

LAKE SHASTINA PROPERTY OWNERS ASSOCIATION



Membership Newsletter — May 2020

President's Message

Greetings! This has been an unusual few months. I hope everyone is in good health and coping with the 'stay at home' order.

Your LSPOA staff is continuing to take care of the issues that come up. Coral and Rick have been very busy dealing with the day-to-day things that come up and seeing that the LSPOA continues to run smoothly.

Our monthly meetings (second Wednesday) will be held virtually for the foreseeable future. The agenda is posted on the website the Friday before the meeting. That has the information on how to join in.

Enjoy the warmer weather!

Here's hoping we can start getting back to some form of normal soon!

Rita MacIntosh

President

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Nominations for Citizen of the Year 2020

Celebrate an individual or group that has demonstrated a generous community spirit, gives to the community unselfishly creating a more dignified, unique place in which we all live.

The deadline for submitting names and a brief statement of support is **June 30, 2020**. Mail your submittal to, or drop off at, the Administration office. Anonymous nominations will not be accepted.

All nominations received will be forwarded to the Board who will select the winner in June and awarded at the August Annual Meeting.





General Manager's Message

As of this writing, California shelter-in-place restrictions are still in effect. As in our personal lives, these restrictions have had a significant impact on the Association's business practices. Despite this, our staff continues to serve the needs of the community. From conducting meetings via video and teleconferencing, to staff performing the project inspections normally done by our volunteer Environmental Control Committee, we are striving to maintain the level of service our members are entitled to.

This doesn't mean there haven't been disruptions. You've certainly noticed that the playground at Hoy Park is closed, and inside events at the Community Center have been curtailed. These measures, while not always popular, have been taken to protect, not only our members, but also our employees. Each time these facilities are used, it requires much time and effort to clean and disinfect them. We appreciate the overwhelming support our efforts have received and will continue to act in a prudently cautious manner. Please have patience. We'll get through this together.

Throughout this disruption, our maintenance crew has been working to keep things in order. While most maintenance tasks are considered essential, landscaping construction for purely cosmetic reasons is not. This has required us to temporarily cease our construction efforts on the Main Entrance Project. We will continue this project as soon as the restriction is lifted.

Our 2019/2020 Road Maintenance Project was scheduled to begin last September. Unfortunately, the temperatures turned cold early and we were unable to proceed. This work will begin around the beginning of June. We will dovetail the 2020/2021 project with this. Altogether, these projects will encompass the entire south end of the development, from the intersection of Lakeshore and Palmer south. We will be in contact with the areas affected throughout the project.

We have converted the old, unused playground area at the Community Center to much needed parking area. This extra space will help with event parking, and with boat trailer maneuvering and parking. We're trying to establish a regular pattern of traffic through this space, particularly trailer traffic. Please proceed in a clockwise direction down the posted one-way section of road. We are developing signage to help with this.

You may have noticed many missing street signs around the development in recent months. 21 signs street were stolen in Lake Shastina and Rancho Hills. They have all been replaced. The good news is that the culprits were caught. The bad news is that we have recently seen more stolen. If you see suspicious activity, please contact the LSPD.

Construction activity, both small projects and home construction, has greatly increased over the last couple of months. This is good news. Please take note of the approval process later in this issue. It's relatively painless. Following the process helps avoid problems and misunderstanding. Coral and I are always available to answer questions and make site visits to assist you.

Finally, please take special note of the information disclosure opt-out form found in this issue. Unfortunately, we are required to provide the membership list to other members, upon request, unless you specifically opt-out. Because of recent California legislation, we are also required to provide email addresses if we have them. If you don't want your information disclosed, you must fill out the form and return it to us.

Again, thank you for patience during these trying times.

Rick Thompson

ANNUAL POLICY STATEMENT

Members may obtain a copy of the full report for those summary reports appearing in this Newsletter by a written request to the official association address of 16320 Everhart Drive, Weed, Ca 96094.

OFFICIAL COMMUNICATION

Lake Shastina Property Owners Association
Rick Thompson, General Manager
16320 Everhart Drive
Weed Ca 96094

ARE YOU MOVING ???

An owner must notify the Association directly of all address changes and/or recorded changes in ownership.

This must be done by mail, email or fax.

BOARD MEMBERS

Rita MacIntosh, President
Dwayne Chandler, Vice President
John Uttech, Secretary
Alan Pursell, Treasurer
David Tucker, Director

UPCOMING SCHEDULE OF BOARD MEETINGS

Meetings start at 5 p.m. on the 2nd Wednesday of the month, unless otherwise posted, in the Board Room of the Lake Shastina Administration Office, Next few meetings are June 10th, July 8th and Sept 9th

Annual Meeting Aug 1st
10:00 a.m. Community Building

DESIGNATED POSTING LOCATIONS

General notices are posted at the following locations:

Bulletin Boards:
Administration Building
Pinehill Rd / Lake Shastina Dr
Lake Shore Dr / Lake Shastina Dr
Driftwood Lane (Community Center)
Elk Trail / Antelope
Website: lakeshastina.com

Summaries of Your rights as a member of the Lake Shastina Property Owners Association

MEETING MINUTES OR GENERAL NOTICES

A Member may receive general notices or meeting minutes by individual delivery (email, fax, regular mail) upon written request to the official communication address. They may also be viewed online at www.lakeshastina.com.

SECONDARY MAILING ADDRESS FOR MEMBERS

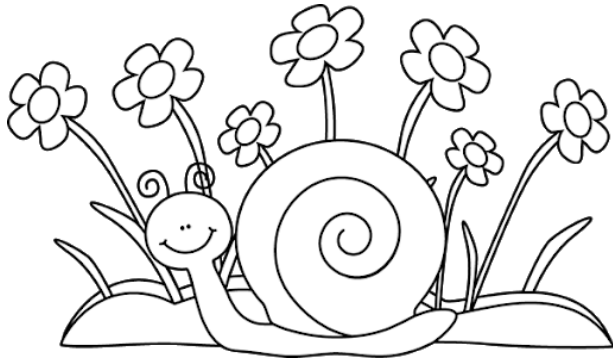
Upon receipt of a written request from the property owner, the association shall send an additional copy of any required notices for purposes of collection of delinquent assessments, or the annual budget reports when specifically requested, to a designated secondary address. The property owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the association shall only send notices to the indicated secondary address from the point the association receives the written request. Receipt of the notification by the Association of the secondary address information in writing is the responsibility of the property owner.

OPT-OUT OF SHARING MEMBERS INFORMATION

The Association is required to keep a membership list which contains your name, mailing address and property identification. By law this list is available to any member for a purpose reasonably related to association business upon written request. You may OPT-OUT of having your information provided to another member. The OPT-OUT form is on the website www.lakeshastina.com or later in this issue.

RIGHT OF INSPECTION OF ASSOCIATION RECORDS

Association records are subject to member inspection; current fiscal year and the each of the previous 2 years, minutes of member and board meetings and minutes of any decision making committee meetings.



Spring is upon us. The improving weather brings thoughts of improving our homes and our yards. Most sprucing up and minor landscape projects don't require Association involvement.

However, there is a process for a few common projects. That process begins with **submitting an application:**

1. The application and deposit/fees must be received by noon on the Wednesday prior to the meeting to be placed on the agenda.
2. The project layout must be complete at the time of application. Project layout requirements include:
 - a) Property pins must be located, uncovered, and marked for inspection.
 - b) The project site must be marked. For example, if you are placing a shed on your lot, place marker stakes where the four corners of the building will be located. Proposed fence lines must be marked with stakes and string.
 - c) Re-paint projects require submission of paint samples with the application. Re-roof projects require submission of roofing material samples.
3. Prior to the ECC meeting, an ECC member will inspect your project. The inspection will include property pins, site location of the proposed project, and project compliance with "Covenants, Conditions and Restrictions" based on the description in the application.
4. The ECC member will make their recommendation to the committee for consideration.
5. If approved, the Applicant/Owner is notified by mail. Notification is by email if an email address is provided. A courtesy telephone notification is also attempted.
6. If NOT approved, the applicant/owner is notified of the corrections required.
7. All applications are valid for one year from the date of approval. If required, applicants may request a time extension.
8. Upon completion, the applicant must submit a Notice of Completion/ Deposit Refund Request for Final Inspection.
9. The ECC member will inspect the project for compliance. If approved, the deposit is returned to the applicant. If denied, the applicant is notified, with the reasons for denial specified. A reinspection fee is imposed for each denial.

The "Covenants, Conditions and Restrictions" and the "Architectural Rules" of the LSPOA contain all standards and material descriptions required to maintain compliance. These documents are available at the Association office and at www.lakeshastina.com. A thorough review of these requirements prior to plan submission will help to avoid delays and problems. The Environmental Control Committee is composed entirely of volunteers. They donate a significant amount of their time to ensure our community remains a desirable place for you to call home. Please remember that these folks are your neighbors.

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Lake Shastina Property Owners Association Collection Policy Statements

The Association is responsible for managing and operating the common areas of the development and for collecting Regular Assessments, Special Assessments and Special Individual Assessments. Prompt payment of assessments by all owners is critical to the financial health of the Association and to the preservation of property values. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&R's) and the California Civil Code sections 5600 through 5740, inclusive, to enforce the member's obligation to pay assessments. The Board has adopted this Collection Policy in an effort to discharge the obligation in a fair, consistent and effective manner. Therefore, pursuant to the CC&R's and Civil Code section 5310(a)(6) and (7), the following are the Association's assessment collection practices and policies, effective April 12, 2017.

Assessments in General: The Association has a duty to levy Regular, Special Assessments and Special Individual Assessments sufficient to perform its obligations under the governing documents and California law. Regular Assessments on all properties are levied annually and payable during the year in semi-annual installments on July 1, and January 1. All other assessments, including Special Assessments and Special Individual Assessments, are due and payable on the date specified in the notice imposing such assessment, however, in no event shall a Special Assessment or Special Individual Assessments be due and payable earlier than thirty (30) days after the date the members-notice of the Special Assessment or Special Individual Assessments is mailed.

Obligation to Pay Assessments: Each assessment or charge is an obligation of the property owner at the time the assessment or other charges are levied. Each assessment or charge is also a lien on the owner's lot from and after the time the Association or its appointed agent records a Notice of Delinquent Assessment (Claim of Lien) in the County Recorder's Office.

3. **Notice of Assessments:** Not less than thirty (30) days nor more than sixty (60) days before any increase in the Regular Assessment, any Special Assessment or Special Individual Assessments becomes due, the Association will give the owners notice of assessment. Notice will be sent by first-class mail to the addresses on the membership register as of the date of notice. The Board of Directors may elect from time to time to provide additional periodic statements of assessments and charges, but lack of receipt of such statement does not relieve the owners of the obligation to pay Assessments.

4. **Designation of Agent:** The Board may designate one or more agents to collect assessment payments and administer this Collection Policy. Such designated agent may be an officer of the Association, manager, banking institution, law firm or other appropriate agent.

5. **Due Date/Delinquency Date of Assessments:** Unless otherwise specified by the Board, Regular Assessments are due and payable on the first day of each semi-annual billing month. An assessment, or any portion thereof, is delinquent if it has not been received in the office or as directed by the Board or its designated agent, fifteen (15) days after the assessment due

date. The date of the postmark does not make a payment timely.

6. **Late Charges on Delinquent Amounts:** An Assessment, fine, fee, or other charge or any portion thereof, that is delinquent shall incur a late charge of ten dollars (\$10) imposed sixty (60) days from its due date.

7. **Interest:** The unpaid balance of an Assessment, fine, fee, or other charge shall bear interest at the rate of twelve percent (12%) per annum (one percent (1%) per month), booked quarterly, calculated on the entire amount owed on the Assessment account beginning on the thirtieth (30th) day after the assessment was due.

8. **Collection Charges:** Any reasonable costs and fees incurred in processing and collecting delinquent amounts, including, without limitation, late charges and interest, charges for preparation of delinquency letters and notices or referral for collection, postage and copies, and attorneys' fees and costs, shall become an additional charge against the owner and the owner's lot and shall be subject to collection pursuant to this Collection Policy.

9. **Application of Payments:** Payment shall be applied first to: (a) principal owed, (b) late charges, (c) interest and (d) collection charges. Payments received in the Association's office after 4:30 p.m. will be credited on the next business day.

10. **Initial Delinquency Notice:** Once an assessment, fine, fee, or other charge, or any portion thereof, has become delinquent, the owner may be sent an initial delinquency notice stating all amounts past due and any known collection charges imposed as of the date of the notice, which may be in the form of a letter, monthly statement, past due notice, or any other form of writing or notice from the Association or its designated agent.

11. **Pre-Lien Notice:** If an assessment remains unpaid for sixty (60) days after its due date, the Association or its designated agent may, without further notice to the owner, refer the account for collection. At least thirty (30) days prior to recording a lien on a separate interest property, the Association's agent for collection shall notify the owner of record, in writing, by certified mail, at the last known mailing address, and any alternate mailing address provided by the owner that a Notice of Delinquent Assessment will be recorded unless the entire balance of the account is paid within thirty (30) days following the date of the postmark (the "Pre-Lien Notice"). Each account shall be assessed a collection fee of \$50 for the pre-lien notice process. The Pre-Lien Notice shall provide all of the following information:

a. A general description of the collection and lien enforcement procedures of the Association and the method of calculation of the amount, a statement that the owner of the separate interest has a right to inspect the Association records pursuant to section 5205 of the Civil Code, and the following statement in 14-point boldface type, if printed, or in capital letters, if typed: "IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION.";

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b. An itemized statement of the charge owed by the owner, including items on the statement which indicate the amount of any delinquent assessments, the fees and reasonable costs of collection, reasonable attorney's fees, any late charges, and interest, if any;

c. A statement that the owner shall not be liable to pay the charges, interest, and costs of collection, if it is determined the assessment was paid on time to the Association;

d. The right to request a meeting with the Board as provided in Civil Code section 5665;

e. The right to dispute the assessment debt by submitting a written request for dispute resolution to the Association pursuant to the Association's "meet and confer" program outlined in the Civil Code commencing with section 5900; and

f. The right to request alternative dispute resolution with a neutral third party pursuant to the Civil Code commencing with section 5925, before the Association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure.

The agent for collection may require that payment be made in certified funds.

12. **Dispute Resolution:** If requested by an owner who is in receipt of a Pre-Lien Notice, as described in paragraph 11, the Association shall participate in a dispute resolution program.

13. **Payment Plans:** An owner may submit a written request to meet with the Board to discuss a payment plan for the debt described in the Pre-Lien Notice. The Board shall meet with the owner, in executive session, within forty-five (45) days of the postmark request, if the request is mailed within fifteen (15) days of the date of the postmark of the Pre-Lien Notice, unless there is no regularly scheduled Board meeting within that period, in which case the Board may designate a committee of one or more members to meet with the owner. Upon Board approval, payment plans may be approved for a term of up to twelve months. Requests for an extension or longer length of time will be reviewed by the Board and will be granted only in exceptional circumstances. The owner requesting the payment plan shall provide a detailed explanation of the need for a payment plan. All payment plans shall be in writing and shall provide that in the event of a default on the payment plan, the Association may resume its efforts to collect the delinquent Assessments from the time prior to entering into the plan.

14. **Recording the Notice of Delinquent Assessment:** If an owner does not request dispute resolution within thirty (30) days from the date of mailing the Pre-Lien Notice, the Board shall vote, in an open meeting to determine whether the Notice of Delinquent Assessment will be recorded. Any decision to record the Notice of Delinquent Assessment must be approved by a majority of the Board and shall be recorded in the minutes of that meeting. Each account shall be assessed a collection fee of \$100 for the lien process. A copy of the Notice of Delinquent Assessment will be mailed by certified mail to all record

owners of the separate interest property no later than ten (10) calendar days following the date of its recordation.

15. **Recording of Release of Lien:** A release of lien will not be recorded until the sums specified in the Notice of Delinquent Assessment have been paid in full. A release of lien shall be recorded within twenty-one (21) days of the payment in full of such balance.

16. **Collecting Delinquent Assessments:** In the event that an owner does not pay the sum specified in the Notice of Delinquent Assessment or enter into a written payment plan pursuant to paragraph 13, within thirty (30) days following the recording of the Notice of Delinquent Assessment, the Association may begin collecting upon the delinquent assessment.

A. **Non-Foreclosure.** For delinquent assessments of an amount less than \$1,800, not including any accelerated assessments, late charges, fees and costs of collection, attorneys' fees, or interest, the Association may collect or secure the debt by implementing any of the following methods:

(i) *Small Claims Court.* The Association may file in a small claims court against the owner;

(ii) *Record a Lien.* The Association may record a lien against the owner's separate interest property, in accordance with paragraph 14. Once the amount of the delinquent assessment secured by the lien, exclusive of any accelerated assessments, late charges, fees and costs of collection, attorneys' fees, or interest, equals or exceeds \$1,800 or the assessment is more than twelve (12) months delinquent, the Association may foreclose on the property in accordance with paragraph 16(B);

(iii) *Other Manner Provided by Law.* The Association may collect or secure the debt using any other manner provided by law, except for judicial or nonjudicial foreclosure.

B. **Foreclosure.** For delinquent assessments of an amount of \$1,800 or more, not including any accelerated assessments, late charges, fees and costs of collection, attorneys' fees, or interest, or any assessments that are more than twelve (12) months delinquent, the Association may use judicial or nonjudicial foreclosure subject to the following conditions:

(i) Prior to commencing foreclosure, the Association shall offer to an owner, and if requested, participate in dispute resolution pursuant to either Civil Code sections 5900 et seq or 5925 et seq;

(ii) The Board of Directors shall meet in executive session and vote as to whether to foreclose upon an owner's separate interest property. A vote to approve foreclosure of a lien shall occur at least thirty (30) days prior to any public sale. The Board shall approve the decision to foreclose by a majority vote and shall record the vote in the minutes of the next meeting of the Board open to all members. To maintain confidentiality of the owner or owners of the separate interest, the Board shall identify the separate interest by parcel number of the property;

(iii) Upon voting to approve foreclosure, the Board shall provide notice by personal service to the owner who occupies the separate interest or to the owner's legal representative.

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The Board shall provide written notice to an owner of a separate interest who does not occupy the separate interest by first-class mail, postage pre-paid, to the most current address shown on the books of the Association;

(iv) A nonjudicial foreclosure by the Association is subject to the right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale ends ninety (90) days after the sale.

17. **Dishonored Checks:** At any time that the Association or its designated agent receives a check dishonored by the bank for any reason, a charge of twenty-five (\$25) shall be imposed. The Board may immediately proceed with the collection process if the Assessments are not paid within ten (10) days in the requested form after notice of the dishonored check is sent to the owner. The Association may also seek damages in accordance with California Civil Code section 1719.

18. **Other Remedies:** The Association reserves the right to avail itself of any other remedies permitted by law and the Association's governing documents, including, but not limited to, bringing an action in small claims, municipal or superior court, and imposing non-monetary sanctions against an owner after notice and an opportunity for the owner to attend a hearing on the matter. The sanctions may include suspension of membership rights and privileges, including voting rights and the right to use recreational facilities, as allowed by California law and the Association's governing documents. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing at a later date to pursue another remedy.

19. **Address of the Association and the Board of Directors:** Owners should respond in writing or make payments to the address as directed by the designated agent. If no address is given, responses and petitions should be mailed to the Association at the following address:

Board of Directors
Lake Shastina Property Owners Association
16320 Everhart Drive
Weed CA 96094

20. **Sufficiency of Notice:** Except for notice that under California law must be sent by certified mail, notice is sufficient if either hand delivered or mailed first class, postage prepaid, to the owner at the address on the membership register at the time of notice.

The Board of Directors of the Association may revise this policy on a case-by-case basis, if it finds good cause to do so.

NOTICE ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees,

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interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with **Section 5700**) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (**Sections 5700 through 5720** of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (**Section 5725** of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with **Section 5650**) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (**Section 5675** of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (**Section 5660** of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (**Section 5685** of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (**Section 5655** of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with **Section 5900**) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative

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dispute resolution with a neutral third party as set forth in Article 3 (commencing with **Section 5925**) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (**Section 5685** of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (**Section 5665** of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (**Section 5665** of the Civil Code)

(b) An association distributing the notice required by this section to an owner of an interest that is described in Section 11212 of the Business and Professions Code that is not otherwise exempt from this section pursuant to subdivision (a) of Section **11211.7** of the Business and Professions Code may delete from the notice described in subdivision (a) the portion regarding meetings and payment plans.

INTERNAL DISPUTE RESOLUTION PROCEDURE

Civil Code §5910

1. This policy applies to a dispute between the association and a member involving their rights, duties, or liabilities under the Davis-Stirling Act, under the provisions of the Corporations Code relating to mutual benefit corporations (commencing with Corporations Code §7110), or under the association's governing documents.

2. Either party to a dispute within the scope of this article may invoke the following procedure:

The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

A member of the association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.

The association's board of directors shall designate a member of the board to meet and confer.

The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.

A resolution of the dispute agreed to by the parties shall be memorialized in

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writing and signed by the parties, including the board's designee on behalf of the association.

3. A member of the association will not be charged a fee to participate in the process.

ALTERNATIVE DISPUTE RESOLUTION Summary of Civil Code §§5925-5965

Sections 5925-5965 of the Civil Code require that before owners, members, and associations file lawsuits against each other for declaratory relief or injunctive relief in connection with a claim for money damages under \$7,500 (other than assessments and disputes falling within the jurisdiction of small claims) or for enforcing the association's governing documents, the filing party "shall endeavor" to submit the dispute to alternative dispute resolution ("ADR"). Forms of ADR include mediation, negotiation, and binding or non-binding arbitration. This provision does not apply to the filing of cross-complaints.

The ADR process is initiated by one party serving a request for resolution upon the other parties to the dispute, by personal delivery, first class mail, express mail, facsimile or other means. The request must include (i) a brief description of the dispute, (ii) a request for ADR, (iii) a notice that a response must be received within thirty (30) days or it will be deemed rejected, and (iv) if served upon an owner, a copy of Civil Code Sections 5925-5965.

Once agreeing to ADR, the process must be completed within ninety (90) days unless otherwise extended by agreement. The cost of ADR is to be shared by the participating parties.

Civil action is suspended while ADR is pending.

Although the prevailing party is entitled to reasonable attorneys' fees and costs, the court may consider a party's refusal to participate in ADR when making the award.

NOTE: FAILURE OF ANY MEMBER OF THE ASSOCIATION TO COMPLY WITH THE ALTERNATIVE DISPUTE RESOLUTION REQUIREMENTS OF §5930 OF THE CIVIL CODE MAY RESULT IN THE LOSS OF YOUR RIGHT TO SUE THE ASSOCIATION OR ANOTHER MEMBER OF THE ASSOCIATION REGARDING ENFORCEMENT OF THE GOVERNING DOCUMENTS OR THE APPLICABLE LAW.

Siskiyou County Tax Sale Online auction at bid4assets.com reoffer dates June 13-15,2020
Call 530-842-8340 for more information or visit www.co.siskiyou.ca.us
Must register and send a deposit to bid

ANNUAL POLICY STATEMENT

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RULES ENFORCEMENT PROCEDURES, DISCIPLINE, SCHEDULE OF MONETARY PENALTIES

These procedures are designed to provide notice of a violation followed by an opportunity for voluntary correction. In the rare event that voluntary correction is not obtained, the following procedures ensure that notice and opportunity for a hearing are provided to the owners alleged to be in violation of the Rules as required by the Declaration and California law. The ultimate goal is to ensure that all owners comply with the Rules in order to protect and enhance the value and appearance of the property, and the quality of life, at Lake Shastina.

1. Reports of Violations. Violations may be brought to the Association's attention in a variety of ways, including by the observation of Association staff or members of the Board. The Association may also be made aware of violations through reports from owners. All such owner reports must be received in writing before they will be acted upon.

2. Provision of a Courtesy Notice. If the CC&R Compliance Officer concludes that there is credible evidence that a violation has occurred, a letter describing the nature of the violation, including a reference to the specific Rule in question, will be sent by first-class mail or personally delivered to the owner's last-known address.

3. Scheduling and Notice of a Disciplinary Hearing. If the violation is not corrected within the time frame specified in Paragraph 2 above, or if a violation of the same Rule reoccurs within 12 months, the Board of Directors of the Association shall schedule a disciplinary hearing.

4. Conduct of the Disciplinary Hearing. The disciplinary hearing shall be held in executive session.

5. Decision of the Board of Directors. After reviewing the evidence presented at the hearing, the Board shall deliberate and reach a decision regarding whether or not a violation of the Rules has occurred and, if the Board determines that a violation

has occurred, the nature of the discipline to be imposed.

6. Forms of Discipline. If the Board determines that a violation has occurred, it may impose a fine in accordance with the schedule of fines or monetary penalties.

7. Written Notice of Disciplinary Action. If the Board imposes discipline on the owner, the Board shall provide written notification of the disciplinary action to the owner.

8. Immediate Corrective Action / Injunctive Relief. The procedures set forth above shall not limit or prevent the Association from (i) taking immediate corrective action in the event of an emergency, a threat to the safety and well being of the residents of Lake Shastina or the Association's staff, or a threat of material damage to the common area, or (ii) from obtaining injunctive relief to preserve the status quo, preserve the Association's rights or otherwise prevent damage or injury to the Association or any owner, or the property of either.

SCHEDULE OF MONETARY PENALTIES

Fines for violations of the Rules are as follows:

A. Property Use Restriction Violations. A fine up to \$100 may be imposed for each violation of the Rules pertaining to property use restrictions and not otherwise specified below. An additional fine up to \$100 may be imposed every thirty days until the violation is corrected.

B. Environmental Regulation Violations. Fines for violations with respect to any Rule which is under the jurisdiction of the Association's Environmental Control Committee (the "ECC") are as follows:

1. Unauthorized Earthwork and Site Alterations. A fine up to \$500 may be imposed for grading of a lot or putting in trenches without permit or authorization. Restoration of the property to its original condition may also be required.

(Continued on page 13)

ANNUAL POLICY STATEMENT

Members may obtain a copy of the full report for those summary reports appearing in this Newsletter by a written request to the official association address of 16320 Everhart Drive, Weed, Ca 96094.

2. *Construction and Improvement Violations as defined by Section 5.1(a) and Section 5.1(b) of the Declaration.*
 - A. Fines may be imposed for initiating new construction without ECC approval up to the following amounts:
 - i. House, garage, additions, multiple or commercial projects \$2,000
 - ii. Sheds, decks and minor alterations: \$500
 - iii. Fences \$500
 - iv. Painting \$500In addition, restoration of the property to its original conditions may also be required
 - B. Fines may be imposed in the amount of the Association's cost to clean up construction debris. Any deposit held by the Association may be applied to such a fine.
 - C. A fine up to \$500 may be imposed for failure to obtain an extension prior to expiration of a permit.
 - D. A fine up to \$500 may be imposed for failure to obtain final inspection.
 - E. A fine up to \$2,000 for occupying a home prior to final ECC approval per section 6.6 of the Declaration.
3. *Deviation from Approved Plans.* A fine of up to \$2,000 may be imposed for each deviation from approved plans without the approval of the ECC. Modification of the project to conform to approved plans may also be required.
4. *Tree Removal and Limbing Requires Prior Approval By the Association.* (Even if required by another enforcement agency)
 - A. A fine of \$100 per tree plus the following additional amounts may be imposed for the unapproved removal of trees from other than common area:
 - (i) \$25 per inch for trees 3" to 10" in diameter,
 - (ii) \$50 per inch for trees 10.1" to 18" in diameter,
 - (iii) \$100 per inch for trees 18.1" in diameter or greater
 - B. A fine up to \$2,500 per tree may be imposed for the unapproved removal of a tree from the common area. UNDER NO CIRCUMSTANCES SHOULD TREES BE REMOVED OR LIMBED OR BRUSH REMOVED FROM THE COMMON AREA.
 - C. A fine up to \$150 per tree may be imposed for limbing of live limbs above 10 feet.
 - D. A fine up to \$500 per tree may be imposed for limbing of live limbs in the common area.
 - E. A fine up to \$100 may be imposed for failure to properly dispose of trees and/or remove debris.
 - F. Diameter will be measured 6 inches above ground level. Fines on a per inch basis will be calculated in each category from the first inch.
 - G. In addition to any fines, replanting of trees may be required.
5. *Vehicles Parked Around the Premises of a Home and Surrounding Area.* A fine of \$50 per month per vehicle may be imposed for vehicles in violation of Section 8.14(d) of the Declaration.
6. *Debris Surrounding Homes and the Common Area.* A fine of up to \$100 dollars per month may be imposed for the presence of debris surrounding homes and/or the common area as defined by Sections 8.8 and 8.11 of the Declaration.

Miscellaneous Items. A fine of \$25 may be imposed for violations of sign ordinances.

The monetary penalties provided herein shall be exclusive of and in addition to any other recovery, through court proceedings or arbitration, by the Association, or any member(s) of the Association, for damages, or any other relief, including injunctions, to which any aggrieved party may be entitled.

SCHEDULE OF MONETARY PENALTIES FOR REPEAT OFFENDERS

1. *Second Violation of the same Offense of the Governing Documents within one year.* The fine may be double the amount designated in the above schedule for each item.
2. *Third Violation of the same Offense of the Governing Documents within one year.* The fine may be triple the amount designated in the above schedule for each item.
3. *For Continuing Non-Compliance of the Governing Documents.* The Board may impose at its own discretion monthly fines of the amounts specified for each violation until satisfactory compliance is achieved.

(If you are renting your property, per Association Rule 1, CC&R Sections 2.2, 2.3, & 2.4a, you are required to complete this form and submit to the Association Office)

LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

LANDLORD / PROPERTY MANAGER RESPONSIBILITIES / TENANT INFORMATION

Property Address: _____

Owners' emergency contact number: _____ or _____

Tenants' names: _____

of people: _____ Tenant Phone #: _____

As a landlord, I understand it is my responsibility:

- To provide this information to the Association for each new tenant
- To review the CC&Rs and landlord rental rules of the Association
- To see that the property is maintained at all times e.g.: landscaping, roofing, exterior appearance
- To be aware all homes are single family residences. Multiple families, sub leasing, or separate room rentals are not allowed
- To pay the combined billing issued for the property (Depart. Public Safety, sewer, water [District] and Association). It is not the responsibility of the tenant and nonpayment will not be used by the landlord as a means of eviction

To cause the awareness of my tenant that the Association has governing documents and rules and there are District policies, ordinances, and resolutions e.g.: water conservation or dog licensing, to abide by. Any violation committed by my tenant or invitee is my responsibility.

I, _____, (print owner's name) have reviewed and understand my responsibilities as listed above.

Owner's signature _____ Date: _____

OR as Property Manager, with _____ (firm name), I confirm that we have on file, the above, signed by the owner.

Phone # _____ Emergency phone # _____

Property Manager signature: _____ Date: _____

The following information has been included in the rental agreement:

A copy of the CC&R's and the rules. The tenant is subject to and shall comply with each and every provision of the Governing Documents. All dogs must be licensed with the Lake Shastina Department of Public Safety within 30 days. Garages are for the storage of vehicles and personal property and are not to be used as living quarters. Multiple families, sub leasing, or separate room rentals are not allowed. Removal of garbage is to be on a weekly basis – preferably by one of the companies servicing the area. Trash cans are to be stored out of sight, except at collection time.

By signing below I state that the above information has been included in the rental agreement.

Owner OR Property Manager: _____ (print)

Signature _____ Date: _____

ANNUAL BUDGET STATEMENT

Members may obtain a copy of the full report for those summary reports appearing in this Newsletter by a written request to the official association address of 16320 Everhart Drive, Weed, Ca 96094.

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
2020/20221 PRO FORMA BUDGET SUMMARY
ORIGINAL APPROVAL DATE: 5/13/2020**

	<u>2020/2021</u>
<u>OPERATING REVENUES</u>	
Assessments Levied	1,043,952
Allocated to Reserves Replacement Fund	(573,000)
Late Payment Revenue	80,000
Interest Income	1,000
Misc. Operational/Non-Operational Income	59,480
	<hr/>
TOTAL REVENUES	611,432
<u>OPERATING EXPENSES</u>	
Maintenance Expense	
Labor (Assumes 3 FTE)	148,960
Vehicles, Equipment, Shop, CCB, Boat Dock, MBU	34,776
Roads/Rights of Way	11,000
Greenbelts (includes Park, Walking trails & Fire Abatement)	44,950
Sub-Total Maintenance Expense	<hr/> 239,686
Administrative Expense	
Labor (includes Administrative & CSD Labor Reimbursement)	208,549
Office Expenses	101,170
Newsletter	6,000
Legal & Accounting	22,500
Insurance	46,000
Sub-Total Administrative Expense	<hr/> 384,219
	<hr/>
TOTAL OPERATING EXPENSE	623,905
	<hr/>
Savings Transfer from prior year Operating Revenues	12,473
	<hr/>
<u>EXCESS REVENUE (EXPENSE)</u>	-

The Lake Shastina Property Owners Association
does not have any outstanding loans as of 5/13/2020

Assessment and Reserve Funding Disclosure Summary

Lake Shastina, Weed

For Fiscal Year Beginning: 7/1/2020 # of units: 3107

1) Budgeted Amounts:	Total	Average Per Unit*
Reserve Contributions:	\$47,750.00	\$15.37
Total Assessment Income:	\$86,996.00	\$28.00

per: Month

2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Year	Total Amount Per Unit*	Purpose
Total: \$0.00		

3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**

4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*

Total: \$0.00

5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	7/1/2020
Fully Funded Balance (based on formula defined in 5570(b)4):	\$3,163,603
Projected Reserve Fund Balance:	\$3,216,589
Percent Funded:	101.7 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$-17

From the 2/10/2020 Reserve Study by Association Reserves and any minor changes since that date.

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Kier Balboa

Date: 5/1/2020

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.

30-Year Reserve Plan Starting with Board of Directors 2020 Rate 19948-10

Fiscal Year Start: 7/1/2020	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$3,216,589	\$3,163,603	101.7 %	Low	3.80 %	\$573,000	\$0	\$29,904	\$1,052,720
2021	\$2,766,773	\$2,779,405	99.5 %	Low	3.80 %	\$594,774	\$0	\$28,285	\$497,181
2022	\$2,892,651	\$2,974,042	97.3 %	Low	3.80 %	\$617,375	\$0	\$29,644	\$501,084
2023	\$3,038,586	\$3,189,198	95.3 %	Low	3.80 %	\$640,836	\$0	\$31,952	\$356,797
2024	\$3,354,577	\$3,578,686	93.7 %	Low	3.80 %	\$665,187	\$0	\$32,463	\$911,460
2025	\$3,140,767	\$3,428,395	91.6 %	Low	3.80 %	\$690,465	\$0	\$30,743	\$851,458
2026	\$3,010,518	\$3,355,833	89.7 %	Low	3.80 %	\$716,702	\$0	\$30,792	\$607,468
2027	\$3,150,544	\$3,553,451	88.7 %	Low	3.80 %	\$743,937	\$0	\$32,688	\$537,369
2028	\$3,389,800	\$3,850,878	88.0 %	Low	3.80 %	\$772,206	\$0	\$34,849	\$613,965
2029	\$3,582,889	\$4,100,663	87.4 %	Low	3.80 %	\$801,550	\$0	\$36,097	\$780,874
2030	\$3,639,663	\$4,209,025	86.5 %	Low	3.80 %	\$832,009	\$0	\$32,707	\$1,599,818
2031	\$2,904,561	\$3,500,815	83.0 %	Low	3.80 %	\$863,626	\$0	\$27,862	\$1,125,748
2032	\$2,670,301	\$3,284,050	81.3 %	Low	3.80 %	\$896,443	\$0	\$27,921	\$678,441
2033	\$2,916,224	\$3,546,641	82.2 %	Low	3.80 %	\$930,508	\$0	\$31,528	\$486,203
2034	\$3,392,057	\$4,041,001	83.9 %	Low	3.80 %	\$965,868	\$0	\$35,558	\$670,826
2035	\$3,722,658	\$4,386,692	84.9 %	Low	3.80 %	\$1,002,571	\$0	\$36,444	\$1,192,437
2036	\$3,569,235	\$4,232,957	84.3 %	Low	3.80 %	\$1,040,668	\$0	\$37,758	\$662,045
2037	\$3,985,616	\$4,649,200	85.7 %	Low	3.80 %	\$1,080,214	\$0	\$42,230	\$644,098
2038	\$4,463,962	\$5,125,550	87.1 %	Low	3.80 %	\$1,121,262	\$0	\$44,903	\$1,109,688
2039	\$4,520,438	\$5,166,642	87.5 %	Low	3.80 %	\$1,163,870	\$0	\$47,620	\$724,348
2040	\$5,007,579	\$5,636,777	88.8 %	Low	3.80 %	\$1,208,097	\$0	\$48,646	\$1,538,473
2041	\$4,725,850	\$5,314,303	88.9 %	Low	3.80 %	\$1,254,004	\$0	\$48,777	\$994,922
2042	\$5,033,710	\$5,574,804	90.3 %	Low	3.80 %	\$1,301,657	\$0	\$54,221	\$574,582
2043	\$5,815,005	\$6,309,845	92.2 %	Low	3.80 %	\$1,351,119	\$0	\$58,855	\$1,264,033
2044	\$5,960,946	\$6,391,592	93.3 %	Low	3.80 %	\$1,402,462	\$0	\$59,470	\$1,484,743
2045	\$5,938,136	\$6,284,292	94.5 %	Low	3.80 %	\$1,455,756	\$0	\$58,396	\$1,706,273
2046	\$5,746,014	\$5,982,504	96.0 %	Low	3.80 %	\$1,511,074	\$0	\$60,507	\$957,159
2047	\$6,360,436	\$6,481,264	98.1 %	Low	3.80 %	\$1,568,495	\$0	\$64,771	\$1,394,503
2048	\$6,599,199	\$6,583,678	100.2 %	Low	3.80 %	\$1,628,098	\$0	\$68,589	\$1,171,465
2049	\$7,124,421	\$6,959,222	102.4 %	Low	3.80 %	\$1,689,966	\$0	\$74,183	\$1,170,082

FY 2020-2021 Deferred Maintenance Explanation

Concrete Drive/Aprons	\$ 23,150
No aprons require repair	
Asphalt – Repair 1.5%	\$ 241,000
No major repairs required in this year’s road project	
Mailboxes – Replace 30%	\$ 107,750
No mailboxes require replacement. They can be painted.	
Bus Shelter – Replace	\$ 6,375
Bus Shelter is in good condition. May require painting	
Information Kiosks – Replace	\$ 5,100
Some Kiosks may require repair or painting. None require replacement. Discuss future usefulness.	
CCB Carpet - Replace	\$ 3,245
CCB Linoleum Floor – Replace	\$ 13,300
CCB Utility Doors – Replace	\$ 7,705
CCB Kitchen Appliances – Replace 50%	\$ 10,190
CCB Cabinets/Countertops – Replace	\$ 20,750
CCB Bathrooms – Refurbish	\$ 19,800
CCB Renovation	\$ 34,750
CCB Tile Roof – Replace	\$ 36,250
CCB Windows – Replace	\$ 12,650
CCB Cabana Windows – Replace	\$ 24,750
CCB components to be integrated with expansion and renovation project scheduled for FY 2021/2022	
Hoy Park Picnic Tables – Partial Replace	\$ 6,890
Picnic tables are being refinished. They don’t require replacement	
Hoy Park BBQs – Replace	\$ 2,280
Barbecues are being repainted. They don’t require replacement	
Hoy Park Bathrooms – Refurbish	\$ 12,700
Bathrooms have been repainted. They’re in good condition.	
Ford Escape – Replace	\$ 37,100
Vehicle does not require replacement	

Annual Disclosure

Lake Shastina Property Owners Association

Property Insurer	Farmers Insurance Group
Coverage Limit: \$ 2,474,100	Effective: 12/31/2019
Deductible: \$ 1,000	Expires: 12/31/2020
General Liability Insurer	Farmers Insurance Group
Coverage Limit: \$ 1,000,000	Effective: 12/31/2019
Deductible: \$ -	Expires: 12/31/2020
Fidelity / Crime Insurer	Philadelphia Indemnity
Coverage Limit: \$ 4,000,000	Effective: 12/31/2019
Deductible: \$ 20,000	Expires: 12/31/2020
Directors & Officers Liability Insurer	Farmers Insurance Group
Coverage Limit: \$ 1,000,000	Effective: 12/31/2019
Deductible: \$ -	Expires: 12/31/2020
Workers Compensation Insurer	Farmers Insurance Group
Coverage Limit: \$ 1,000,000	Effective: 12/31/2019
Deductible: \$ -	Expires: 12/31/2020
Umbrella / Excess Liability Insurer	National Surety Corp
Coverage Limit: \$ 15,000,000	Effective: 12/31/2019
Deductible: \$ -	Expires: 12/31/2020

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY §4525

The information provided by this form may not include all fees that may be imposed before the close of escrow.
Additional fees that are not related to the requirements of §4525 will be charged separately.

Property Address: _____
 Owner of Property: _____
 Owner Mailing Address: _____
 Provider of §4525 Items: _____

California Civil Code §4530(b)(6):				
DOCUMENT	CIVIL CODE SECTION	FEE	INCLUDE D	NOTES*
Articles of Incorporation	§4525(a)(1)	\$ 2.00		
CC&R	§4525(a)(1)	\$ 13.00		
Bylaws	§4525(a)(1)	\$ 10.00		
	§4525(a)(1)	\$ 7.00		
Age Restriction	§4525(a)(2)	\$ 0.00		None
Rental Restriction	§4525(a)(9)	\$ 3.00		See Rental Rule enclosed
Annual Budget Summary, Including Reserve Study	§5300 & §4525(a)(3)	\$ 6.00		
Assessment & Reserve Funding Disclosure Summary	§5300 & §4525(a)(4)	\$ 3.00		
Financial Statement Review	§5305 & §4525(a)(3)	\$ 10.00		
Assessment Enforcement Policy	§5310 & §4525(a)(4)	\$ 8.00		
Insurance Summary	§5300 & §4525(a)(3)	\$ 2.00		
Regular Assessment	§4525(a)(4)	\$ 2.00		See below
Special Assessment	§4525(a)(4)	\$ 0.00		N/App
Emergency Assessment	§4525(a)(4)	\$ 0.00		N/App
Other Unpaid Obligation of Seller	§5675 & §4525(a)(4)	\$ 3.00		See below
Approved Charges to Assessments	§5300 & §4525(a)(4),(8)	\$ 3.00		
Preliminary List of Common Area Defects	§4525(a)(6),(7), §6000 & §6100	\$ 0.00		N/App
Preliminary List of Defects	§4525(a)(6),(7), §6000 & §6100	\$ 0.00		N/App
Notice of Violation	§5855 & §4525(a)(5)	\$ 0.00		
Required Statement of Fees	§4525	\$ 3.00		
Minutes of Regular Board Meetings Previous Twelve (12) Months	§4525(a)(10)	\$ 0.00		lakeshastina.com/lspoinfo.htm
	Fee:	\$ 75.00		

* N/App = Not Applicable

All LSPOA Homeowners - Email Opt - In Program

The Association is pleased to offer a money saving program available to all LSPOA property owners. This program allows you to receive our quarterly newsletters via email. This option is important because:

Environmental: Less paper means less trash and reduced damage to the environment both in the disposal and production of paper and envelopes.

Reduced Clutter: By receiving documents via email there is less paper for you to deal with. All documents can be saved on your computer and viewed at your discretion.

Timely Receipt: Documents sent electronically are received in minutes as opposed to the days it takes for regular mail to arrive.

If these sound like good reasons to you, please sign up for the Newsletter Email Program today using the form below. Simply cut out and return the completed form to the Administration office at your convenience.

If you have any questions on this program, please feel free to give us a call (530-938-3281) and we will be happy to explain the details and the advantages.

Mail form below to:
Lake Shastina Property Owners Association
16320 Everhart Drive, Weed, CA 96094

YES, I want to enroll in the LSPOA's electronic newsletter service. I understand the LSPOA will use all efforts to protect the privacy of email addresses and ensure email addresses are not used for purposes, other than HOA newsletter dissemination, but takes no responsibility for unauthorized access of emails.

Owner ID#: _____ Unit/Lot#: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____

-ANNUAL REQUEST FOR EMERGENCY INFORMATION -

To Members: by signing this form, you will be providing important contact information to be used in case of emergency. It is up to you to notify the association whenever your address changes, and to settle with other owners of your unit or lot on one address for communications related to your property.

Please complete the information below:

Homeowner Name(s): _____

e-mail address (optional): _____

Mailing Address: _____

Property Address or Identifier: _____

Phone: Day: _____ Eve: _____

**NOTICE OF OPT OUT
OF SHARING OF MEMBER
INFORMATION**

(California Civil Code Section 5220)

To: Lake Shastina Property Owners Association

From: _____

PLEASE TAKE NOTICE that, pursuant to California Civil Code Section 1365.2(a)(1)(I)(iii), I hereby opt out of the sharing of the following information with other members of the Association as may be requested by members pursuant to California Civil Code Section 5220:

- My name
- My Association property
- address My mailing address
- My e-mail address

I prefer to be contacted via the alternative process described in subdivision (c) of Section 8330 of the California Corporations Code.

This Opt-Out shall remain in effect until changed by me.

Signed: _____

Print Name: _____

Date: _____

Association property address:



Lake Shastina Property Owners Association
16320 Everhart Drive
Weed CA 96094

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE
PAID
PERMIT #125
MEDFORD, OR

NOTICE OF ANNUAL MEETING OF MEMBERS

The Annual Meeting of the Lake Shastina Property Owners Association will be held on Saturday, August 1, 2020 at 10:00 a.m. at the Community Center, 15244 Driftwood Lane in Lake Shastina. All Association Members are encouraged to come and meet the Board and Staff. The Board of Directors will report on the activities of the past year.

Voting in 2020 Board of Directors Election

The Board will distribute written ballots to each Member by July 1, 2020.

LSPOA Office

If you should have questions relating to the operation of the LSPOA,
we are here to assist you.

Hours are 8:00 a.m. to 4:30 p.m. Monday through Friday.

Telephone: 530-938-3281

Fax: 530-938-4739

Rick Thompson, General Manager—E-Mail: lspoagm@lakeshastina.com
Coral Gross, Administrative Assistant- E-Mail: lspoadmin@lakeshastina.com