

URGENT NEED FOR ADDITIONAL BOARD MEMBERS

The current Board hears and sees comments that “new blood” is needed, however no one steps up to take an active part. Committee member help also is needed with complaints and the weed abatement programs so KREOA can make a difference in the community.

Several members have recently had serious health issues which have caused meeting cancellations due to lack of a quorum, and could potentially impact their ability to continue to serve. If there were to be additional vacancies due to health, attrition or personal reasons for resignation, there could be severe consequences for the Association. One current Board Member will be relocating in the next few months and will no longer own property in Kelly Ridge Estates, which is a requirement for Board members and candidates.

- There are currently 5 Board Members with two open seats.
- Everyone now serving on the Board is appointed, some with long-term status. No Board members have been elected since 2015.
- 4 members are needed to be present at meetings to conduct ongoing Board business.
- The present CC&Rs cannot be changed without a 67% vote by the membership.
- The Association cannot be dissolved without a 100% vote by the membership
- Under the present CC&Rs and the Davis-Stirling Act, the Board cannot raise dues more than 20%, currently \$6.00 based on the annual dues of \$30.00. KREOA Board Members are volunteers and receive no payments for their participation.
- **If the current Board were to collapse completely, it would be necessary to petition the Superior Court to appoint a third-party receiver or custodian to manage the Association with NO RESTRICTIONS ON FUTURE DUES/ASSESSMENTS OR THEIR MANAGEMENT COSTS.**

Applications for Board Nomination can be found on the KREOA website or picked up in the KREOA office.

BARKING DOGS AND FARM ANIMALS

There have been quite a few comments lately about barking dogs. Barking incidents should be reported to Animal Control at 530-538-7409, keeping a log and encouraging other neighbors to submit reports. Owners should make arrangements for their dogs to be comfortable when unattended to minimize them becoming a nuisance to others in the community.

Chickens and other farm animals are not allowed in Kelly Ridge per the CC&Rs and County regulations. Violations should be reported to Butte County Code Enforcement at 530-552-3700.

FIRE SAFETY UPDATE

Kelly Ridge Estates and the surrounding communities have been fortunate to not be impacted by the wildfires in the area last year, but since “fire season” lasts longer each year we need to continue to be vigilant at all times. Remove weeds and dead grasses or branches, prune trees to six feet from the ground, remove leaves and needles from roofs and gutters, etc.

See more information re Defensible Space Guidelines at <https://www.readyforwildfire.org>

Post reflective street number signs to assist First Responders (required by California code).

MESSAGE FROM CALIFORNIA STATE PARKS

State Parks representatives have advised KREOA of home owners depositing brush/debris on State land behind their properties. This is a violation, and is impeding their work of raising low limbs and any dead falls for fire fuel reduction in the area.

KREOA CONTACT INFORMATION:

PHONE: 530-589-2665 WEB: kreao.org

eMAIL: kellyridgehoa@gmail.com

MAIL: PO Box 1893, OROVILLE, CA 95966

OFFICE: 5263 ROYAL OAKS DRIVE (BACK OF BUILDING)

HOURS: MON & WED - 11:30 AM TO 3:30 PM

Kelly Ridge Estate Owners' Association
P.O. Box 1893
Oroville, CA 95965

PRST STD
U.S. Postage Paid
Permit No. 131
Oroville, CA 95965

Address Service Requested

**URGENT NEED FOR ADDITIONAL KREOA
BOARD MEMBERS**

NOMINATION FORM ON KREOA.ORG OR IN OFFICE

SPRING CLEAN-UP EVENT
KREOA WEED ABATEMENT
KREOA ANNUAL MEETING
BARKING DOGS & FARM ANIMALS
FIRE SAFETY INFORMATION
MESSAGE FROM CA. STATE PARKS

2022 KREOA SPRING CLEAN-UP EVENT

The KREOA Spring Clean-Up Event is scheduled for Friday, April 22 and Saturday, April 23 from 10:00 am to 3:00 pm, at the corner of Hwy 162 and Ridgeview Lane (between Kelly Ridge Road and Canyon Drive).

This service is free for Kelly Ridge Estates owners and their tenants only. 8 dumpsters will be provided by KREOA for green waste and small household items. Residents/tenants will be limited to ONE DUMP LOAD per property owned. Please advise your tenants to bring proof that they live at the Kelly Ridge address (driver's license, utility bill, etc.)

Let's get busy and clear our homes of clutter and yard waste to maintain beauty in Kelly Ridge Estates. Whether you are downsizing, making room for new treasures, or tossing that small table you've been planning to repair, save yourself a trip to the dump and associated fees. Be a Good Samaritan and check to see if your neighbors need help with clean up or transport. For any questions or further information, contact the KREOA office by phone or email.

2022 KREOA WEED ABATEMENT

We are currently seeking bids for the 2022 Weed Abatement costs for vacant lots to be cut under the voluntary program. Owners will need to hire individual contractors for properties with residences. Vacant lots and residences still needing weed abatement after the voluntary lots are completed will be scheduled to be cut by the KREOA contractor and will be billed to the owners. Watch for further information on the KREOA website and in a future postcard notification.

KREOA ANNUAL MEETING

The KREOA Annual Meeting, usually held in May, will be cancelled due to continuing concerns regarding COVID-19 and variants. Please submit questions that you would ask at the meeting and the Board will provide responses in a future communication. This will also offer more owners opportunity for participation than usually attend the meetings.