

Fountaingrove II Gazette

A Publication of the Fountaingrove II Open Space Maintenance Association

Volume I, Issue I

December 2004

OSMA Board Members

- Gary Specker, President
- Bill Andrews, Vice President
- Sy Rothbard, Secretary
- Bill Mulert, CFO
- Rosemary Yates, Incoming Board Member
- Robert Upton, Retiring Board Member/Developer Representative

OSMA Board Meetings are usually held on the third Tuesday of the month at 3:00 p.m. at Focus Real Estate & Investments, Inc., 3936 Mayette Ave. Call 544-9443 to confirm the time and date.

While this is the first issue of the Fountaingrove II Gazette, it is a continuation of previous newsletters of the Association. Previous newsletters can be found at www.fountaingrove2.org

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Park Nears Completion

Contributions by the end of the year still needed and welcomed

Our neighborhood park, currently named Rincon Ridge Park, is in the final stages of construction.

Park Committee chairperson Kim Nielsen-Glynn said that the community's concerted efforts to raise funds enabled the City to push forward with park development much faster than we had hoped.

The lawn has been laid and the play equipment is almost completely installed.

Weather permitting, the basketball half-court will be completed soon. Kim credits the community's time, energy and money for the impetus to the City to provide Park amenities.

The fund raising campaign has, to date, brought about \$16,500 for park play equipment, benches, tables, etc. All contributor names (with permission) will go on a permanent plaque in the park.

As part of the campaign contributors also receive a certificate entitling them to decorate a ceramic tile at the downtown Pottery Studio for every \$50 donated. To date, over 200 tiles have been completed. Tiles will be installed early in 2005 on a wall to be constructed in the park. Tiles may be decorated until December 31st. A park grand opening party is being planned for Spring 2005.

Some tiles have been donated to Grandparents Parenting, an organization supporting children being raised in relatives' homes other than their parents. This will provide a fun project for these children that will visually last for years to come.



Park play equipment

Kim has reminded everyone that there's still more to do to complete the amenities wish list. Your support is still needed with checks payable to the City of Santa Rosa, earmarked "For Rincon Ridge Park" and mailed to:

Focus Real Estate & Investments, Inc.
3936 Mayette Ave.
Santa Rosa, CA 95405

OSMA Reviews Siena Open Space Parcels for Turnover

The Open Space Maintenance Association is in the final review process for the large parcels of land in Fountaingrove II West in preparation for turnover to the OSMA for ongoing maintenance.

The OSMA is currently working with Christopherson Homes in preparation for the turnover. OSMA Board members are reviewing the parcels to ensure that all firebreaks are complete, drainage swales are in satisfactory condition,

plantings and irrigation are in good condition, and that fire access is adequate.

The OSMA expects that turnover will be completed in January 2005.

Fuel Reduction Work Partially Completed; Next Phase To Begin Soon

Bill Andrews, OSMA Board Vice President and Chairman of the Fire Safety Committee, recently reported on the work of the Association during the past year to improve the fire breaks within Fountaingrove II.

At the OSMA Annual Meeting in October, Bill reviewed the areas which have been treated and those yet to be done.

Early in 2004 the Board decided to undertake a program to widen the fire breaks from the previous 30' to the new 100' standard from residential property lines. This program substantially reduces flammable vegetation and improves the defensibility of homes in the event of a wild fire. When the program is

completed, more than 58 acres will have been treated out of the 200+ acres of open space maintained by the Association. This is up from 13 acres treated last year. The acreage includes several new parcels in the West.

Work was completed during the summer on the south and west facing slopes, and included some interior areas. Further work will be undertaken on the north and east facing slopes in the months ahead. An RFP was issued for the last phase of this work in November, and work will begin during the winter months, weather permitting.

Developers have been cooperative in abiding by the new Association

standards prior to turning over acreage to the OSMA as developments are completed. Christopher Homes, the developer of the West, agreed to treat all the fire breaks to the new standards in open space adjacent to Siena and other properties along Crown Hill. Additionally, the City Parks Department has undertaken work in both of the park parcels in Fountaingrove II, greatly improving these areas.

Bill explained that all work undertaken by the Association has been or will be done with no residential assessment increase required in 2005.

Parkway Study Underway; Safety Committee Monitors Progress

Robert Greenberg, Chairman of the Safety Committee, reported that the City of Santa Rosa has funded a consultant study to audit the as-built design and current traffic flow on Fountaingrove Parkway. It is anticipated that the study will be completed in a few weeks.

Robert has been in discussion with Gene Benton, Deputy Director — Traffic, to monitor progress. Results will be reviewed by the City Council for possible action, and Fountaingrove residents will probably have an opportunity to see the results and provide input. At this time the exact process and sequence of events is not known.

During a recent conversation with Mr. Benton, Robert advised him that parents in the community are concerned about crossing the Parkway with their children to get to the new play area in the park on Rincon Ridge and Fountaingrove Parkway.

Mr. Benton agreed to contact the traffic study consultant to specifically advise them of the new park, and that safe crossing of the Parkway for children needs to be addressed in the study.

As an additional action for the Safety Committee, Robert is working to set up a process to receive updates on police activity in the area. This would include traffic patrols, speed enforcement and other routine or special actions taken within Fountaingrove.

The Committee has been actively seeking improved street lighting along the Parkway. Jane Bender, a City Council member and incoming mayor, communicated with both the Committee and with the City Traf-

fic Department to facilitate the Parkway “relamp”, i.e., repair of outages. The relamp occurred the last weekend in October, and members of the Committee have noted an improvement. It is important to know that some outages along the Parkway are planned — as part of the City’s money-saving practices under current budget constraints. Those lights with a yellow sticker affixed to the pole have been turned off. However, all lights with no yellow sticker should be working, and if a specific outage is observed, please note the post number and report it to the Safety Committee via Focus Real Estate — 544-9443, focusre@sonic.net.

...The City of Santa Rosa has funded a consultant study to audit the as-built design and current traffic flow on Fountaingrove Parkway.

Mailbox Theft Continues in Neighborhood

Residents Urged to Install Locking Mailboxes

December 6, 2004

Neighbors on Sage Hill Place have reported additional mail theft on their street. The latest thefts happened on Friday, December 3, 2004. One neighbor saw her mail box open and empty when she went to retrieve the day's delivery. She was immediately suspicious so when the mail carrier arrived the next day, she asked if mail had been delivered and was told that mail had been delivered to her. Another Sage Hill neighbor also reported a possible theft on the same day.

In another report, several Fountaingrove neighbors were suspicious when they saw UPS/FedEx delivery trucks apparently being followed as they made their deliveries in the Fountaingrove area. While further specific information (theft reports, etc.) is not available at this time for the Fountaingrove area, The Press Democrat reported on December 3rd the apprehension of a person suspected of UPS/FedEx delivery theft in other parts of Santa Rosa.

The OSMA Board wants neighbors to be informed of these problems. It is becoming increasingly clear that locking mailboxes are not optional any more -- they are essential! The

OSMA is now receiving reports of mail theft about every three (3) months. There are some steps you

It is becoming increasingly clear that locking mailboxes are not optional any more – they are essential!

can take to minimize your risk of mail and package delivery theft.

Purchase and install a locking mail box. See the following information for places to purchase these boxes:

- www.mailboxesresidential.com. One OSMA Board member purchased his from this dealer – service was good (not sure how good the price was).
- Home Depot has a special order catalog at their stores but not online
- Other dealers with sponsored links on a Google search for “locking mailboxes” include:
- <http://mbxs.com/>
- www.mailboxes4less.com/

- www.mailboxshoppe.com/ This site has some different options including a “lock box” that fits inside an existing mailbox.
- One option to consider is a Cluster Mailbox of the type that has been installed in Siena (along Crown Hill) and on Hanover Place. The smallest cluster is 8 mailboxes so it would require getting 8 neighbors to agree on the location and splitting the cost. The clusters are available from all of the sources listed above but installation does require approval of the local post office.

The Package Delivery Problem

Of course none of the above solutions will help with FedEx or UPS home deliveries. An alternate solution to a home delivery is to rent a box at a private mailbox service such as a UPS Store – this provides a secure location for US Mail and all package deliveries for about \$20-25/month.

Financial Report: Monthly Assessment Will Be Unchanged

The Board of Directors prepared a budget for 2005 that keeps the monthly homeowner assessment at \$58 for the fourth consecutive year. The new budget enables the OSMA to continue implementing the fuel reduction plan in the open space areas, which was begun in 2004 to reduce the potential threat of a catastrophic fire sweeping through the neighborhood. In addition, considerable funding has been allocated for landscape

improvements along the parkway and the interior areas of Fountaingrove II. Landscape improvement projects are projected to continue over the next several years until the areas are brought up to a reasonable standard.

The overall financial position of the OSMA is strong, with both the operating and reserve funds adequately funded. Some of the operating fund

balance will be drawn down in 2005 to accommodate the additional fuel reduction and landscape expenses. Adequate reserves are being maintained to provide for future planned expenses.

Residents may always obtain more information at Focus Real Estate & Investments, Inc., 544-9443.

Landscape Committee Had a Busy Year; Would Welcome New Members

Karen Andrews is the Association's Landscape Committee Chairperson. She reported at the Annual Meeting that it was another busy year for the Committee. The Committee met twice to decide priorities and agreed on improvements to several areas for the spring and fall of 2004.

During the spring, landscape modules were added to Parker Hill Road north of Crown Hill Drive. Also, Dri-Water installations were done on a strip along Sage Hill Place and Rincon Ridge Drive, allowing planting around the Pinnacle Ridge monument.

In the fall, landscape modules were added to Dafford Place and approximately 400 replacement plants were installed in existing planting beds throughout the Fountaingrove II developments.



Pinnacle Ridge Monument DriWater installation area

For 2005 the Committee is anticipating an increased number of improvements including plantings on Beauford Place, Rutherford Place, along Fountaingrove Parkway, and if funding allows, along the interior streets of Siena at Tuscany. The Committee will also continue plant and mulch replacements, along with other ongoing maintenance of the planted areas.

Anyone interested in participating on the Landscape Committee can contact Karen Andrews at khandrews@yahoo.com

Area Representatives Role to be Expanded in 2005

The Open Space Maintenance Association will be entirely homeowner controlled starting in 2005. With the annexation of about 60 acres of open space in the West, the OSMA Board has decided that more homeowner participation is needed. This will be done using the concept of area representation.

The Landscape Committee has successfully used Area Representatives to gather input, set priorities and address problems regarding the landscaped areas under control of the Association. Following the principle of building on past successes, the Board plans to expand the scope and the number of the current Area Representatives.

The Rep's new role will include all aspects of OSMA responsibility: landscape projects and maintenance, community and fire safety, infrastructure, and relations with the City of Santa Rosa. Reps will be asked to observe and report happenings in their neighborhoods, and to speak for their neighbors in three

or four meetings a year where they will act as an advisory board on plans, priorities, and issues for the OSMA Board.

The boundaries for Reps will be loosely defined and dependent on the number of volunteers that come forward. More details on the structure and activities will be reported in later Newsletters.

The OSMA Board is actively recruiting interested residents to become Area Representatives.

Our thanks to the people who are currently Reps or have been Reps in the past. We sincerely hope that they will continue to participate. We encourage you to consider acting as an Area Representative. Please contact Gary Specker at gary@specker.com if you are interested.

Please clean up after your dog!

Over the past several years residents have complained about dog owners who do not clean up after their dogs in our public areas and in the open space. At the Annual Meeting on October 27, 2004, one resident asked that we remind everyone, once again, that this problem continues, that it offends the senses and can be injurious to public health. It also violates City Code. The City of Santa Rosa municipal code is as follows:

7-28.010 Animal nuisances prohibited.

No owner or person otherwise having an animal in his care, charge, control, custody or possession, except a disabled person using an assistance dog, shall permit or allow any animal to do any of the following:

(A) Defecate on any public street or other public property without immediately cleaning or removing the excrement to a proper receptacle.

(B) Defecate on any private property other than of its owner without the consent of the owner, lessee or other person in control of the private property.

Any person owning or otherwise having an animal in his care, charge, control, custody or possession on any public street or other public property shall carry a tool or device to be used for cleaning or removing animal excrement. This tool or device shall be presented to the Pound master or his Deputies upon demand. (Ord. 2943 § 16, 1992)



Violation of this Code is a misdemeanor and punishable by a fine of up to \$1000.

Please show your respect for others and cooperate by removing your dog's waste and disposing of it in a proper receptacle. The Board has been asked to consider installing receptacles around the area, but the cost to remove waste would be an expense that many would not like. Please do not leave plastic bags with dog waste lying beside the sidewalk. There is no magic to making it disappear. We as residents pay to remove trash from our streets and open spaces.

Stay Informed; Send in Your E-mail Address for News

Our Web site is now in its third year, www.fountaingrove2.org. It allows the OSMA Board to communicate with residents in a very timely way. While the Board still mails important information to residents, breaking news is posted on the Web site very quickly. An extensive residents e-mail list is now in place.



Be sure your name is on that list, too! By sending in your e-mail address, you can receive timely and important Web update notification. Your name and e-mail address will not be shared with anyone else, and it will be hidden in group e-mails.

Simply send an e-mail with your name to:

webmaster@fountaingrove2.org

State that you want to be on the update list.

Photo Gallery

OSMA Board, Committee Members and Focus personnel at a recent meeting.



The new park shortly after the sod was laid.



FOUNTAINGROVE II
Open Space Maintenance Association

The Fountaingrove II Gazette

The Fountaingrove II Gazette will be published quarterly by the Fountaingrove II Open Space Maintenance Association. Any submission information/requests should be directed to the OSMA Board through its property management association:

Focus Real Estate and Investments, Inc.
3936 Mayette Avenue
Santa Rosa, CA 95405

Phone: 707-544-9443
Fax: 707-544-5418
E-mail: focusre@sonic.net

Sue Specker, Newsletter Editor

Fountaingrove II is a residential community in the hills of northeastern Santa Rosa, CA, in the heart of the Wine Country in Sonoma County. When construction is completed there will be nearly 600 homes within the community

The Open Space Maintenance Association (OSMA) is responsible for managing the open space within the defined boundaries of the community. All homeowners share the ownership and maintenance of this open space. The Association strives to preserve the natural beauty of the wooded spaces while promoting safety to homeowners and improvements to the landscaped areas along the streets and Parkway.

Keeping our open spaces beautiful

We're on the Web:

www.fountaingrove2.org

FOUNTAINGROVE II
Open Space Maintenance Association

c/o Focus Real Estate and Investments, Inc.
3936 Mayette Avenue
Santa Rosa, CA 95405