

KELLY RIDGE ESTATES OWNERS' ASSOCIATION

May 28, 2022

Dear Kelly Ridge Estate Owners' Association Member:

Enclosed please find an invoice for your 2022-2023 KREOA Annual Assessment of \$30.00 per lot owned, due as of July 1, 2022, for the period of July 1, 2022 to June 30, 2023. There is a grace period for payment of the dues until August 31, 2022, after which a late charge of \$5.00 will be added on September 1, 2022.

Also enclosed are the following forms:

2022-2023 KREOA BUDGET The 2022-2023 Budget was approved by the Board of Directors on May 11, 2022. There is no increase in the annual dues for the coming fiscal year, nor are there any special assessments.

FREQUENTLY ASKED QUESTIONS The FAQs recap basic information about KREOA for owners & tenants. The detailed CC&Rs can be found on the KREOA website at kreao.org.

Property owners are required to provide KREOA with updated contact information on an annual basis. If any of your information has changed, please complete and return the **REQUEST FOR CONTACT INFORMATION** form which can be found on the website at kreao.org under the 2022 Dues Packet tab, or requested from the KREOA office.

On the reverse side of this letter you will find a description of the other information and/or documents required to be distributed to members annually by the Davis-Stirling Act. The starred (*) documents are posted on the KREOA website at www.kreao.org, or copies may be requested by phone, email or regular mail.

Please keep this packet of information with your other important home documents. If you have any questions about any of the new or existing forms and documents, please contact KREOA by email at kellyridgehoa@gmail.com or by phone at 530-589-2665.

Board of Directors
Kelly Ridge Estates Owners' Association

Enclosures

Physical Address:
5263 Royal Oaks Drive
Oroville, CA 95966

Mailing Address:
P.O. Box 1893
Oroville, CA 95965

Board of Directors:
Gary Shoop – President
Susan Ruxton – VP/Treasurer
Sharon Cherry – Secretary
Faye Lema - Director
Norm Dulleck – Director

Phone:
530-589-2665

Email:
kellyridgehoa@gmail.com

Website:
www.kreao.org

BELOW IS A RECAP OF THE ANNUAL BUDGET AND POLICY DISCLOSURES THAT KREOA IS REQUIRED TO DISTRIBUTE TO MEMBERS:

***Request for Contact Information** (See notation regarding this form on the front of the letter.)

***Insurance Summary:** A summary of the insurance carried by KREOA. (The insurance covers the Association only, and doesn't provide any coverage for individual properties. There are no common areas in Kelly Ridge Estates. Property owners obtain their own insurance.)

Charges for Documents Provided: When requested by property owners, or real estate agents submitting the disclosure forms required, KREOA charges **\$0.00 for electronic copies**, or **\$0.05 per page for paper copies**.

Designated Recipient: The name and address of the person designated to receive official communications for KREOA pursuant to Section 4035 is **Gary Shoop, KREOA President, P O Box 1893, Oroville, CA 95966**.

Right to Notice to Two Addresses: A KREOA member may submit a request to have notices sent to up to two different specified addresses, pursuant to subdivision (b) of Section 4040.

General Notice Location: The locations for designated postings of a general notice, pursuant to paragraph (3) of subdivision (a) of Section 4045, are the **KREOA office located at 5263 Royal Oaks Drive, Oroville, CA 95966** (the office is behind Better Builders, accessible from the rear parking lot), and on the **KREOA website, <http://kreoa.org>**

Right to Individual Delivery: Members have the option to receive general notices by individual delivery, pursuant to subdivision (b) of Section 4045.

Right to Minutes: Members have the right to receive copies of meeting minutes upon request, pursuant to subdivision (b) of Section 4950.

***Collection Policy/Lien Policy:** The **Delinquent Assessment Collection Policy Statement** outlines KREOA's assessment collection policies, and policies enforcing lien rights or other legal remedies for default in the payment of dues. (Although incorporated in the Policy Statement, a copy of Civil Code Section 5730 is required to be separate.)

***Rules Enforcement Policy:** The **Schedule of Fines** describes penalties KREOA may charge for violations.

***Dispute Resolution Procedures:** The **KREOA Complaint Form**, and copies of Civil Code sections, outline resolution procedures.

***Architectural:** The **KREOA Architectural Control Request Form**, and copies of Articles V and VI of the CC&Rs, outline details for Approval of Proposed Structures and Design Restrictions.

Overnight Payments: The address for overnight payment of assessments, pursuant to Section 5655, is **KREOA (c/o Better Builders), 5263 Royal Oaks Drive, Oroville, CA 95966**. A post office box address is not acceptable for overnight deliveries under the Davis Stirling Act, or by the overnight delivery services.

***Opt-Out Form:** Complete this form if you wish to have your contact information removed from membership lists requested by other property owners.
(NOTE: This does not remove your contact information from KREOA records.)