

MOUNTAIN VALLEY ASSOCIATION

11408 Halter Drive
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Summer zoomed by didn't it? It's Autumn!

Another Annual Members' Meeting and Election has come and gone as well. The potluck held prior to the meeting didn't have the turnout we were hoping for, but there was lots of great food and good conversations. While we realize everyone has busy schedules and it can be difficult to free up the third Saturday in September so we want to give you plenty of notice that the next annual meeting will be on September 19, 2020! In addition to participating in the running of YOUR Association, attending the annual



meeting provides you with an opportunity to meet your neighbors in 3312. In the event of a community disaster, you may want to know who you can turn to for a helping hand. Thanks so much to those of you who did



attend – especially Member Marcie Saiz and her son Issac who drove all the way up from Bakersfield.



We have 206 lots in the Association and several volunteers spent a considerable amount of time preparing and mailing election material to all property owners. Out of all those eligible to vote (179), we ONLY received fifty ballots back. **Fifty**. Not even one-third of those eligible and not enough to meet the initial quorum requirements. Luckily, it was JUST enough to meet the quorum requirements specified in our bylaws for an adjourned meeting, so a motion was made and approved to adjourn the meeting for 5 minutes. Upon reconvening, the quorum was met, and we were able to tally the votes. As a reminder, for future elections, even if you do not wish to vote, PLEASE return your ballot so that we can reach the required quorum!



While President Hardenbrook provided information on the activities of the Association and answered members questions, our inspector of election, Yvette Boren, verified and tabulated

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the ballots. As no nominations were received for the 3 director seats, no nominees were listed on the ballot. 2 write in votes were cast for Rita Leonard, electing her for another term. Congratulations Rita! The minutes of the 2018 Annual Meeting were approved by a vote of 42 yes, 5 no and 3 abstaining. The amended bylaws were also approved with 42 yes, 5 no and 3 abstaining. To our surprise, the Special Assessment received a majority of yes votes (25 yes, 24 no and 1 abstaining). Unfortunately, the quorum requirements for approval of the special assessment is higher than for the other ballot items and that quorum was not met so the votes did not count. Your Board did not expect the special assessment to pass and is fully prepared to continue to do the best we can with the money we get in from current assessments, but yearly assessments will, unfortunately, continue to increase. The final ballot item, the removal of Director Schlitz and appointment of Jean Grodewald to fill the remainder of the term was approved with 39 yes, 3 opposed and 8 abstaining. Welcome to the Board, Ms. Grodewald and thank you Mr. Schlitz for your past service to the Association! Yvette Boren, Notary Public, did a terrific job as Inspector of Election, thank you Ms. Boren!

For members who reside here, please be respectful of the 15mph speed limit on dirt roads. We must keep the dust down as we can be fined a hefty amount.

In addition to our webpage, www.mymva.org, there is now a Facebook group for the Association, 'Mountain Valley Association (Official Page)'. It's just another way to get info out to members. We will post photos of our area, make general announcements, answer questions. For now, it's public and if we can get enough members to join, it will be made private. If there is no interest - so far only 4 - the group page will be removed.

Even though summer is coming to a close, fire season is far from over! With the fall, Santa Ana winds, the fire danger can be even higher than during summer - and we have lots of blowing trash and weeds. Please make sure your garbage is properly contained and try to prevent buildup of wind-blown weeds.

Thank you to those of you who have already submitted your assessments for 2020! For those who may have forgotten, they are due by November 1, 2019 and considered delinquent if not postmarked by 11/15/19. To make paying your assessments as easier, we have just added the ability to pay by credit card! If you would like to pay by credit card, simply email our treasurer at treasurer@mymva.org and request to pay by credit card. An invoice will be emailed to you with instructions for credit card payment.

Repair of the creek crossing on Sand Canyon just above Horseshoe is done! Oscar's Concrete, a business based here in Sand Canyon did a wonderful job. Thanks again to Patt Birley for allowing use of her property for the detour. Many, many, thanks to the contribution of help from the **volunteer** road crew: Bill Gerring, Rita Leonard, Randy Hardenbrook, Don Roney and Marcus Smith.





For members who reside in Tract 3312, mail theft has become an even bigger problem and some of our members have been the victims. While mailboxes are not in the purview of the Association, we can ask for interest in the purchase and installation of locking boxes and possibly work with other local groups to get them installed. While we don't have a cost since it will vary depending on the number of boxes to be installed, we need to get an idea of how many people are interested so that an approximate cost can be ascertained. Please let us know if you are interested and if there is enough demand to warrant the installation of another set of boxes, we will do our best to facilitate it.

A new issue for the Association has arisen (as if we don't already have enough issues!) with the passage of SB323. This terrible legislation will cause several problems for the Association along with, of course, increased costs, all in an attempt to fix non-existent problems. The immediate concern is that this new law makes member's email addresses an Association record that the Association may be required to disclose along with the current requirement to disclose members names and addresses. Again, this law is poorly written and may change, but in its current form appears to allow members to opt out of the disclosure of their name, address and (possibly) email address. We are including an opt-out form with this newsletter if you wish to prevent the Association from disclosing this information to the extent legally allowed, if requested. The issues presented by the passage of SB323 will be on the agenda for the November meeting of the Board (all members are welcome!) and further information will be forthcoming as it becomes available.

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OPT-OUT FORM

Civil Code Section 5220 allows a member of the association to opt out of the sharing of certain personal information, including name, property address and mailing address, by notifying the association in writing that he or she prefers to be contacted via the alternative process described in subdivision (c) of Section 8330 of the Corporations Code. This opt-out shall remain in effect until changed by the member. (Civ. Code §5220).

Alternative Method for Contact. *Opting out does not mean owners are immune from contact by other members.* The statute that allows opting out also provides that the association must provide an alternative means for contacting members. (Civ. Code §5220.) The option for handling communications with members who opt-out of the membership list is:

HOA Applies Labels. Members who want to mail a letter to opted-out members can deliver to the association their letter in sealed envelopes with postage already applied. The association (or its management company) then applies mailing labels to the envelopes and deposits them in the mail.

As an owner in Tract 3312 and member in the Mountain Valley Association, I do hereby request to opt out of sharing my name, property address, mailing address and email address and agree to be contacted by the alternative method above.

My phone number shall not be shared for any reason.

NAME (please print): _____

Signature: _____

Lot number(s) or property address: _____

Please return to:

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