

# The Vista Ridge VIEW

Mona Witkowski - Editor

September 2006

## **BOARD OF DIRECTORS MEETING**

**September 27, 2006**  
**Annual Meeting & Elections**  
**7:00 PM at Valencia Hills Clubhouse**  
(Tournament & Oakdale)

Be an informed member of our Homeowner's Association. Come to the meetings and interact with your Board of Directors!

Remaining Meetings for 2006:  
November 29 – 7PM

**Minutes posted → [www.vistaridge-hoa.com](http://www.vistaridge-hoa.com)!**

## **NOTE FROM THE EDITOR**



A thousand apologies for the time span that has passed since the last **VR View** newsletter was issued. My family has had the unfortunate experience of suffering a double-whammy ... losing two adored family members over the past six months. What began last fall with the illness and death of my father in law, was compounded this spring by more illness and the loss of my mother. It should come as no surprise that I have been unable to muster the energy for a newsletter.

I don't know what the future will bring and I'm kind of numbly going forward. Since I originally started this issue back in February and intended it to be distributed in March, I'm going to finish it if it kills me. Maybe in time I'll feel eager about writing it again and staying involved. For now however, I'm going to give myself some time off. Nora has been very patient with me, but you deserve communication on a more regular basis.

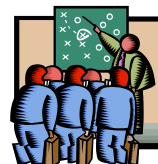
**HELP WANTED:** Someone to take over production of The VR View. Want to know what's going on in our community? Want to get to know your neighbors better?? Want to help keep the communication going??? Drop me an email at [wits4golf@yahoo.com](mailto:wits4golf@yahoo.com) and I'll hand over the reins!

## **FROM YOUR VR**

# BOARD OF DIRECTORS

## **Management Change!**

The Board of Directors is pleased to announce that Ross Morgan & Company, Inc. was recently selected as the new Management Company for Vista Ridge. The Board feels that this change is in



the best interest of the community and thanks the Valencia Management Group for their service this past year.

You should have already been contacted by Ross Morgan, introducing themselves and announcing the procedures for this year's board of directors election. Contact information for Ross Morgan is included in this issue of the VR View and is also available on our association website.

**Welcome aboard Ross Morgan!!**

## **What should you do if you get a letter?**

If you receive a notice of non-compliance letter from the Association, the first step is to follow the instructions in the letter. The letter will typically contain the action that the Board is requesting you to take to correct the violation. If you receive a second letter for the same issue, a date of compliance is usually provided.

However, if you do not agree with the notice, you are welcome to advise the Board of your position. You must state your opposition in writing to the Board of Directors so they may further investigate the claim and render a decision regarding the allegations. You may also request a hearing before the Board in order to discuss the matter with them in person.

Your letter may be faxed to Ross Morgan & Company, Inc at 661-286-1080, mailed to 23300 Cinema Dr, Suite 280, Valencia, CA 91355, or emailed to the Vista Ridge Homeowners Association manager, Kristie Neria, at [kneria@rossmorganco.com](mailto:kneria@rossmorganco.com). *Please note that the Management Company is strictly the reporting agent and cannot make decisions regarding the allegations but acts at the direction of the Board concerning the matter.*

### Handling Homeowner Complaints

The Board of Directors wants you to know what your Association can, and cannot, do for you.



The Management Company receives numerous calls from homeowners requesting assistance for everything from controlling traffic to fixing sprinklers. On occasion, individuals will leave anonymous phone messages reporting a neighbor's alleged non-compliance with the CC&Rs or Rules. While some of these issues can be dealt with by the Association, through the Board or Management, homeowners need to have reasonable expectations for services.

One simple way to understand what services the Association provides is to look at the budget. If the item appears on the budget and is, therefore, paid for through your monthly assessment, you'll know it is a service for which you can call Management. For Vista Ridge, those services include: 1) Slope landscaping; 2) Pool and tennis court maintenance; 3) Rules and restriction violations; and, 4) Assessment issues.

Homeowners call to report such things as traffic speeding or even criminal activity. Neither the Board nor Management can address these issues, and they must be referred to the Sheriff's Department for proper handling. Complaints about animals (dog's barking, neighbor's cats digging in your yard) need to be reported to the Animal Control Department. Why? Because the Association's resources and authority are limited in these areas, and they may not be able to address the problem as quickly or effectively as these agencies.

But what if you have a complaint about a neighbor's violation of an Association rule? In that

case, it is appropriate to report it to Management, but there are procedures to follow to ensure your complaint is handled quickly and efficiently. First, your complaint must be in writing. Management cannot take verbal or anonymous complaints because, without a witness, the Board has no foundation for enforcement. Second, your complaint must provide details sufficient for enforcement. Record dates and times of the occurrences and provide as much detail (e.g. photos) as possible so that the complaint can be verified. Keep in mind that, although your name will not be mentioned in the letters to the offending party, the individual is entitled to review their file if they are called to a hearing before the Board.

Fortunately, Vista Ridge has not had many significant enforcement issues, and that can be attributed to the quality of homeowners in the Association. But as the City grows, more and more incidences of unwelcome activity will visit the community. You must be proactive in order to protect your Association!

### **SOCIAL COMMITTEE REPORT**

#### **Annual Garage Sale & BBQ**

Get your treasures out! Dust off those old golf clubs that have been sitting in your garage for years!! The annual Garage Sale & BBQ just around the corner, scheduled for September 9<sup>th</sup>. The Garage Sale will be held from 8am-2pm, or until all of your treasures have been procured by the wandering garage sale consumers! The BBQ follows, from 5-8pm, at the pool area. A good time is sure to be had by all at this annual HOA favorite event!



As you know, the success of our BBQs really relies on our trusty volunteers. Details are being worked now, so if you'd like to volunteer your services, please contact Kristie at Ross Morgan at 661-286-1064, X11.

Time is quickly approaching and the flyers will accompany the newsletter, so please get your RSVPs in promptly.

**PLEASE RSVP!**

**So we have an accurate count for the caterer!!**

## Christmas Decoration Winners

(yea...I know...FINALLY!)

The judging for the Christmas Decoration Contest took place on a cold December evening, with plenty of Christmas cheer to be found! Some streets merited more than one winner, as it was difficult to pick one home over another.



Multiple winners were awarded on Fortuna, Vista Ridge & Cariz, earning those streets bragging rights for this year!

### The winners were:

Mark & Sandra Swallow - Vista Ridge  
Mitchell & Sheri McDiffett - Vista Ridge  
Bill & Alba Steck - Vista Hills  
Curtis & Susan Etheridge - Fortuna  
Ted & Linda Rushing - Fortuna  
Dan Grayot - Cariz  
Jora Sarkissian - Farrow  
Gabe & Patricia Sayegh – Altos



Item of note: Angelo has also been responsible for decorating the hospital Christmas tree for the last couple years. This year he even recruited his grandson to help him! Great Job Angelo!!

## Thanks & Help Needed!

Thanks to Melissa Lee who gave our HOA two years of support as our Social Committee Chair! Melissa has moved on to assume duties as PTA President at Wiley Canyon Elementary School, so we are in need of a volunteer to fill her shoes. If you'd like to help out as our Social Committee Chair, please send Kristie an email at: [kneria@rossmorganco.com](mailto:kneria@rossmorganco.com). This would be a great opportunity for some of you with great community spirit to get involved and help our neighbors gel into a family! Don't be shy!!



## NEIGHBORHOOD WATCH REPORT

### Work-In-Progress

The Neighborhood Watch Committee has not met recently. Deputy Geri McCorkle with the Santa Clarita Sheriff's Department has generated a renewed momentum regarding neighborhood watch and she hopes to begin producing some correspondence from the department.



In the meantime, I have been in contact with the Neighborhood Watch Chair for Vista Hills and we have discussed forming a collaboration of effort. I recently attended one of their neighborhood watch meetings and they are very interested in a collaboration. Our neighborhoods are right next to each other and we feel that we may face many of the same issues and threats. There is strength in numbers, so stay tuned for more on this...

Thanks to Tom Deardorff ! who has agreed to take the helm of the Neighborhood Watch. I will be acting in a "co-chair" capacity for the foreseeable future.

### Recent Crime

A vehicle on Cariz Drive was broken into recently. The passenger window was broken and an iPod was stolen. Deputy McCorkle noted at the recent NW meeting that most crimes in our area are "crimes of opportunity". Please be careful not to leave valuables in your vehicles. Criminals are looking for easy marks such as: iPods, palm pilots, laptop computers, purses & wallets etc. A palm pilot, laptop, purse or wallet carries valuable information that could easily put you at risk for identity theft!

BEWARE and report all suspicious activity to the SCV Sheriff's Department. Also, please notify your Block Captain, so that the Neighborhood Watch Committee can get the word out to ensure our neighbors are informed.

### Volunteers Still Needed

Co-captains are still needed for Farrow and Via Dolarita. Please send an email to Mona at [wits4golf@yahoo.com](mailto:wits4golf@yahoo.com) if you're interested!

## Parking Considerations

Some residents of the community have expressed concern regarding other neighbors parking habits. If you have multiple vehicles requiring multiple parking spaces, please be considerate of your neighbors and park in front of your own house, or in your own driveway and garage. Your Vista Ridge neighborhood thanks you for your consideration!

## ARCHITECTURAL COMMITTEE REPORT

Don't forget to get your architectural requests in to the Architectural Committee for approval before you start any home improvements! Let's continue to keep our properties in tip-top shape and work with the Architecture Committee first! Forms are available, online on our Website.

## SLOPE COMMITTEE REPORT

Phase I of our Slope Plan began late last year, as approximately 50 problematic trees were removed. Next step is Phase II, which involves the planting of low growing trees and shrubs to replace the ones that were removed.



The Slope Committee will now be soliciting homeowner input as the hillsides surrounding their homes are planted. If you are interested, a list of proposed plant material can be found in the previous newsletter. If you don't have the previous newsletter handy, drop me an email.



Would you like your Vista Ridge VIEW emailed to you each month? If so, please provide your email address to us & we'll do the rest!

They're already available on our website. Why not jump on the information super highway and get them in the click of a mouse!!

## REMINDER



## PLEASE Scoop the Poop !

To those of you who regularly walk your dogs in the neighborhood, this is a gentle reminder to clean up after your pooch does his duty. This also applies if your pooch is a she ;-) Please be considerate of your neighbors and keep the neighborhood free of dog duty!

## Vista Ridge Website

Visit: <http://www.vistaridge-hoa.com>!  
Valuable HOA information, with forms ready for download! Comments and suggestions are welcome any time at [wits4golf@yahoo.com](mailto:wits4golf@yahoo.com).



## IMPORTANT NUMBERS

Ross Morgan & Company, Inc.  
23300 Cinema Drive, Suite 280  
Valencia, CA 91355

Ph: 661-286-1064, X11 Fax: 661-286-1080

Emergency Help Line 818-907-6622, Ext 811

(After hours emergencies that threaten property only)

<b>Kristie Neria</b>	<b>Manager for the Board of Directors</b>	<b>ext.11</b>
Accounting Department	818-907-6622	ext. 266
Escrow Department	818-907-6622	ext. 207
Santa Clarita Sherrif's Department		661-255-1121
Fire Department		661-259-2111
City of Santa Clarita		661-259-2489
Animal Care and Control		661-257-3191