Notes From The President

The present Board of Directors has decided to once again publish a newsletter for the Summit Ranch community. Although no firm decision has been made about length or timing we all felt that getting information about the HOA out to the community was important.

In this issue I would like to address the following:

**Dog Droppings-** In a community such as ours the feeling of knowing one’s neighbors often gets lost. However, respect for the common areas and each person’s property should always be paramount in our daily lives. With that in mind I think everyone who owns a dog should be careful about not letting their dog do his business on someone else’s lawn. That goes for the community park areas where there are often small children running and playing as well as streets, sidewalks, and trails. Taking a small plastic bag with you when walking your dog through the neighborhood or running the dog in the park does not seem like it should be a big deal. Picking the dog waste up and placing it in your own trash can seems like the neighborly thing to do. **In addition,** **many of you dog lovers may not know** that dog waste not placed in the trash oftentimes ends up in the Pacific Ocean as part of the waste taken away in any rain storm. The Board is looking into the possibility of placing a dog waste receptacle (with bags) at each of the parks and entrances to trails to assist in this effort. **The message is clear.** **Let’s all act like a responsible neighbor and pick up after your dog.**

**Coyotes**- With Chino Hills State Park having suffered a disastrous fire and water levels low coyotes are becoming increasingly bolder in coming into our neighborhood. From dusk to dawn please be careful about allowing your pets outside for long periods of time, especially if they are small in stature. Coyotes are remarkable jumpers and a small pet can be defenseless against them. In addition, be careful about leaving small children out by themselves near brush and forested areas of our community. As I am sure you have all read there were at least two incidents of coyotes attacking small children in the Butterfield Ranch area last year. We have all come to live in Summit Ranch because of the peaceful, natural beauty of the area. **Use common sense to protect your young children and small pets from these predators.**

**HOA Information**- The HOA has a website at [www.MYHOA.com/CarbonCanyon](http://www.MYHOA.com/CarbonCanyon). There is some very useful information to be found there. We are working with the management company to have the Board minutes and Board meeting agendas posted on this site. If anyone has any suggestions about improving the sight let us know either through the management company or a member of the Board directly.
**Architectural Submittals** - Please remember that any changes to your property to include painting, landscaping, etc. must be approved by the HOA before any work can begin. Forms can be picked up from the property management company or on line. You may reference the architectural standards procedures and guidelines on the AMSS website. They are then given to the management company for the HOA log and then reviewed by the architectural committee for approval. Please also be aware that individual homeowners are responsible for any city permits that may be needed for the work involved.

**From the Vice Presidents Chair**

**Poll** - Hi, my name is Larry Keller. I am a newly elected member of the board filling the Vice Presidents position. I am currently working on a tool that will provide the members of this community with a way to convey their opinions and positions on topics that affect their neighborhood. This tool will likely be in the form of a Poll.

**Neighborhood Flyer** – At the HOA meeting held on February 10th it was brought to the attention of the Board of Directors that an unsigned flyer had been partially circulated throughout the community concerning the closure of the equestrian facilities and the opening of an RV parking facility. This flyer did not truthfully represent the views of any of the members of the Board of Directors. At the meeting it was made clear to the homeowners present that this flyer was inaccurate and in some of its statements not at all true. This note is meant to let all the other homeowners know that there are no hidden agendas concerning either RV parking or the closure of all the equestrian facilities. The board would ask that if any homeowner receives any unsigned flyers in the future that you check with the management company to receive an accurate representation of what is actually the case being presented to you.

**Recent Auto Break-ins** – On Thursday, March 5th, at least four automobiles were broken into in our community. Police on Thursday indicated that the thieves were probably after items that could be used for identity theft purposes. In the early hours of Sunday the 8th more thefts occurred on Halite Ct. At least three SUV’s were broken into. This time the thieves took the time to rummage through glove boxes, center consoles, and sun shades. The thieves took items such as keys, garage door openers, registrations, headphones, golf clubs, cell phone chargers, and loose change and various other items. In several of these break-ins the cars were not locked. The police have indicated that with the current economy these events are an increasing problem throughout the area. They recommend hiding any and all items of opportunity from the view of the car windows, always lock your doors, and practice caution when leaving items in your yard or your garage doors open.

**RV Parking** – I would like to confirm for the community that the investigation into the feasibility of RV parking in our community has concluded with a negative result. At this
time the board has concluded that the expense is too high for such a facility. Thank you for your input on this issue.

Landscape

Hi, my name is Kristopher Bakke, newly elected to your Summit Ranch Board of Directors and the new Landscape Chairman. My mission is to better serve all of the homeowners in our community concerning landscaping issues. I would like to mention some of the concerns we will be working on in the upcoming months.

**Tree Trimming & Removal** - This appears to be a high priority with our homeowners. We have received numerous requests to trim trees in our community. Please understand that Carbon Canyon Summit Ranch HOA is over 30 years old and that we have hundreds of trees that have matured over that time frame. Our challenge is to honor your requests within the allotted budget money for tree trimming. The Board of Directors is presently having discussions on how to better respond to homeowner issues concerning tree trimming issues. Forms for tree trimming are available at ww.myhoa.com/carboncanyon/ and click on the tree trimming form link or call our HOA Management at 909-444-7655.

**Water Conservation** - Did you know that we spend $70,000 for irrigation for our HOA a year? This cost is inevitably going to rise in the coming years due to drought conditions. We have contacted the Chino Valley Water Conservation Group to do a Water Survey of all our common areas. They will report back to us with recommendations on how to save water in our common areas. We may be able to use these recommendations just by making some changes to our sprinkler-time controllers and all watering equipment, up to and including making changes to types of planting and maintenance of turf we use in the area.

**Water/Gopher Damage** - If you find a broken sprinkler line or gopher damage to slope areas, please report it immediately to the association management. The number is 909-444-7655. The after normal business hours extension is 206.