

# TIERRA OAKS ESTATES HOMEOWNERS ASSOCIATION

## April May 2023 Newsletter



**Hi HOA Members,**

We just wrapped up our second board meeting of the year. I want to take a moment to welcome our new board members, Ken Kandola and Wendy Pelote to the Tierra Oaks HOA Board of Directors. Their contact info can be found on the last page of this Newsletter.

We have a few projects for the remainder of the year, lot clearing and related work, some road and drainage repairs, HOA fire prevention measures, and graveling of our overflow parking lot and tennis court access road. Today's Newsletter will focus on these projects and a few rule reminders.

### **A Review of 2023 Activities and Projects:**

1. Landscape maintenance has been a priority in 2022 and 2023 and we feel we have made great strides in improving our overall appearance. We are repairing damage to our fencing, replacing downed trees, and plants that have fared poorly. Our maintenance team is on site two days a week.
2. Our new gate entry system seems to be operating well, if you have issues direct them to Monica at Hignell.
3. Photinia by tennis courts have now been fenced as deer have adversely impacted their growth.
4. Roads will be inspected this summer for possible work this fall.
5. Fire protection has commenced with key areas being cleared along with removal of dead trees and dead brush behind the homes on the south end of San Vincente and the last house on the west end of Tierra Heights.
6. The website has just been remodeled. Easier to use and well organized. Excellent source of information on fire protection, meetings (agendas and minutes), and golf club activities and memberships. Visit: <https://www.Tierraoaksestateshoa.com>
7. Weed abatement dates are quickly approaching (May 15 – June 15). The deadline for removal of dead trees and dead brush is also June 15.
8. Upgrading tennis court area and the feasibility of conversion to or adding pickleball court(s).
9. Refreshing gravel on road to overflow parking/parking area, road to and parking area for tennis courts, and path to play area.

### **Parking:**

Most owners/residents (over 95%) have been adhering to the HOA community parking guidelines. Thank you all for working towards our common goal in regard to parking. As a reminder, unless you are having numerous guests, **street parking is not allowed**. Except for guests, overnight parking in driveways should be avoided. All members should try to follow the parking rules as established by the community. **If you have a special situation and have a car in your driveway, please call or email Wendy Pelote (her contact information can be found**

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on the last page of this newsletter). Provide Wendy with a heads up on your situation in advance, otherwise you will get an email or cautionary letter regarding parking. These letters can be followed up by fines. Our goal is to be accommodating but at the same time follow the established rules. Keep us apprised on parking issues and it will make it easier for us to meet your needs as HOA members. If you see repeated parking violations, please call Monica at Hignell or Wendy Pelote. If you need an additional parking space (at our overflow lot), call Monica Gale at Hignell. Monica's contact information can be found on the last page of this Newsletter.

### **Dog Policy**

Tierra Oaks is a dog friendly community. We do have three rules we expect all dog owning homeowners to abide by:

1. If your dogs are not on your property, they must be on a leash. No exceptions. Additionally, we recommend that all dogs are kept on a leash in front yards as well. We have had a few incidents of dogs racing out of the owner's front yard and creating an issue with neighbors or residents walking the neighborhood.
2. You must pick up dog droppings when walking your dog in the neighborhood, on the golf course, on vacant lots, and on any of the private property surrounding our community. We have had numerous complaints that we need to address.
3. Loud incessant barking is not allowed. If your dog continually barks, buy a bark collar or use other alternative solutions.

Please try to follow these rules. Please report violations to Monica at Hignell. Gentle reminders to those breaking these rules are encouraged.

### **GATE ENTRY CODES:**

There are no changes at this time for more information refer to the last page of this Newsletter.

### **FIRE PROTECTION UPDATE**

Regarding Fire Protection news, the big item is that the community applied for and received designation as a Firewise Community under a nationwide program administered by the National Fire Protection Association. Long term, this designation should expand our ability to obtain fire insurance and lower its cost. Info on this program is now included in the insurance packet on the website for your use.

The Association has also completed its annual program to maintain previously thinned areas on the golf course and just completed a sizeable new thinning project at the South end of Tierra Heights Road on the Mercer property. The City of Redding is also nearly finished with a 10-acre thinning of previously burned trees just Northeast of the North end of the golf course which will add additional protection in the event of another fire in this area.

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**Refreshing Bark Where Applicable**

Remember, if you use bark as a ground cover in your front yard it must be refreshed (per CCR's) when it has broken down, is showing bare spots, or the dirt beneath is obvious. Thanks

**Weed Abatement Dead, Tree Removal, and Dead Brush Removal**

Due to the high risk of fire in our area, our community takes fire protection and fire fuel removal very seriously. Please be ready to start weed abatement by May 15 and have it completed no later than June 15. Dead tree and brush removal can be started at any time but must be completed by June 15. Here are some vendors that may be able to help you in completion of these projects:

- **Andres Rivera (650) 444-5430**
- **Cal North Forestry~ (530) 209-9473**
- **Christian Pelletier~ (530) 355-3334**
- **Citi Lawns-David (530) 526-8776**
- **Defensible Space & Brush Removal- Dean (530) 209-7375**
- **Scott Passmore~(530) 945-2944**

**Tierra Oaks Estates Homeowners Association Revisions to Rules and Regulations Established by the Board of Directors, codified February 27, 2018.**

**Due to extreme fire danger in Shasta County**, no earlier than May 15 and no later than June 15 of each year, all Lots shall be completely mowed and cleared of any fallen or dead trees, branches, debris, and combustible vegetation fuels. All persons clearing any Lot must have 3-to-5-gallon containers of water or a garden hose and a shovel available while providing services. Dried grass and weeds must be abated down to a height of 2” to 4” and to the base of all trees. Any heavy accumulation of cut grass and weeds must be removed or cut again into smaller pieces. Cut brush must be removed from the lot. All streets and curbs must be cleared of cut grass and weed accumulation. It is the Board's strong recommendation to use handheld weed eaters in lieu of gas-powered mowers.

The Board, in its sole discretion, may require the removal of any dead trees or other vegetation fuels from any Lot.

Failure to comply with this or any other section of these Rules will result in action by the Association to ensure that the Owner brings the Lot into compliance, which may include fines and entry into the Lot. Pursuant to Section 6.8 of the CC&Rs, Owners will be assessed a fine of \$350 for lots that are not cleared in accordance with this section prior to June 16 of each year. In addition, if an Owner does not maintain their Lot in compliance with the Association's Governing Documents, the Association may hire a service provider to remove any and all weeds, grasses, fallen or dead trees, branches, debris, combustible vegetation fuels, and other materials from the Lot. Pursuant to Section 6.7 of the CC&Rs, the Association shall levy a Reimbursement Assessment to reimburse the Association for all costs incurred by the Association to bring the Owner's Lot into compliance. (See ARR Section 2.1)

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Please be sure that your selected vendor is aware of all of the above requirements. Once your lot is cleared, if you want the HOA approval to avoid further costs or fines, please contact Pat Munson at (530) 275-5673 ([pdmunson@charter.net](mailto:pdmunson@charter.net)) or Steve Boero at (530) 410-1832 ([spboero@yahoo.com](mailto:spboero@yahoo.com)). They will inspect your lot and advise you if not satisfactory.

**WHERE TO GET MORE INFORMATION:**

Please check out our website for information on past meeting minutes, our fire protection packet, current board meeting agendas, the fire exit map, Bylaws, CC&Rs, HOA Guidelines, and our Reserve Study and more: [www.tierraoaksestateshoa.com](http://www.tierraoaksestateshoa.com)

Best Regards,

Steve Boero

Board of Directors, President