

# The Vista Ridge VIEW

Mona Witkowski - Editor

September 2005

## **BOARD OF DIRECTORS MEETING**

**September 28, 2005**

**7:00 PM at Valencia Mgt Group  
27644 Newhall Ranch Rd. Suite 45**

Please plan on attending this annual meeting for the election of next year's Board of Directors.

Your attendance would be greatly appreciated!

Remaining Meetings for 2005:  
November 30<sup>th</sup> – 7PM

## **IMPORTANT MESSAGE FROM**

# VMG

Valencia Management Group

It's just about time again for the Annual Meeting of the Members and Election of Directors! The 2005 Annual Meeting is scheduled for 7:00 p.m. on Wednesday, September 28, 2005, and will be held at the office of Valencia Management Group, 27644 Newhall Ranch Road, Suite 45, Valencia, CA. Official notice of the meeting and a Proxy for the election of directors will be sent by first-class mail in the beginning of September.

At the meeting, the owners will be electing 5 individuals to the Board of Directors to fill 5 one-year terms, in accordance with the Bylaws Article V, Section 2.

Would you like to serve your community as a member of the Board of Directors? If so, you may have your name placed on the proxy as a Board candidate if you notify Tina Nakamura at Valencia Management Group by calling 661-295-9474, extension 117, or by sending an email to [tnakamura@valenciamgmt.com](mailto:tnakamura@valenciamgmt.com) before September 13, 2005. A space will also be provided on the proxy for a write-in candidate, and nominations will be accepted from the floor at the Annual Meeting.

All owners are encouraged to attend the meeting, either in person or by mailing in their proxy. You

will be given ample opportunity at the meeting to address the Board on issues affecting your Association.

In order to hold the meeting and elect directors, a total of 51%, or 82, owners must attend, either in person or by proxy.

## **SOCIAL COMMITTEE REPORT**

### **Annual Garage Sale – Sept. 17<sup>th</sup> 8AM-2PM**

It's that time of year again! Time to dust off those treasured items in your attics and garages. We'll take care of the advertisements, you take advantage of the free advertising and go peddle your wares!!



### **Annual BBQ – Sept 17<sup>th</sup> 5-8PM**



When the garage sale is said and done, and you've finished counting your loot, we will convene at the pool area for our annual BBQ! This your opportunity to allow the association to give back to the community, in the form of a delicious catered BBQ.

If you haven't yet, get your RSVP in to Tina at VMG. Don't miss out on this popular event!!

## **NEIGHBORHOOD WATCH REPORT**

### **Thoughts & Work-in-Progress**

The Neighborhood Watch Committee did not meet during the summer for a variety of reasons. That however, does not mean that we don't have items of interest on our minds. Here are some of the things we will be considering in the near future:

#### **• 3-Way Stop at Vista Ridge & Cariz Drive**

Why: People are driving way too fast down Vista Ridge.

→ Limit in a residential neighborhood is 25 MPH! ←

- **Procure NW Stickers for Windows**

Why: To let criminals know we are watching!  
 → Crime doesn't pay in Vista Ridge! ←

- **Develop NW Plans & Procedures**


Why: Add rigor and detail to our group  
 → Experienced NW volunteers wanted! ←

- **Security Wall on Wiley, between So. Cal. Edison & Vista Ridge**

Why: Undesirables have easy access to VR  
 → Will provide an added measure of security! ←

- **Paint House Numbers**

Why: Emergency Crews need visible numbers  
 → Make sure they get where they're needed! ←

<p>If you have concerns about Neighborhood Watch and Safety that you don't see addressed here, please let us know. What we don't know <u>could</u> hurt us ...</p>	
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**Volunteers Still Needed**

Thanks to Marc Wade for stepping up to help Tom Deardorff as Co-Captain for Fortuna. Welcome aboard Marc!! Co-captains are still needed for Vista Ridge, Farrow and Via Dolarita. Please email Mona @ [wits4golf@yahoo.com](mailto:wits4golf@yahoo.com) if interested!

**ARCHITECTURAL COMMITTEE REPORT**

Thinking about sprucing up the paint job on your house? Are you finally getting ready to replace that tired old wooden garage door?? Don't forget to get your architectural requests in to the Architectural Committee for approval before you start any home improvements! Help us maintain the harmony of the neighborhood and work with the Architecture Committee first!

**New Paint Colors!**

The new paint colors will be on display and up for approval at the September 28<sup>th</sup> Board of Directors Meeting. Don't miss you chance to influence the direction of our proposed color scheme! Come to the meeting and let your vote count!



**SLOPE COMMITTEE REPORT**

If you've been paying attention lately, you may have seen a lot of work going into our neighborhood slopes. Phase I of our Slope Plan has begun! During the month of August fifty trees, previously identified as problematic, were removed from our slopes and common area.

**THANKS!** to Board Members Nora Mainland (Pres) and Gary Bertz (Member at Large), who were out every day, surveying the work and keeping homeowners informed of the progress. Thanks also to all of the homeowners who had to provide access points for the crews to get in and out of the slope areas.

**Words from the President!**

**Slopes-** I'm happy to announce that Phase I of our Slope Plan is well underway. The work to remove diseased trees, dead trees, and view blockers on the Cariz, Fortuna, Altos and Dolarita slopes started on August 2 and finished on August 23.

The next big push is to start planting replacement trees in October when the weather is cooler. Approximately 50 trees will be planted, mainly where trees were removed. The Slope Committee will work with the homeowners to select the trees that will be planted on the slopes behind their houses. Homeowners can select from an approved list of trees. The intent is to plant the largest size possible up to a 24" box. In some areas it may not be possible to carry a 24" box up a steep slope so in those areas a smaller sized tree will be used. The Slope Committee will document the new planting map and the addition of all new trees in the Vista Ridge Slope Database **(Many thanks to Dave Carleton!).**

In order to restore our slopes to their original beauty we hope to plant 50 trees per year for the next 10 years. This may seem like a very long time but we can't reverse 20 years of neglect overnight, it will take some time. The 10-year plan is a reasonable goal given the annual budget we will have. Some homeowners have asked if they can purchase additional trees for the slopes behind their homes in order to accelerate the planting program. This turned out to be a popular idea so the Slope Committee (specifically Pauline Schumann, Dave Carleton, Mark Meegan, and

Jessie Nunez) worked with Sunset, our landscape contractor, to extend the Association pricing to homeowners. The Slope Committee will coordinate the logistics of homeowners participating in the planting program. You'll hear more about how to take advantage of this as we get closer to planting, but in a nutshell it consists of:

- Homeowners selecting from an approved palette of trees
- Slope Committee overseeing the proper placement of trees on all slopes
- Slope Committee will mark the placement of all trees (**Thanks, Jessie!**)
- Sunset will plant trees and install a temporary drip system for two months

**Thanks to the tireless efforts of Pauline, Dave, and Jessie** a draft list of trees has been selected for Vista Ridge that meets the requirements for zone 18 (ref Sunset Western Garden Book). Zone 18 is classified as an interior climate that is colder in winter (i.e., frost) and warmer in the summer months. Each slope area in Vista Ridge has varying degrees of incline. That means some areas can handle a 20 ft tree while others can only handle a 10 ft tree. A few can even handle a 30 ft tree! Since we don't want to repeat the mistakes of the past the Slope Committee has documented the planting constraints for each lot and a list of trees has been developed to meet the needs of these varying slope angles. The Slope Committee has also selected some trees that give a wide spread for those homeowners who desire a screening effect. The list isn't complete yet but the current draft for Vista Ridge contains:

- Acacia Baileyana (Bailey Acacia), 20-30' Tall with a spread 20- 40' ft.
- Rhus Lancia (African Sumac), 25 feet Tall
- Eucalyptus Kruseanna- 5-8 ft. Tall
- Acacia Aneura Mulga-20' Tall
- Acacia Pearl -15-20' tall with a 15' spread
- Purple Leaf Plum 25 ft with equal spread
- Dodonaea viscosa (Purple Hop Bush) 6-8 ft with an equal spread
- Brazilian Pepper (multitrunk) 30 ft with equal spread
- Crape Myrtle (multitrunk) 5-7 ft

**VR Beautification** - Other work completed so far is the "sprucing up" of our 3 monument corners. Many thanks to Lynn Forster on Fortuna

for pointing out that Vista Ridge did not have the "signature" iceberg roses usually seen around Valencia. That prompted a "mini-study" to determine what was needed for VR to become more harmonious with the "Valencia look". So in addition to iceberg roses we've added Hawthorne, agapanthus, a few other perennials and some annuals. **Thanks Lynn!** The upgrade was long overdue.

Have you noticed the brand new roof on the tennis court shed? Gerry Gritz, VR homeowner and owner of California Roofing Co. generously donated the new roof. **Thanks Gerry!**

### WHO'S WHO IN VISTA RIDGE?

Well it looks like I stumped you all last month, with my "Who's Who in Vista Ridge"! I'll treat myself to a Starbucks in your honor. You'll just have to wonder who it was now, because I'm not telling!

Still wanna play? Let me know if you'd like to see "Who's Who in Vista Ridge" continue. Drop me a line or send me a photo at [wits4golf@yahoo.com](mailto:wits4golf@yahoo.com) !

### Vista Ridge Website

Visit: <http://www.vistaridge-hoa.com>!

I know I'm negligent about the upcoming updates but surf anyway!

Suggestions welcome at [wits4golf@yahoo.com](mailto:wits4golf@yahoo.com).



### REMINDER

#### Automatic Withdrawal for Dues

Vista Ridge has direct withdrawal available to pay monthly dues. Download the form from: <http://www.hoabankers.com/pdf/forms/achsignup.pdf> or <http://www.valenciamgmt.com>.

### IMPORTANT NUMBERS

**Valencia Management Group: 661-295-9474**

Russ Hoffman, Manager to the Board of Directors

Santa Clarita Sherrif's Department	661-255-1121
Fire Department	661-259-2111
City of Santa Clarita	661-259-2489
Animal Care and Control	661-257-3191



# Garage Sale & BBQ



## Saturday, September 17



**Garage Sale 8AM-2PM    BBQ 5-8PM**



# Enjoy a Delicious CATERED BBQ!

Food, Soda & Water Provided by the VR HOA!  
2 Adults & 4 Children per household - Add'l Guests \$12

(BYO alternative beverages if desired, but please - **NO GLASS** Containers)

**RSVP for BBQ --> by September 10th**



# Adults: \_\_\_\_\_

# Children: \_\_\_\_\_

Name(s): \_\_\_\_\_

Name(s): \_\_\_\_\_

Valencia Management Group --> 27644 Newhall Ranch Rd, Suite 45  
661-295-9474, Attn. Tina @ Ext-117 or FAX 661-295-9476