

# MOUNTAIN VALLEY ASSOCIATION

11408 Halter Drive  
Tehachapi, CA 93561  
(661) 750-9044  
(CALL OR TEXT)  
mvehoa@outlook.com

Dear Members:

The Annual Members' Meeting and election was held on September 15, 2018. Thanks to all the members that returned ballots and attended in person, we managed a quorum allowing the meeting and voting to proceed without a second meeting and the resulting expense! First time in years. Because only two nominees were on the ballot and we had two open seats on the Board, both nominees were elected and will be seated on the 2019 Board. The Board for 2019 will be Patt Birley, Randy Hardenbrook, Rita Leonard, Karl Schlitz and Joan Tyer. Many thanks to Audrey Johnston, outgoing Director-at-Large, for her service.

The potluck held prior to the meeting was a great success. It was a nice way to meet and socialize with our neighbors prior to the meeting. The food was plentiful **and** delicious. We truly appreciate all of you who showed up and participated both in the potluck and meeting. Your support means a lot to us.

The other item on the ballot, approving the minutes from 11/11/17 Annual Meeting was also affirmed by the members. An open forum for the members present was held. Issues and comments expressed by members at the meeting included questions about road grading (plans are to do it in the Spring); an alternate escape route which is located at the west end of Umtali Road (there will be an training exercise on October 20<sup>th</sup> with the Kern County Sheriff's Office, Kern County Fire Department and the Sand Canyon CERT Team opening the escape route and leading interested residents out of Sand Canyon – you are encouraged to attend); is Sand Canyon safe from commercial wind turbines being installed (current zoning ordinances preclude turbines from Sand Canyon), can anything be done about the old abandoned/vandalized trailers/buildings on properties (work in progress, has to be done by County); issue with the new 3-way stop sign at Stable and Sunview and other personal issues with 2016-17 Board actions; property values; trash and abandoned vehicles on Association roads.

Thanks to those of you who have paid the 2019 Assessment payments already. **Remember, payment is due by November 1, 2018 and delinquent if not postmarked by November 15, 2019.** Due to the cost of postage we don't send a receipt of payment, but if you'd like an email that your payment was received, please include a note requesting an email and include your email address. We have heard some concerns expressed that the membership was being double billed. The declarations (CCRs) specify that the due date for Annual Assessments is November 1 for the following year.

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Website: [www.mymva.org](http://www.mymva.org)  
President: [president@mymva.org](mailto:president@mymva.org) Secretary: [secretary@mymva.org](mailto:secretary@mymva.org)  
Treasurer: [treasurer@mymva.org](mailto:treasurer@mymva.org)

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A written policy for assessment of late charges and penalties was approved. Interest of 12% per annum (\$1.20 per month) will now be applied as well as the late fee to any past due accounts. Also, a written policy for a payment plan if needed was approved. Copies of both will be included in the end of year information packet as well as being placed on the website – **mymva.org**

If you plan on or have placed your property on the market, please help us and your realtor by providing the Association with new owner information so we can provide them with all the required Association documents.

The Board has received numerous reports of trash being dumped on vacant lots within Tract 3312. This is not only an eyesore, but a health and fire hazard, and it promotes more dumping. PLEASE, if you witness dumping call the sheriff. The Association cannot enter private property to remove trash. Abandoned vehicles and trash on our roads will be dealt with by the Association in the manner allowed by California codes. Parking rules for Mountain Valley Estates need to be adopted and appropriate signage installed to make this process more expedient.

Re-stating the bylaws and establishing rules for MVA is an ongoing project. A rules committee is in place and we anticipate presenting updated Bylaws to the Membership for approval early in 2019. In the meantime, a draft will be on our website (mymva.org) for members to review.

The board is also working on creating an official Mountain Valley logo for use on Association letterhead to make our communications readily identifiable as being from the Association.

The current Board, along with the Road Committee, is continuously discussing road maintenance and repair issues including investigating various treatments available to extend the useful life of our roads. Costs continue to increase, and the yearly assessments do not generate enough income to cover everything each year. The Association continues to investigate grants, but even “free money” comes at a cost as most grants require some amount of matching funds.

We've had no rain at all for months. Fire conditions are high. Please keep your property clear of dead trees/brush. The fire department can and will fine property owners for failure to do so. The Association *cannot* venture on to private property, however, the Association is working to remove dead trees from Association property.

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The Road Committee/Crew has been working hard to complete projects. The areas around the bulletin board and our Mountain Valley Estates sign were cleaned and leveled. The three stop signs at the dangerous blind intersection at Stable and Sunview have been installed. Eventually, stop signs will be placed at all intersections. Signs advising vehicle operators that California Vehicle Code is enforced on Association roads has been installed on Sunview at Sand Canyon, Sand Canyon at Spur and on Fernhill. A drainage project on Sand Canyon just north of Horseshoe is being planned to protect the pavement and better direct the flow of runoff water. When the weather is cooler, the bulletin board will be refurbished. These improvement projects are being done for the benefit of the *community*.

It's the same **volunteers** doing all the work, all the time. It's hard, hot work, and our volunteers are in the age range of 60's – 70's. If we can't get more



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volunteers, especially younger ones, we will have to hire outside help to do the work. That means less in the budget for road improvements.

While these **volunteers** are out there **working for you**, they have been subject to verbal attacks, received nasty emails, getting the middle finger and dirty looks. WHY? Shame on anyone reacting this way! If there are issues – come to the Board meetings, submit it writing or volunteer yourself – don't treat our hard-working volunteers in this manner!! They should be THANKED not vilified. These volunteers are doing the work requested by the Board. They do not determine what work is done. Without the volunteers, your assessments would be **MUCH** higher to cover the cost of contractors to do the necessary work.

If you haven't already, please consider giving us consent to send information to you via email, you will get the information quicker and it helps reduce our cost for postage and printing. End of year policy notice and election info/ballots will still be sent via USPS to everyone.

The Board is here to work for you. If you have any concerns, questions or suggestions – or complaints, please contact us. We welcome your comments and we are working hard to move forward. We realize we can't please everyone, but we will keep trying. Have a pleasant Fall!

Your board members:

*Randy Hardenbrook, President*  
*Patt Birley, Vice President*  
*Joan Tyer, Secretary*  
*Rita Leonard, Treasurer*  
*Audrey Johnston, Director*



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**TO BE APPROVED BY MEMBERSHIP AT 2019 ANNUAL MEETING**  
**DRAFT**

Minutes of the 9/15/18 Annual Meeting of the Members & Board of Director Election  
of the Mountain Valley Association

Held at Quail Valley Water District, 24750 Sand Canyon Rd, Tehachapi

1. Registration from 1:45 p.m. to 2:00 p.m.
2. **Board members present:** Randy Hardenbrook, President; Patt Birley, V-President; Joan Tyer, Secretary; Rita Leonard, Treasurer; Audrey Johnston, Director. **Members in attendance:** Bill Gerring, John & Jean Grodewald, Kathy Nelson, Marion O'Neill, Karl Schlitz, Fran Smith & Angel Cook, Rodrigo & Maria Vasquez, Karin & James Thomas, Lisa Hardenbrook
3. Quorum was achieved. Meeting called to order by President Hardenbrook at 2:15 p.m.
4. President Hardenbrook announced The Management Trust was appointed by the MVA Board of Directors to serve as Inspector of Election to collect the ballots and tabulate the votes.
5. Nominations from the floor were opened, none made.
6. Voting – final call for ballots. John Grodewald motioned to close voting, 2<sup>nd</sup> by Angel Cook. Motion carried unopposed.
7. Property owners' open forum comments/concerns:  
Karin Thomas - Grading Halter Road; inquired about second escape route (Umtali); inquired about wind turbines being allowed in Sand Canyon; asked the population of Tract 3312; property values.  
Angel Cook – Thanked the road committee; stated the work is quickly completed when there are more volunteers on the road crew working; should the Board should be notified of road problems during inclement weather.  
Bill Gerring – Expressed gratitude to the road committee and road crew  
Karl Schlitz – Issue with 3-way stop signs at blind intersection at Stable and Sunview; issue with trash not being removed from Association property (easements) and abandoned cars in Tract 3312; personal unresolved issues with Board of 2016/2017  
Miriam O'Neill – Abandoned/vandalized trailers in Tract 3312
8. Announcements of Election Results: 2 positions (uncontested) for 2019 to be filled by Randy Hardenbrook and Karl Schlitz - 2 year terms. Minutes of November 11, 2017 Annual Meeting approved.
9. Motion to adjourn by Bill Gerring, 2<sup>nd</sup> by Fran Smith. Meeting adjourned @ 2:44 p.m.

Approved as written: Y N \_\_\_\_\_  
Joan Tyer, Secretary

***If you attended the meeting and your name is not listed, please let us know. Thanks!***

The Board of Directors  
Mountain Valley Association

## ANNUAL MEETING ELECTION REPORT

Members in Good Standing:	178
Number of Members Represented:	69
Number Required for Quorum:	59
Number of Ballots Counted:	65
Number of Ballots Rejected:	4

### ELECTION RESULTS

<b>Election of Directors</b>		<b>Adoption of Minutes</b>	
Karl Schlitz:	43	In Favor:	23
Randy Hardenbrook:	40	Opposed:	4
Abstain:	10	Abstain:	29

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