



# Rancho Cielo Neighborhood News

## September 2019 Newsletter

### **BOARD OF DIRECTORS**

**Mike Hinkle**

President

**Darryl Wheeler**

Vice President

**Robert Hoffman**

Treasurer

**Len Malena**

Secretary

**Robert Rose**

Member-At-Large



### **SEABREEZE MANAGEMENT**

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### **AUGUST & SEPTEMBER BOARD MEETINGS**

The next Meetings of the Board of Directors are scheduled to be held Thursday, August 29th and Tuesday, September 24th at 7:00 PM at the Trabuco Canyon Water District Office at 32003 Dove Canyon Dr, Trabuco Canyon, CA 92679. The Homeowner Forum is scheduled to commence at approximately 7:15 PM.

### **Please Be a Responsible Pet Owner**

- Protect your pet with a license tag on your pet's collar. This is good insurance in helping reunite you with your animal if your pet should become lost. Ninety-eight percent of the dogs impounded wearing a license return home.
- Spay/neuter your pet to do your part in helping solve pet overpopulation.
- Spayed females are normally healthier, live longer and do not come into heat, which attracts unaltered males to your property. Neutered males are better companion animals and are less likely to stray.
- Leash your pet to prevent injury and to keep them from trespassing or causing injury to others.
- Make sure your pet is a good neighbor by keeping your dog from barking needlessly and disturbing your neighborhood.

### **If Your Pet Injures Someone**

- Report the Bite: The Orange County Code of Ordinances requires "[a]ny person with knowledge of a bite" to report the incident to Orange County Animal Care. This duty applies to owners, witnesses, and bite victims. The dog must be quarantined as a precaution against rabies. The county instructs citizens to immediately call (714) 796-6421.
- Owners and keepers must provide identifying information to the bite victim "as soon as is practicable, but no later than 48 hours" after learning of the bite. They must provide the owner/keeper's name, address, telephone number, and name and license number for the dog.

### **Animal Noise Nuisance**

- Barking dogs can interfere with the peace and comfort of our neighborhood and the comfortable enjoyment of life or property. Orange County has an ordinance (OCCO §4-1-3, 4-1-48, 4-1-59) to address barking dogs. To obtain information about filing a barking dog complaint, call: (949) 461-3400 or go to:

[ocgov.com/services/barking/animal\\_nuisance](http://ocgov.com/services/barking/animal_nuisance)

This website has information describing the process for filing a barking dog complaint.

*A Message from Your Board of Directors:*

*The Board of Directors wishes to convey to their fellow homeowners that the decision to increase assessment dues was not taken lightly. It is often recommended that Associations increase assessment dues 3% each year, in order to keep up with inflation. If the Association had increased dues 3% over the past nine years, the current assessment rate would be approximately \$328.23.*

*Rancho Cielo Homeowners Association has operated and completed several projects over the past nine years without increasing assessment rates, to keep dues low for the Membership. Some of the projects which were completed include:*

- *Installation of community gates*
- *Mailbox replacement*
- *Asphalt repairs of two-thirds of the community streets*

*In the past year, the Association has been forced to complete tree removals, tree trimming, and landscape and irrigation replacement, due to deferred maintenance and non-performance by the prior Association landscape vendor. The volunteer Landscape Committee has worked diligently with Hacienda Landscape to keep costs as low as possible; however, the endeavors to bring the community into OCFA compliance and improve aesthetics exceeded the available budget.*

- *Community-wide dead tree removals \$32,870*
- *Community-wide tree trimming \$37,625*
- *Landscape replacement \$64,053*
- *Irrigation repairs \$24,992*

*The Association operating balance is currently **-\$41,741.44**, and has a **\$75,000.00** prior year deficit to reserves, which was carried over from prior Management.*

*The Board of Directors has been working with Seabreeze Management, their financials department, and the reserve study analyst in order to better plan for the budget, as well as increase reserve funding from 38.38% to 100%, over the next thirty years.*

*The Board of Directors intends to continue to work diligently in order to keep costs as low as possible without compromising the amenities enjoyed by residents of Rancho Cielo Homeowners Association.*

*Respectfully,*

*The Board of Directors  
Rancho Cielo Homeowners Association*