



California Ridge Homeowners Association

THE RIDGE REPORT

April 2024

Board Meeting

The next Board meeting will be held on April 17, 2024 at 6:00 PM via zoom video conference call.

Members are invited to participate in the meeting by:

<https://gocompass.zoom.us/j/91986311528?pwd=Qi8zNkZOMHFycVY3QThGZEtKQzIeUT09>

Meeting ID: 919 8631 1528 / Passcode: 291352

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

1 669 900 6833 US (San Jose) / Meeting ID: 919 8631 1528 / Passcode: 291352

Members with any technical issues may contact Craig Cordi, (408) 226-3300, and ccordi@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.**

Landscaping

1. The Association welcomes and appreciates all tree trimming requests. However, the Board approves only high priority ones that present some real danger or causes safety concerns for either people or property.

2. Until the roofing project has been completed, the HOA does not do any large scale beautification projects when it comes to landscaping, except for the entrances. We only replace trees and do water reduction projects. If any homeowner wants to add some small trees or shrubs planted in the common area by their homes, we have "You buy, We plant" program. We provide free estimates to the homeowner if they want to go this route.

Are You Planning to Install Solar Panels on Your Roof?

California Ridge Board of Directors and Compass Management are continually working on the roofing project. The goal is to replace all tile roofs with new composite roofs. As many homeowners might remember, we started the roofing project before the pandemic. At that time, the cost for the project was much more affordable than it is today. The longer the project takes, the more expensive it becomes, due to the rising cost of materials. We are starting phase 3 of the roofing replacement project this spring. We are estimating another three to four phases after we complete phase 3. At the same time, we are continually fighting roof leaks on the legacy tile roofs. We spend from \$15,000 to \$25,000 per year or more repairing roof leaks on the existing tile roofs.

There is another change to the roofing project concerning warranty for solar panel installation. If solar panels are installed before the new roof is installed, there is no change to the warranty policy. However, if solar panels are installed after a new roof is installed, the sections of the roof with solar panels will no longer be covered by the manufacturer's warranty. If you are considering solar panel installation, it is strongly recommended that they be installed prior to the re-roofing of your home. Regardless of whether you install solar panels before or after your new roof is installed, you will need to sign an indemnity document and have it notarized. The purpose of the document is to transfer the responsibility of any roofing issues for the areas of the roof with solar panels to the homeowner.

Board Members

Steve Bibb

President

Peer Dampmann

Vice President

Ray Razavi

Treasurer

Maryam Zandkarimi

Secretary

Barry Redding

Director

Important Information

Compass Management
Group

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Email Inquiries/Requests

helpdesk@gocompass.com

Association Websites

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www.californiaridge.com

Association Manager

Craig Cordi

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Assistant Association Manager

Tim Wilson

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For After Hours EMERGENCIES,

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