

KELLY RIDGE ESTATES OWNERS' ASSOCIATION (KREOA)  
Frequently Asked Questions (FAQs)

Below is general information about Kelly Ridge Estates Owners' Association. Non-resident owners should share these FAQs and the CC&Rs with their tenants or others who may reside in the properties so they know their responsibilities.

What is KREOA?	Kelly Ridge Estates Owners' Association is a neighborhood association that was formed by the developers of Kelly Ridge Estates.
Who are members of KREOA?	Every person who holds title to any lot in Kelly Ridge Estates.
What is the function of KREOA?	The general purpose of the Association is to promote the common interest and welfare of the property owners in Kelly Ridge Estates.
Does KREOA have a website?	Yes. The web address is <a href="http://www.kreoa.org">www.kreoa.org</a> .
How do I contact KREOA?	Phone Number: 530-589-2665 Email: <a href="mailto:kellyridgehoa@gmail.com">kellyridgehoa@gmail.com</a> Mailing Address: KREOA, P O Box 1893, Oroville, CA 95965 KREOA Office: 5263 Royal Oaks Drive, Oroville, CA 95966, at the back of building. The office is open M/W/F 11:30 am to 3:30 pm.

Who manages KREOA?	There is a Board of Directors made up of 7 members.
Who may be on the Board?	Board Members must be full-time residents of Kelly Ridge Estates in good standing. Elections are scheduled annually under election rules outlined in the CC&Rs and the Davis-Stirling Act. (If there are unfilled seats on the Board with no candidate applications received, no election is held, and openings are filled by appointment of the existing Board.) Application forms for Board membership are available in the KREOA office or on the KREOA website under Forms.
When are KREOA meetings held?	Monthly Board Meetings are held at the KREOA office on the 2nd Wednesday of the month at 6:30 pm, and are open to the public. Executive Sessions, closed to the public, are held as needed, with 48 hour notice posted. Annual Meetings, and Board of Director elections (if applicable) are held in May. Location may vary, with notice.

What are the KREOA fees?	The annual assessment is \$30.00, due July 1st of each year, and late after August 31st. Dues may be paid in advance, if desired.
Are there penalties for non-payment?	The Association may charge late fees, file liens, or foreclose on the property. There is a collection policy notice available which outlines the steps that must be taken by KREOA to impose these penalties.
What are the late fees?	\$5.00* per month on any outstanding balance. *See Notice of Approved Rules Change voted by the KREOA Board 5/15/2019, subject to 30 day review by KREOA membership (previously \$10.00 per mo.)

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Are there rules for KREOA?	The governing documents for the Association are the Articles of Incorporation, By-Laws, and Covenants, Conditions and Restrictions (CC&Rs). Copies of the documents are posted on the KREOA website at <a href="http://www.kreoa.org">www.kreoa.org</a> .
Are there restrictions on buildings or improvements?	All proposed structures must be approved by KREOA prior to the start of construction, and also must be in compliance with County requirements. Residential structures must be a minimum of 800 sq. ft. Fencing must be approved by KREOA. Mobile homes may be not less than 20 ft. wide. Mobile homes may be no older than 3 years (unless exception specifically approved by the Association). Solar installations must be approved by KREOA. Tree removal must be approved by KREOA, and may need a permit from the County if near the street.

What are some common CC&R violations?	It is suggested that situations be discussed with your neighbors or alleged violators to solve the problems. The other parties may not be aware of the restrictions or realize that an activity may be objectionable.
Barking Dogs	There is no specific violation for barking, however the restriction regarding annoying or nuisance activity could apply. Dogs left unattended tend to develop annoying behavior such as barking or seeking ways to escape from confinement, in addition to being subject to danger or discomfort from weather conditions or other animals. There are recommendations from Butte County Animal Services regarding barking dogs outlined at <a href="http://www.buttecounty.net/ph/Animals/DogServices/BarkingGuidelines">http://www.buttecounty.net/ph/Animals/DogServices/BarkingGuidelines</a>
Noise	The restriction regarding annoying or nuisance activity could also apply to noise. There are also noise ordinances in Butte County regulations.
Parking	Street parking is allowed in Kelly Ridge Estates, however vehicles (cars, boats, trailers, etc.) may not remain unmoved for a period of 3 or more continuous days.
Property maintenance	No dismantled vehicles, indoor furniture, appliances, etc, should be stored on vacant lots or outside of residences. All lots should be maintained so as not to become unsightly or contain an accumulation of rubbish or debris.
Temporary housing	No temporary structure, RV, or trailer may be used as a dwelling place. Such activity is also a violation of Butte County regulations.
Other	See Article VIII of the CC&Rs for complete information on violations.
How are violations resolved?	There is a complaint form online or in the KREOA office, which may be used to advise the Board regarding violations. The complaints are handled on an anonymous basis, and owners are notified by the Association of the infractions and the action that needs to be taken to correct the problems.

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Other services provided by KREOA:	
Weed Abatement Programs	The possibility of wildfires is a very serious threat in Kelly Ridge and the surrounding communities. The Association offers a voluntary program for weed cutting for owners who are unable to clear their lots of weed or do not wish to hire an independent contractor to sign up and prepay for their property to be cleared by a contractor hired by KREOA. If weeds are not cut by the time the voluntary cutting is completed, the Association will notify those owners that the contractor hired by KREOA will be scheduled to cut their property and they will be billed for the associated costs.
Clean-up Events	KREOA provides owners and tenants of Kelly Ridge Estates an opportunity for free drop off of household items and yard waste twice a year in conjunction with a grant program offered by Butte County in cooperation with Recology to provide dumpsters for the collection.

Miscellaneous	
Is the golf course part of KREOA?	No, the Lake Oroville Golf & Event Center is privately owned.
Deer and other wildlife	There are many types of wildlife in the area of Kelly Ridge Estates – deer, coyote, fox, rattlesnakes, and an occasional mountain lion or bear, etc. Residents are urged to not disturb the natural instincts of these animals. Do not feed the deer! Also, select deer resistant foliage for unfenced areas of your property. Be cautious when hiking, or if leaving pets outside unattended.
Where can information about County regulations be located?	Butte County Code Enforcement, 7 County Center Drive, Oroville, CA 95965 530-552-3702 <a href="https://www.buttecounty.net/dds/Code-Enforcement">https://www.buttecounty.net/dds/Code-Enforcement</a>  Butte County Codes <a href="https://library.municode.com/ca/butte_county/codes/code_of_ordinances">buttecounty.nethttps://library.municode.com/ca/butte_county/codes/code_of_ordinances</a>