would like to recommend or if you would like to volunteer, please contact one of the board members.

Finally, a yearly reminder---your voluntary annual \$10.00 RNA dues are due in January of 2009. Last year was our largest membership with 96 RNA members out of 152 residents. Although we are proud of our accomplishment, we can do better!

See you all at the RNA Christmas party/meeting.



## Holiday Decorations

In past years, our Association has recognized neighbors for their holiday yard and garden displays and will do so again this year. We are looking for new families to participate. So, if you are a Ridgewood Homeowner Association member, your displays should be in place by December 13<sup>th</sup>. Awards will be presented at our Annual Christmas Party on December 21<sup>st</sup>.

Questions? Call Carole Robinson at 588-9519.

## ARCHITECTURAL CONTROL COMMITTEE

There has been little activity since the last newsletter. To recap, building plans were approved in July for Dave and Tina Pafford, Lot 120-A on Parkridge Avenue. The Scott Tiraschi family, Lot 68 on Crestridge Avenue, continues to work on their plans.

The requirement of overhead sprinklers in new construction or additions within the side and rear setbacks came into discussion at our recent Board meeting. I called Steve Gregory, the Tuolumne County Fire Inspector, for an update. He said the county side and rear setbacks from the property line are 30 feet in parcels larger than one acre; the front is 50 feet. In Ridgewood, that is from the approximate center of the road to the nearest part of the structure.

The Ridgewood setbacks state 20 feet side and rear, but if the county setbacks are greater, those must be followed.

At this time, if a variance is granted for a home to be constructed within the setback, the home or addition must have overhead sprinklers installed. If a home meets the minimum setbacks, no overhead sprinklers are required at this time for residential construction. Steve Gregory can be reached at (209) 533-5549.

We hope this information is helpful if you are considering an addition or new construction.

Barbara Harvey, ACC Chair  
Joan Bergsund  
Marty Gerbasi

## RIDGETTES

Our neighborhood ladies enjoyed a beautiful autumn day at the home of Margaret Addison in October. The Pot Luck and Games provided good food and good fun for everyone! **Thank you Margaret!**

**November 19:** Pot Luck & Games at the home of Nancy Hoffman, 15330 Ridgewood Drive. Please RSVP by the Friday, November 14 to Nancy: 588-0704.

**Hostesses for 2009 are needed.** Arrange a lunch at a local restaurant or host a Pot Luck Luncheon & Games Day. Call Carole: 588-9519.

### COOL SUMMER SWIM PARTY!



On August 14<sup>th</sup>, Joyce Dobbs hosted a swim party for Crestridge kids (above) to celebrate the end of summer vacation. With the help of Kathi Bramblett, Cyndi Simonson, Anne Brosnan, Stephanie Peck and Heather East, guests Sinclair and Spencer Carr, Trent, Lexi and Rikki Simonson, Kimberly, Chris and Madison Bramblett, Jordan and Zachary Peck and Alaina Brosnan enjoyed games and lunch. Other guests were Tiffany Arechiga, Wesley Arechiga, Darren Vallelunga and Aydan Porter.



## *Ridgewood Annual Holiday Party*

*Sunday, December 21<sup>st</sup>  
2:00 - 5:00 p.m.*

*at the home of*

*Carole and Ray Pfoutz  
16383 Ridgewood Drive*

*Families are welcome! Bring an appetizer to share and the beverage, including mixer, of your choice. Non-alcoholic beverages will be provided.*

### **ATTACK STARHISTLE NOW!**

The November 11<sup>th</sup> article in the Union Democrat by James Damschroder stated that winter is the most important time to work on eliminating the noxious yellow starthistle. It has caused millions of dollars in damage and is the worst roadside problem in Northern and Central California. The County Agricultural Commissioner's Office has a rebate program that reimburses property owners for the cost of chemicals used in spraying the starthistle.

Contact Marian Chambers: 533-5691 or  
Scott Oneto: 533-5686 for more information.

### **ANNUAL DUES**

Dues are due for 2009 and should be in by January 1<sup>st</sup>. Your dues pay for the Post Office Box rental, postage, printing and paper goods for our annual meeting.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ LOT # \_\_\_\_\_

TELEPHONE \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

\$10 CASH/CHECK ENCLOSED \_\_\_\_\_

Make the check payable and mail to Ridgewood Neighborhood Association  
P. O. Box 1128, Soulsbyville, CA 95372