

# HERITAGE VILLAGE MASTER COMMUNITY ASSOCIATION NEWSLETTER

March 2017

## **PARKING**

**Please advise your guests that street parking is not permitted anywhere in HVMCA and encourage them to use your driveway or the nearest guest parking area**

**If you need to load/unload and your vehicle does not fit in the driveway, please activate your emergency flashers and immediately relocate the vehicle to a guest parking space after you have loaded/unloaded.**

## **OPEN BOARD POSITION**

We are currently seeking a volunteer to be appointed as an interim Director-at-Large until the elections in June. Duties include: attending Board meetings held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month from 7pm to approximately 8:30pm; collaborating with 4 other Board members and Manager to identify and resolve maintenance and repair needs in Heritage while considering budget constraints; reviewing, researching and discussing resident complaints and concerns and working with other Board members to resolve such issues. Interim replacement can be included on printed ballot for June elections if willing and able to do so. To qualify: volunteer must be a lot owner in HVMCA in good standing. Please send your written request for consideration via email to [heritagevillage@verizon.net](mailto:heritagevillage@verizon.net), via mail at 425 W Heritage Dr., Ridgecrest CA 93555, fax to 760-446-2475 or drop at the Clubhouse drop box or inside the office **NO LATER THAN WEDNESDAY MARCH 15<sup>th</sup>** for consideration during the meeting on Wednesday 03/15/2017 at 7:00pm.

## **WE'RE GETTING READY FOR SPRING!**

Your Board of Directors, Grounds Crew and Manager have been working hard during the winter months to ensure all common areas in HVMCA are in excellent condition for the busy warm weather season. Several street lights have undergone major repair and that project is ongoing. If you notice a light near you that isn't working properly, please notify the office. Your Grounds Crew has removed many dead/diseased trees in the common areas and a full re-planting plan of trees and plant material was approved by the Board. Replanting will begin in April and continue through the spring and early summer. After the Crew cut back the aged ivy on the block wall bordering Ward, damaged & missing block columns were found and repaired. We're all happy to see the ivy returning! Just in time for the busy pool season, your Board approved the purchase & installation of a custom hand rail along the accessible ramp near the main pool gate. We're all looking forward to warmer (and drier) weekends!



### **PLEASE KEEP YOUR DOG ON A LEASH!**

HVMCA's parks and quiet sidewalks are a big reason why Heritage Village is such a desirable place to live. We understand why dog owners would be inclined to allow their canine companions the joy of roaming off leash here. However, Heritage Rules & Regulations clearly state that dogs must be on a leash in common areas *at all times*. This particular rule is in place for the peace of mind and safety of all HVMCA residents. While out walking your furry friend, please don't forget to bring bags with you, and properly dispose of those bags either in a park trashcan or in your trashcan at home. And, while we understand it can't always be controlled, please don't encourage Fido to use your neighbor's front yard as a bathroom.

### **NOMINATIONS NEEDED BY APRIL 1, 2017**

A Board member recently resigned which leaves 1 opening without an incumbent on the ballot. Annual elections will take place on June 7<sup>th</sup> for the 2018 Fiscal Year. If you are interested in joining the Board of

Directors, **nominations must be received no later than 04/01/2017. You can submit your nomination (either for yourself or another resident)** via email to [heritagevillage@verizon.net](mailto:heritagevillage@verizon.net), fax to 760-446-2475, mail to 425 W Herigage Dr., Ridgecrest CA 93555 or drop it off in the Clubhouse drop box by the front door, or hand deliver to the Manager in the office. Ballot printing will begin in April for distribution to the membership no later than 05/07/17. General Board member duties include: Attending Board meetings every 1<sup>st</sup> & 3<sup>rd</sup> Wednesday at 7pm (typically adjourning about 8:30pm); signing checks for payables and payroll; working with fellow Board members and Manager to determine future budgets & reserve planning, identify improvement or repair needs & approve bids in keeping with current budget; working with residents and fellow Board members to resolve resident concerns and complaints; monitoring Manager's & Bookkeeper's performance; reviewing financial statements and monthly accounts receivable and aging reports; holding HVMCA master key to respond to off hour/weekend maintenance repair & access needs in common areas. If you have questions about this position, please call the office 760-446-6237 or the Manager, Dawn Fairfield's cell 909-894-9748.

### **PROPERTY MAINTENANCE**

Please be mindful of your front yard landscape maintenance needs. As the weather warms, weeds and grasses, shrubs and trees will be growing *FAST!* While we're all happy about the amount of rainfall we had this past winter, that water encourages rapid growth. Remember to edge, mow and weed on a regular basis. If your front yard borders a mow strip between the sidewalk and street, please remember to include that area in your maintenance routine. This is a great time of year to inspect the exterior of your home, including your roof, shingles, windows/doors and exterior walls. Look for signs of water damage including peeling paint/stain or exposed wood trim. Look closely at stucco near the ground, especially in areas where water could have pooled nearby. Small repairs and maintenance are much easier before the temps get higher than 100!

### **HELP US KEEP HERITAGE SAFE & SECURE!**

HVMCA, along with all of Ridgecrest, recently experienced an increase in theft. A majority of the reported incidents in Heritage have involved unlocked vehicles, homes and backyard gates that don't lock. Take a moment to confirm that your home is secure, valuables have been brought in from the car, and that the car (cont'd)

is locked. If you see something or someone suspicious in Heritage, please call Ridgecrest Police at 760-499-5100. *AFTER* you report the incident to the police, please inform us via email [heritagevillage@verizon.net](mailto:heritagevillage@verizon.net) or call 760-446-6237. While mail theft appears to be an ongoing issue, the office has experienced a significant reduction in reports of thefts from vehicles or backyards. This is due to residents securing their property and the non-desirable element is beginning to learn that Heritage is no longer an easy target. However, we still need to remain vigilant to keep HVMCA the beautiful place to live that we all love. Remember that HVMCA has a “no soliciting” policy. If you do choose to answer the door to a solicitor, please inform them of our policy. If they seem suspicious, please call police. After you notify police, inform the office so we can continue to track the number of incidents for your Board’s information. If you have packages delivered, consider delivery to an alternate address or sign up for UPS’s Will Call or Hold services. Similar services are available with the Post Office.

## **MANAGER’S REPORT**

I’d like to start this Manager’s Report with an apology to everyone for the abbreviated and “hit or miss” office hours this past month. Unfortunately, I’ve needed to take a significant amount of unexpected time off to help provide care for a family member, who is slowly recovering. I’m excited to finally be able to get back to my normal schedule! Normal office hours are back on track: Monday 9-1 and 2-5; Wednesday 9-1 and Thursday 9-1 and 2-5. If you ever have trouble reaching me during those hours, please call my cell 909-894-9748.

While working less than 10 hours per week, I’ve been busy trying to keep everything running smoothly in Heritage. We’re currently working with our electrician and Southern California Edison to resolve the lighting problem at the tennis courts. As of the printing of this newsletter, we suspect that an electrical line buried under the basketball courts leading from the meter in Fountains to the tennis courts has been compromised by tree roots which causes a short during heavy rainfall. I’ve been working hard to obtain & negotiate bids to either install an alternate meter or dig up and repair/replace the existing electrical line.

Your Board recently approved the installation of an upgraded security surveillance system of the area surrounding the pool and the Clubhouse parking lot. I’m working with our vendors to also obtain options for the installation of audio recording in the pool area. Our existing cameras work great during daylight hours but do not provide much detail in reduced lighting.

I’m excited to announce that your Board also approved a plan that includes removing turf, planting trees and xeriscape along the property line bordering the Inn! We’re currently working with IWWWD to determine eligibility for the Cash for Grass program.

Many residents have recently asked about compliance enforcement in regards to lot maintenance, dogs off leash, neighbor nuisances, street parking, etc. I’d like to share that your Board has directed me to follow judicial procedure in all cases, which involves official notices of the violation with a date to resolve, then being called to a hearing at which time the lot owner could be fined, lose access to amenities, be billed for the Crew to maintain the lot, or all 3. Please, if you receive a notice from the office asking that you address an issue, don’t delay. Your Board would prefer to spend their time planning & implementing improvement and maintenance projects rather than discuss violations and fines for their neighbors.

Happy (early) Spring! Personally, I’m looking forward to as many weekends as possible exploring wildflowers and appreciating the birds playing in the blooming trees.

Dawn Fairfield  
HVMCA Manager

## **WE'D LOVE TO HEAR FROM YOU!**

We are looking for a few residents to contribute articles about daily life in HVMCA. If you have something to share, please email it to [heritagevillage@verizon.net](mailto:heritagevillage@verizon.net).

You can receive this newsletter in your inbox! Just email us and we'll add your address to our list.



## *Heritage Village Master Community Association*

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### **HVMCA**

425 W Heritage Drive  
Ridgecrest, CA 93555

**[Recipient Name]**

[Street Address]

[City, ST ZIP Code]