

# MOUNTAIN VALLEY ASSOCIATION

11408 Halter Drive  
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## MVA NEWS

The holidays are upon us! As I write this, the last newsletter of 2018, the weather is starting to feel like winter and with leftover turkey on most everyone's menu, the holiday season has become apparent.

Included with this newsletter is the required year end Annual Policy Statement, Financial Statement and Pro-forma Budget for 2019 for your information about the operation of your Association. Please take the time to review the Annual Statement as it provides a considerable amount of information explaining the operation of the Association. We have also included the required annual request for members' contact information. **Please help us to be able to reach you with important notices and information and fill out and return the form.** If nothing has changed, simply check the box indicating no change, write your lot number and return the form- it will help us immensely to keep the Association records up to date!

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.

In addition, we are also including a **draft** of the second restated bylaws that contain some suggested updates and changes. We ask that you read the draft and give us your comments and suggestions – good and bad! These are your bylaws that determine how the Association is run and this is your opportunity to influence the writing of the bylaws! We hope to be able to send the final version to you for adoption early next year.

Rita Leonard and Joan Tyer did a much-needed refurbishing job on the MVA bulletin board and it looks great! In addition to completely stripping the old board, repairing and painting the structure, they added a cork-board to the back side to allow for additional postings! As you can see, great job!



Again, fire season is year-round in California! Please keep your property clear of weeds, dead trees and any flammable debris. We don't want to see our paradise suffer the same fate as the City of Paradise did. We encourage owners to come up and inspect their property at least once

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a year. The Association can't enter private property and perform clean up or clear fire hazards, but we are always willing to meet with you and help identify any available resources to assist you.

The CHP removed a wrecked and abandoned truck from one of our roads. Owners of a lot that had been vandalized and used as a dump site came out and cleaned it up – much appreciated! Just a reminder, unlike most HOAs, MVA does NOT have any authority vested to us in our Declarations (CCRs) to regulate what a lot owner does on their property. Our only authority is over roads and other common areas. Kern County and other government authorities promulgate building and other codes that apply to lots in the Association boundaries and are responsible for their enforcement. While some activities may be a concern to our members and we understand some of these concerns, we do not have any authority to intervene and those concerned need to contact the proper authorities.

Road maintenance is an ongoing concern. The Road Committee, headed by Bill Gerring, and supported by Pat Birley, Carl Schlitz, Rita Leonard and a host of other volunteers, have been working hard to find economical and sustainable methods for maintaining both the paved and dirt roads. Which leads to the next issue: Our Annual Assessment simply do not adequately cover the expense of maintaining the Association roads and common areas!

The Board voted to increase the annual assessment by \$10.00 at the November board meeting, bringing the annual assessment to \$130.00 beginning with the 2020 assessment. Since then and in light of our reserve study (a summary is contained in the Annual Statement) and a review of applicable law, an action item has been placed on the December agenda to discuss rescinding the increase and imposing a possible increase of 20%, which would bring the annual assessment to \$144.00 per lot. Fees started out in **1974** at **\$17.31** and in **44 years** have only been raised by \$102.69, **less than \$2.50 a year!** If they had increased just \$5.00 per year, they would currently be \$237.31 (still less than adequate to properly maintain and repair the roads). At these rates, the maintenance of roads is simply not sustainable. Costs continue to rise, yet our assessment and the assessments have simply failed to keep up. We simply cannot properly maintain your roads with the funds available.

***On a happier note: There will be a Holiday Cookie Exchange get together after our December board meeting and everyone is invited! Bring 1 or 2 dozen of your favorite holiday cookies with the recipe to share. Coffee and other beverages will be provided. Ho, Ho, Hope to see you there!***

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 and safe Holiday season!

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