

RANCHO TEHAMA ASSOCIATION

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

TRAILBLAZER

Feb. 2017

RTA Calendar



Tax Preparation

6th 11-4 pm

RTCF Meeting

8th at 6 pm

Board Meeting

11th 10am

Food Bank

13th 12-2pm

Cooking for Kids

13th 4-6pm

VFW Post

9th 6pm

Valentines Dinner and Dance

14th 6 pm

Bingo

18th 6 pm

Mass

19th 7pm

Car Club

20th 6pm

VFW Aux

27th 1 pm

OTFF Meetings

28th BOD 6 pm

Training 7pm

Bridge Club

Fridays 12:00-4:00

Crafts

Wend 10-1pm

Contact Us:

530-585-2444

Fax 530-585-2484

rtatr@rtr.net

ranchotehama.org

H.O.A. DUES

We understand that the cost of everything is going up with the exception of your paycheck. That being said it is important to point out that The Association spends a great deal of time and money dealing with the issue of unpaid dues.

As an Association we are required by law to follow specific rules, and guidelines to resolve these issues. The goal in bringing this issue up is to hopefully save you from these additional problems, and costs that can add up very fast.

Please do not ignore your "Late Notices", if you find yourself in a position where you cannot pay your dues, please call the office and set up an appointment to discuss a payment plan to get your account current. By signing up for a payment plan you can stop the late fees and prevent further collection actions.

If you ignore these notices, and fail to pay your dues, a lien will be placed on your property for unpaid dues, and late fees. The lien cost alone is approximately \$400.00. Continued nonpayment can result in additional actions and costs.

The cost of the lien will be added to your account. In addition interest, late fees, and penalties will be added. Once you have reached this point, you will see that your unpaid dues account for a small portion of the total amount owed.

So please, if you find yourself in this situation, let us know so that we can help you resolve this issue as quickly as possible, as there are no winners once we reach this point.

Would you like to help serve your community? We currently do not have any active committees due to a lack of volunteers. The Association is looking for committee member volunteers for all committees including Covenants and Architectural Committees. See the Association Office for more details.

Tehama County Community Action Agency will provide its annual VITA tax program. VITA is the Volunteer Income Tax Assistance program that provides Federal and State income tax return preparation services to qualifying local families and individuals with an income of up to \$60,000.00, **100% FREE of charge**. The tax preparers will be at the Rancho Tehama Rec. Hall on 2-6-17, 3-6-17 and 4-3-17 from 11am-3:30pm. Be sure to take advantage of this free service! For more information or to schedule an appointment please call 530-527-6159 or 530-527-2611 or email Community Action at caainfo@tcdss.org.

Valentine's Day Dinner and Dance

The Station 13 Auxiliary and the Old Timers Fire Fighters will hold the annual Valentine's Day Dinner and Dance on Valentine's Day, Tuesday February 14th at 6pm at the Rec. Hall.

Permits Are Required

If you are making improvements to your property, there are some guidelines to follow as required by section 6 of the CC&Rs. Permits (approval) are required for any structure or improvement whatsoever. In addition county permits are also required for most improvements. Only pre-approvals from the Association will be issued for any improvements requiring county permits, before obtaining county permits. Once you receive your County permit(s), please bring your approved plot plan to the Association Office for final approval and the required Association building permit (green tag).

If it is necessary to remove any tree over 3 inches in diameter, approval of the Association is required per section 8 (l) of the CC&Rs. Prior to removal of any tree, please bring in a plot plan showing the location of the trees and the reason the trees need to be removed. Contact the Association Office for more information and the procedures to obtain approval from the Association for development of your lot.

Information for all from Anders White-Board Member

We are striving to get more residents to attend the monthly meetings. We want all to be able to feel that this is your HOA monthly meeting, not a time for board members to not listen to your complaints and suggestions. All we ask is treat the board with respect, remember the board is elected, you too can be a board member. Please submit your request if you have any suggestions that you think would improve the safety and running of the ranch. Please submit them, all we ask is please no yelling, profanity or name calling. I am in the office Fridays and welcome any and all. Remember respect will reap more than yelling and disrupting.

Rancho Tehama Transfer Station

Transfer Station Hours:

Open Mon-Sunday 8:15am-4:15pm

Closed for lunch from 11:50-12:40pm

Note: The transfer station will now be closed on all the same holidays as the association office! Now closed on New Year's Day (January 1st), Presidents' Day (3rd Monday in February), Memorial Day (last Monday in May), Independence Day (4th of July), Labor Day (1st Monday in September), Thanksgiving (4th Thursday in November), Day after Thanksgiving (4th Friday in November), Christmas Day (December 25th)

As a reminder, you must have the new maroon transfer station sticker issued from the association office in order to use the Transfer Station. There is also a use restriction of one truck load per week. This helps to keep cost down and to give fair use of the transfer station to all members. We are always excited to see clean up jobs around the ranch; but if the clean-up job requires several truck loads or is a contract job, then the member/ contractor needs to make arrangements to get their own bin. You are also required to make sure that your trash is secure, bagged or covered to prevent roadside trash. Although we can no longer provide the paid recyclable service, all recyclables will still be accepted at the transfer station.

If you do not have a sticker or have already brought in a truck load for the week you will be turned away. Our transfer attendants do an excellent job, and are only carrying out orders given to them. If you have any questions or concerns regarding transfer station use please come to the association office and ask to speak to a board member.