



California Ridge Homeowners Association

THE RIDGE REPORT

August 2024

Board Meeting: The next Board meeting will be held on August 21, 2024 at 6:00 PM via zoom video conference call.

Members are invited to participate in the meeting by computer at:

<https://gocompass.zoom.us/j/94595811500?pwd=Z0poQmM1bS85SnRMbHVyem82Y0h4dz09>

Meeting ID: **945 9581 1500** / Passcode: **291222**

Members who prefer to call in may call this telephone number:

1 669 900 6833 US (San Jose) / Meeting ID: **945 9581 1500** / Passcode: **291222**

Members with any technical issues may contact Craig Cordi, (408) 226-3300, at ccordi@gocompass.com or Tim Wilson at twilson@gocompass.com before or during the meeting for further assistance.

If you wish to have an architectural application appear on a meeting agenda, please submit the item to Compass at least **ten (10) days in advance of the Board meeting**.

EXCITING NEWS: As you may be aware, Compass Management Group, Inc. has been acquired by RowCal. RowCal is a full-service HOA and Property Management company with the mission to empower, enrich and elevate HOA communities and the lives of our employees who serve them.

This partnership marks an important milestone in Compass Management Group, Inc.'s journey, and we are eager to embark on this new chapter with you. Rest assured, that there will be no change to your local team members and our commitment to providing exceptional service remains unchanged. In fact, we believe this acquisition will enable us to serve you even better in the future with enhanced databases, websites, a mobile app and additional services.

In the coming weeks all owners will receive a letter from RowCal that will provide important information on how to register for your new community website and app and how to set-up your assessment payment options. Please be on the lookout for this information in your mailbox the beginning of August. The new website, app and payment systems will be effective September 1, 2024.

Thank you for your continued support and trust in us. We're excited about the opportunities this brings for all of us!

CALL FOR CANDIDATES: The Association's Annual meeting is scheduled for November 20, 2024. This year, there are two (2) board seats to be filled. The deadline for receiving nominations for the election of directors is August 30, 2024. Nominations may be submitted by delivering the enclosed nomination form prior to the deadline date. Please refer to the Association's Election Rules for additional information on the nomination process and candidate qualifications.

If, as of the deadline for candidate nominations, the number of qualified candidates is equal to or less than the number of directors to be elected, then the Board may vote (at an open meeting) to declare said individuals to be elected by acclamation and cancel the election. The Board will provide notice of such decision to the Members.

ROOFING PROJECT: The Association's roofing project is now 50% complete with three phases remaining. Phase four is expected to begin in the Spring of 2025. In several months, the Board of Directors will work with the construction manager to review and analyze leak histories & rood repairs on the remaining buildings as well as inspection of the general condition of the roofs. Based on the analysis and review, a finite number of buildings will be selected for phase four to fit the Association's budget. The roofing vendor and construction manager will then prepare the proposal add budget for the phase, supplies will be ordered, and the project will get underway.

GOPHERS: The Board of Directors is aware of homeowner concerns regarding gophers. The Landscape Committee will be working with Common Ground Landscape to attempt to find a solution to the issue.

ICE CREAM SOCIAL: The Board of Directors has approved the Social Committee request to hold an Ice Cream Social in September. The date and time of the event has not yet been determined. Please look for more information in your September newsletter and flyers to be distributed by committee volunteers.

Board Members

Steve Bibb

President

Peer Dampmann

Vice President

Ray Razavi

Treasurer

Maryam Zandkarimi

Secretary

Barry Redding

Director

Important Information

Compass Management Group

77 Las Colinas Lane

San Jose, CA 95119

Phone:

(408) 226-3300

Fax:

(408) 226-3406

Email Inquiries/Requests

helpdesk@gocompass.com

Association Websites

www.gocompass.com

www.californiaridge.com

Association Manager

Craig Cordi

ccordi@gocompass.com

Assistant Association Manager

Tim Wilson

twilson@gocompass.com

For After Hours EMERGENCIES,

Call (408) 226-3300 and follow the automated instructions for reporting an emergency.

Call for Candidates/Nominations Form
California Ridge Owners' Association
Statement of Candidacy/Nominations
2024-25 Election of Directors

I am interested in serving on the Board of Directors of **CALIFORNIA RIDGE OWNERS'** Association.

Member's Name (if entity owner, natural person authorized to be entity owner's representative)

Property Address(es) within CALIFORNIA RIDGE OWNERS' Association

Mailing Address, If Different

Daytime Telephone Number

E-mail Address

The following statement explains my qualifications to serve as a director and, if elected, my goals for the **CALIFORNIA RIDGE OWNERS' ASSOCIATION** community. Statement may be typed or handwritten but may not exceed the space provided below:

Candidates' statements/nominations forms must be received no later than Friday, August 30, 2024 at 4:00 PM in order to be included in the official voting materials. Candidates' statements/nominations maybe sent to **CALIFORNIA RIDGE OWNERS'** Association, c/o Compass Management Group at 77 Las Colinas Lane, San Jose, CA 95119 or via email to the Association Manager, Craig Cordi, at the followingemail address: ccordi@gocompass.com.

It is each eligible member's responsibility to confirm that his or her written notification to be a candidate/nominee and Call for Candidates/Nomination Form were received by the Association.