

Fountaingrove II Gazette



A Publication of the Fountaingrove II Open Space Maintenance Association

Volume IV, Issue 3

Fall 2007

OSMA Board Members

- Jeff Schween, President
- Keith Kerr, Treasurer
- Dan Cummins, Secretary
- Kim Nielsen-Glynn
- Dennis Searles

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.

The Fountaingrove II Gazette is a continuation of previous newsletters of the Association. Previous newsletters can be found at www.fountaingrove2.org
Kim Nielsen-Glynn, newsletter editor

See a problem?

A dead tree in open space? A broken irrigation pipe? Contact Focus Real Estate & Investments, Inc. to report your concerns at 544-9443.

Invasive Plants at the Nursery?

You bet! Get the real scoop on what not to plant at www.plantright.org.

Inside this issue:

Woodpeckers Annual Meeting Board Changes	2
Firebreak Landscaping Join a Team	3

ARC Integration Proposal Fails

Although most homeowners who voted for the integration of the Architectural Review Committees into the Open Space Maintenance Association were in favor of the proposed changes, the number of homeowners voting at all was far below the number required to make any modifications.

Of the nearly 600 homes in Fountaingrove II, just over one-third of the homeowners voted—nowhere near the at least two-thirds needed.

The integration issue is complex and takes more than a quick scan of the material to understand the reasons the OSMA Board and the only functioning Architectural Review Committee (in the East) recommended the changes.

As has been previously explained, the Fountaingrove II Development consists of three separate subdivisions, Fountaingrove II East, Fountaingrove II West, and the Summit at Fountaingrove, each of which are subject to separate CC&Rs with the same original provisions but with no association or funding mechanism to enforce them. The responsibility of reviewing lot improvements for compliance with the CC&Rs and enforcing the CC&Rs falls upon an architectural review committee within each of the separate subdivisions, initially controlled by the developers. Upon withdrawal of the developers, the architectural review committees for each subdivision eventually become dormant unless the owners of that subdivision make a collective effort to fund and maintain it (as the East did). However, every owner within the East, West and the Summit subdivisions is a member of the Fountaingrove II Open Space Maintenance Association (OSMA). The OSMA is responsible for maintaining the open space areas within the Fountaingrove II development - not for enforcing CC&Rs.

Although the unification attempt failed this time, there is still hope that better communication and further understanding of the benefits of the proposed changes will convince enough homeowners to vote for the integration in the future. Why continue to press for these changes? The changes help you—they help me. If you've ever had a problem with neighbors thumbing their noses at the CC&Rs they read and received when they purchased their home, you will benefit. If you think a bright teal blue paint job (been to the Skyhawk subdivision lately?) isn't in harmony with the earth tones suggested for house colors, you will benefit. If you are interested in becoming a member of the ARC, you will benefit. Remember these key points for integration:

- It expands the ARC from 3 to 5-7 members, thus providing for a broader representation and prevents control by a few members. No one wants to live in a police state.
- It provides for an appeal process in the event a homeowner is dissatisfied with the decision of the ARC. No appeal process exists in the current structure.
- It provides the ARCs the resources necessary to effectively enforce the CC&Rs, which we all agreed to abide by when we purchased our homes. This includes the ability to establish enforcement procedures for violations and impose fines, if necessary, or take legal action to ensure that the CC&Rs are complied with.
- It provides indemnity for members of the ARC, making it more attractive for homeowners to volunteer to serve on the ARC.
- It will not increase the monthly dues (and for the ARC East, they will no longer have to pay a separate assessment for the ARC).

Keep this in mind for any future integration efforts.

Educate yourself—get involved—become a part of your neighborhood.



Is That Woody Woodpecker in the Neighborhood?

Yes, the inspiration for the classic Woody Woodpecker cartoon character, the Pileated Woodpecker, lives in our open space. As a matter of fact, there are a pair living in Fountaingrove II.

Nearly as large as a crow, it is the largest woodpecker in most of North America. There were two other woodpeckers that were larger, but both are considered extinct now.

The Pileated Woodpecker digs characteristically rectangular holes in trees to find ants. These excavations can be so broad and deep that they can cause small trees to break in half. The Pileated Woodpecker eats insects (primarily carpenter ants and wood-boring beetle larvae) and fruits. Our pair has even been making regular visits to homeowners' grapevines!

A Pileated Woodpecker pair stays together in its territory all year round. It will defend the territory in all seasons, but will tolerate floaters during the winter.

The Pileated Woodpecker prefers large trees for nesting. In young forests, it will use any large trees remaining from before the forest was cut. Because these trees are larger than the rest of the forest, they present a lightning hazard to the nesting birds.

The call of the pileated resembles that of the Northern Flicker, but is louder and more ringing. It is, indeed, a version of Woody Woodpecker's repetitive laugh.

The Pileated Woodpecker resides in deciduous or coniferous forests throughout southern Canada, Midwest, and East, westward to eastern North Dakota and eastern Texas. In western United States found along Pacific Coast and northern Rockies.

Pileated Woodpecker populations declined greatly with the clearing of the eastern forests. The species rebounded in the middle 20th century, and has been increasing slowly but steadily in most of its range.

OSMA Annual Meeting—November 7th

Please join friends and neighbors at the Open Space Maintenance Association Annual Meeting, Wednesday, November 7th at 6:30. Conveniently located at the Fountaingrove Club, the annual meeting is your opportunity to find out the latest news, ask questions and hear the results of the Board election.

Sy Rothbard Leaves the OSMA Board—Dennis Searles Appointed

Sy Rothbard resigned from the Open Space Maintenance Association Board in August, citing health reasons. Rothbard served several years on the Board, and the Association thanks him for his dedication.

Dennis Searles was appointed to fulfill Rothbard's remaining term, which lasts through December of this year. Dennis' vast experience assisting with various OSMA tasks through the years and his financial background will be a wonderful asset to the Board for the remainder of the year.

Neighborhood Watch Groups Starting Up!

After months of talking about it, Neighborhood Watch groups are sprouting in the Fountaingrove II area.

Recently, the cul-de-sacs of Fox Hill Place, Ray Crest Court, Rocky Knoll Way and Sage Hill Place gathered together for an ice cream social. Neighbors met and chatted, and all received a handy booklet with everyone's contact information, along with important emergency numbers and other vital contacts.

The group agreed it was a great start to some important neighborhood relationships—and that perhaps the next meeting will focus on earthquake preparedness.



Landscaping Efforts Continue

The OSMA is continuing its landscaping projects, as we come closer and closer to completing our landscaped areas in Fountaingrove II.

Currently on our docket is the completion of the currently non-landscaped cul-de-sacs in the Siena development, along with improving some trouble spots along the Parkway. Coming soon will be lower Crown Hill Drive, Heathfield Place, and if you keep your fingers crossed, the problematic Rincon Ridge/Sage Hill project may be ready to wrap up.

Soon, we expect that Creekbridge Development will be readying the Summit neighborhood for transition to the OSMA. Creekbridge will be responsible for installing the initial landscaping in that area, and it is hoped it will far surpass our expectations. Well, we can dream...

Get Involved—Join a Team!

Can't quite stomach the idea of becoming an OSMA Board member, but would still like to help out in some way? Here's your opportunity! The OSMA has begun to reinstitute our committee, or team, system, and we invite you to join the fun!

If you are interested in helping out with any of the following teams, please contact Leslie at Focus Real Estate & Investments at 544-9443 and let her know.

Landscape Team
Finance Team

Fire Safety Team
Request for Proposals Team

OSMA Completes Firebreak Work for '07—Did You?

One of OSMA's main responsibilities each year is to maintain a 100' firebreak between the homeowners' property lines and open space in Fountaingrove II. This year, the first pass of the weed whackers took place in May, with the second pass taking place in July.

Your dues help maintain the open space firebreak. Are you doing your part within your own property? Most of us, if we haven't entirely landscaped our properties, have a bit of the original natural landscape at the borders of our property lines. Please make sure your property has a defensible space between your home and...your neighbor, the open space, anything that could become a threat in the event of a fire.



Don't be a victim—and don't be a danger.

Cute Pooch!

But she still poops—Please clean up after your dog!

According to an article in the San Francisco Chronicle by Eileen Mitchell, "Dog feces are a common source of parasites and bacteria, with just one gram containing more than 20 million coliform bacteria. Feces can take up to one year to decompose, and rain doesn't hasten the process; it merely breaks up or spreads the droppings, further contaminating the area and attracting flies and other insects. And bacteria-ridden feces aren't just smelly and ugly, they also present serious health hazards, particularly for children, people with compromised immune systems and pregnant women."



Along those same dog lines... Santa Rosa has a leash law. Please keep your dog on a leash at all times—on our sidewalks, trails and the park. Even if your dog is friendly, many people are terrified of an unleashed canine. Keep you, your dog and your neighbors safe and happy. By the way, a leash is a great place to tie the baggie you'll need to clean up after that adorable Fido...

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

Our Web site is now in its fourth year, www.fountaingrove2.org. It's a fast way to get current news. Be sure your name is on our Web update list. Get 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:

editor@fountaingrove2.org and state that you want to be on the

Letters to the Editor & Newsletter Contributions

If you would like to comment or contribute to the newsletter, please send an e-mail to: [edi-tor@fountaingrove2.org](mailto:editor@fountaingrove2.org)

Previous issues of newsletters can be found on our Web site. Here is the URL: <http://www.fountaingrove2.org/Newsletters/newsletters.html>

Backgammon Anyone?

If you're interested in chess, backgammon, cribbage or bridge, Don Allcock would love to talk about getting some games going. You may contact him at

donso4@sbcglobal.net

FOUNTAINGROVE II
Open Space Maintenance Association
c/o Focus Real Estate and Investments, Inc.
3936 Mayette Avenue
Santa Rosa, CA 95405

PRSR STD
U.S. POSTAGE
PAID
PERMIT NO. 108
SANTA ROSA, CA

FOUNTAINGROVE II
Open Space Maintenance Association

The Fountaingrove II Gazette

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

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
Kim Nielsen-Glynn, Newsletter Editor
editor@fountaingrove2.org

Read It!!

Keeping our open spaces beautiful

We're on the Web:
www.fountaingrove2.org

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.