

TRAILBLAZER Jan. 2016

RTA Calendar



Calendar Meeting to be held on Jan 4th
 Meeting dates subject to change
January
 2nd 4-7pm
 Music Night 4th 10am
 Calendar Meeting 4th 6pm
 RTCF Meeting 5th & 7th 12th 6pm
 VFW Meeting 18th 12-2pm
 Food Bank 18th 6pm
 Car Club Meeting 25th 10m
 VFW Aux Meeting 26th 7pm
 OTFF Meeting Crafts 10-1
 Every Wednesday

Contact Us:

530-585-2444
 Fax 530-585-2484
 rta@rtr.net
 ranchotehama.org

**HAVE A
 HAPPY & SAFE
 NEW YEAR'S**

On the back side of this Trailblazer is the formally adopted collection policy, now in effect. This policy was voted on by the Board of Directors at the December 17th open board meeting after a minimum thirty day review and response period by the membership. The purpose of the minor changes is to allow more time before an account is forwarded to a collection agency. This will allow owners a longer period to catch up on payments and/or set up a payment plan before their account goes to collections.

MUSIC NIGHT- FREE EVENT SPONSORED BY THE RANCHO COMMUNITY FOUNDATION
START OUT YOUR NEW YEAR WITH LIVE MUSIC BY HAWK STOKES SOLO ACT, FULL BAND SOUND ON JANUARY 2ND FROM 4PM-7PM AT THE REC. HALL. LIGHT REFRESHMENTS WILL BE PROVIDED, BUT FEEL FREE TO BRING A DISH TO SHARE FOR A POTLUCK DINNER.

Jan-Aug 2016 Board Meetings



January: Saturday 23rd at 10am
 February: Saturday 20th at 10am
 March: Saturday 19th at 10am
 April: Saturday 23rd at 10am
 May: Wednesday 18th at 6pm
 June: Saturday 18th at 10am
 July: Wednesday 20th at 6pm
 August: Saturday 6th Annual Election at 10am

THANK YOU TO ALL VOLUNTEERS!!

This Association could not run without the many individuals who volunteer their time and talents! These individuals put in countless hours of their own time without ever receiving a dime There are way too many to name each one, but we would like to thank every volunteer that has helped our community; you are all appreciated!

Road striping coming soon. The board voted to have 11 miles of road striping, including the three way stop signs at the entrance of the association. This will be done by an outside striping company, D&S Asphalt. We do not have a date yet at this time, it will depend on the weather, but we would like to see the work done as soon as possible. Keep an eye out for road signs and be sure to keep off the paint. The paint may take a little longer to dry due to the cold weather. The association is not responsible if you get paint on your car from driving on the lines.

The Tehama County Solid Waste Management Agency offers **FREE** hazardous waste collection events and recycling programs.
Saturday, Jan. 9 8:00AM - 12:00PM Passenger Tire & Electronic Waste Collection Event, Rancho Tehama Transfer Station
 Please note the following limitations: No tires larger than 17", no truck or equipment tires; tires must be off the rim; no more than 40 tires per residence; only transport up to 9 tires at a time (DOT regulations) without an exemption.

Saturday, Jan. 16 8:00AM - 12:00PM Household Hazardous Waste, Corning Disposal 3281 Highway 99W, Corning
Saturday, Jan. 30 8:00AM - 12:00PM Household Hazardous Waste, Tehama County Landfill 19995 Plymire Road, RB
Saturday, Jan. 30 8:00AM - 12:00PM Electronic Waste Collection, Corning Park and Ride Corner of 3rd & Solano, Corning & Dept. of Social Services Parking Lot 310 S. Main St., RB

Please call the Rancho Tehama Transfer Station for information regarding hazardous items including batteries, fluorescents and sharps. For questions regarding any of the above events and other recycling programs, call at 528-1103 or visit our website www.tehamacountylandfill.com.

The Rancho Tehama Association

Assessment Collection Policy

The effective and prompt collection of assessments is critical to the operation of The Rancho Tehama Association. It is only through this collection that bills are paid and property values maintained. Owners should be prompt with their payments. State law requires a disclosure of the following delinquent assessment fee collection policy established by the Board of Directors in accordance with The Rancho Tehama Association CC&R's:

1. Assessments are due on the 1st **day of the month and delinquent if not received, in full, by the Association, by the last business day of the same month.** Any special assessments are due according to the terms of special assessments.
2. Assessments are delinquent at the close of business on the last business day of the month that they are due, and if not received, **a late charge of \$10.00** will be added.
3. Owners may submit a written request for a payment plan for delinquent assessments.
4. When assessments are a minimum time period **of 5 months past the due date**, the owner will receive a **"Last Notice"** from the management company, advising owner of the delinquency, and requesting immediate payment.
5. When assessments become delinquent by a **minimum time period of 6 months past the due date**, the accounts referred to a collection agency and will then be liable for **a minimum of \$400.00 in additional fees.**
6. If payment is not received according to the specific guidelines of the pre-lien letter from the collection agency, a lien will be recorded against the owner's unit. **The charge to the owner for the preparation and recordation of the lien is a minimum of \$395.00.** This lien will encumber the property and, very likely, prevent the sale of the unit until all delinquencies and cost or collections are paid. All charges are subject to change without notice.
7. If an assessment becomes delinquent by more than **twelve (12) months or \$1,800.00**, a non-judicial foreclosure action may be commenced to enforce the lien. The owner of the property could lose ownership of the property if a foreclosure action is commenced. **Owners are also responsible for significant additional cost and fees if a foreclosure action is commenced against the property.**
8. The management company shall charge a "returned check charge" for all checks returned as "non-negotiable", "insufficient funds", or any other reason. **Additionally, the management company charges a minimum fee of \$150.00 for each account referred to the collection agency.**
9. All above referenced notices will be mailed to the owner(s) of record at the last mailing address provided in writing to the Association by such owner(s). The owner of record is responsible to ensure the Association has the correct mailing address.
10. The Board of Directors of the Association may revise this policy, either generally or on a case-by-case basis, after findings of good cause.