

**MOUNTAIN VALLEY ASSOCIATION**  
11408 Halter Drive  
Tehachapi, CA 93561



Happy New Year!!

We hope your holidays, everyone enjoyed the holidays and we are wishing all our members a happy, healthy and prosperous new year.

With the new year, we have said goodbye and thank you to Audrey Johnston whose term as director has expired. She was a wonderful addition to our board and will be missed. Karl Schlitz was elected to replace Audrey and has been welcomed to the board. We look forward to Karl's input and hope to make 2019 an even better year for the Association.

At the December board meeting, the \$10.00 increase in our yearly assessment approved at the November 2018 regular meeting was rescinded in order to raise it by the maximum 20% allowed without an election. It will now be **\$144.00 per year** beginning with 2020 assessments due November 1, 2019. The late fee of 10% will increase to \$14.40, while interest on past-due assessments will remain at 10% per annum. Even with the increase, the assessments still do not adequately maintain the Association's assets and, unfortunately, further increases will be expected. Statements will be mailed out August 1, 2019 due November 1, 2019 and delinquent if not received by November 15, 2019. Remember to make checks out to "**Mountain Valley Association**", if it's made out to "MVA", it will be returned to you – we do not have a DBA and the bank will refuse checks not made out properly. This can lead to late charges and interest.

We hope all of our members have had an opportunity to read the year end policy and financial statement/report, they contain a wealth of information regarding the operation of your HOA.

We got quite a bit accomplished in 2018 – several new rules and policies have been adopted to aid in the operation of the Association. A copy of the rules and policies which have been adopted are included with this newsletter and they can be viewed on the Association website: [www.mymva.org](http://www.mymva.org).

Our insurance carrier stopped writing coverage for HOAs, and our agent was able to

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place us with another carrier, but of course at a higher cost. Insurance for the HOA currently exceeds 15% of our total assessments although, since we never collect all assessments, the percentage of our actual revenue is much greater (we expect it to be approximately 18% of gross revenue this year).

In response to unpaid assessments, the Association was required to send out 25 letters of Intent to Lien. Trying to collect unpaid assessments is not something we enjoy doing but the Association cannot function without paid assessments. It's another drain on our funds with the cost of postage and especially the State "Building Homes & Jobs Act" fee of \$75.00 that the Recorder's Office is required to collect has raised the cost of recording liens. While this cost will be attached to the lien, we will only collect the fee if the assessments are paid, otherwise, it is just another cost which takes away from funds for maintenance. If you are not current, please remember, ***the Association will work with you to bring your account current, please get in touch with us.***

We need volunteers for the road crew! Please contact the Association if you would like to help maintain Association roads. Any work we can do without hiring outside labor saves the Association money which translates into more money being available for repairs and maintenance of our roads.

The rain has been wonderful but has caused increased wear and tear of the Association roads as well as damage from water run-off. Grading is planned for this spring along with repairs and additional road base in areas that have worn thin. The Association continues to investigate treatments which may slow the wear on our dirt roads and help keep the road base in place as well as reduce dust. We are also continuing to investigate funding opportunities to pave additional roads.

The history of Mountain Valley Association is rife with disagreements and infighting. The current board is pleased to say that we went an entire year with only minor issues to be resolved and **NO LEGAL FEES!** We don't agree on everything of course, but we work **together**, come to a consensus and accomplish what needs to be done. We sincerely hope we can continue this practice in 2019 but we will need the assistance of all our members to help us keep harmony. We can't satisfy everyone, but we will do our best! If you have concerns or hear rumors and you would like the Board's perspective – ***please*** contact us!

We encourage all our members to attend Board meetings during the year, as well as the Annual Members Meeting in September. For those of you who don't reside here, make a day of it by visiting your property as well as attending a meeting. Meetings are held the second Saturday of each month at 9:00 AM and usually include coffee and refreshments.

With all the moisture this year, please be pro-active in keeping property clear of fire fuel. A wildfire would be devastating to all property owners and only by reducing available fuels can we slow the spread of fire.