



Volume 3

NEWS FROM THE VIEWS

Autumn 2014

Greetings from your Carmel Views Board of Directors. The purpose of this newsletter is keep you informed about issues and events that affect our neighborhood. This newsletter is being sent electronically to save on printing and mailing costs. We hope you find it informative.

PRESIDENT'S REPORT

by Amy Anderson

The Board has had a very busy year. We successfully lobbied the County to replace the two broken down guard rails on upper Outlook, and have also asked that they install one at the hairpin curve on Outlook just above where it intersects Pine Hills. We are now waiting for the schedule and design documents from the County.

We are working with the owner of a property that has been in arrears on dues for many years to bring it into compliance. We are working with Rancho Rio Vista on an updated agreement to share expenses for the garden and wall at the entrance to our two neighborhoods. We have also been handling a lawsuit.

And that is in addition to the tremendous amount of work that Susan Greenbaum, CAL FIRE, and our project manager, Pam Peck, have done for fire abatement. Fire abatement is the biggest single activity that our Association undertakes every year, and it remains our top priority.

FIRE ABATEMENT NEWS

by Susan Greenbaum

The long awaited grant work began in September along the roads and in common areas. Some dead trees were removed, and more will be removed over the next several months.

The bulk of the grant work will be in early spring and summer. Residents who have returned the Landowner's Agreement Form may request work by emailing the

Association. We will forward the requests to CAL FIRE, and they will consider them when setting priorities for the grant work. Their priorities are based on the expected reduction in fire risk.

If you have dead or dying trees on your personal property, they are your responsibility. The CVCA will consider cost-sharing when homeowners have dead trees that endanger the roads.

Please continue to log your fire abatement work and track expenses. These include hauling branches to the street for chipper day, having dead trees removed, having your property cleared of weeds, etc. All of these expenses can be logged to match grant funds. Please turn in your expense logs to the Association by email or snail mail.

We are considering a proposal to introduce native plants that can crowd out weeds in parts of the common areas. The plants are drought tolerant and less likely to burn than the weeds they replace. They also require little, if any, maintenance. We plan to start by testing the plants in a few small areas. If they do well, we will consider expanding their use at a future date.

EMERGENCY EXIT ROAD

Thanks to CAL FIRE and Fire Chief Robin Hamelin, the condition of the emergency exit road at the end of Outlook Drive has greatly improved. It is a single-lane dirt road that connects our community with High Meadows and Route 1. In the event of an emergency that blocks our access to Carmel Valley Road, it would be our only way out. It also offers a way for CAL FIRE to bring fire engines into our community.

SAVE THE DATE! CVCA ANNUAL MEETING
SUNDAY, JANUARY 25, 2015 AT 4:00 PM
CONGREGATION BETH ISRAEL, 5716 CARMEL VALLEY ROAD
Turn left on Carmel Valley Road when exiting the neighborhood.
Congregation Beth Israel is on the right between the second and third lights.

We have been talking with Chief Hamelin about a plan to make the road wider and give it a surface that requires less maintenance. Our goal is to make it safe for everyone to use in an emergency. We are contacting community associations in High Meadows to ask them to join us in lobbying Monterey County to make these improvements. Having more than one neighborhood involved will bolster our chances for success with the County.

The road is for emergency use only. There are locked gates at both ends to prevent unauthorized use. CAL FIRE and members of the Board have keys to the locks. In a life-threatening emergency, CAL FIRE personnel will open the gates and direct traffic.

Please try to become familiar with this road in case you have to use it for an emergency evacuation. We encourage you to walk the road. It takes about 15 minutes to walk from Camel Views to High Meadows, and another 15 minutes to return. It is good exercise and there are some great views. If you drive to the gate at either end of the road, please park where your car will not obstruct the gate or any nearby driveways.

CC&R GOOD NEIGHBOR REMINDER

When Carmel Views was developed, our CC&Rs included some restrictions to make our neighborhood a beautiful place to live. Our hills, trees, and views are renowned, and the builders of Carmel Views wished to protect this beauty. It is our responsibility to maintain the character of our neighborhood by adhering to the CC&Rs.

The Board has received complaints of elements not in compliance with the CC&Rs, including (a) recreational vehicles and trailers parked in driveways and yards that are clearly visible from the street, (b) non-operational vehicles that appear to be abandoned, and (c) commercial vehicles - some with job trailers and/or construction equipment - parked in driveways and on the street. These elements are clearly prohibited in the CC&Rs. They are also unsightly, and they degrade our property values.

Our job as your Board of Directors is to enforce the CC&Rs and contact property owners when violations exist. We would like to start with a friendly request to remove these violations and make our neighborhood the beautiful place it should be. So, please, voluntarily

take care of these unsightly elements. However, if, in the next weeks or months, the violations remain, you can count on hearing from us. Thanks for working to better our Carmel Views neighborhood.

NEW NEIGHBORS

We have six new homeowners in our neighborhood, and there will be a seventh by the time the year is out.

New homeowners, we would love to meet you! Please attend the annual meeting and introduce yourselves when we call out your name. It is a great place to meet your neighbors and find out what is going on in your community association.

ANNUAL MEETING

Please try and make it to the annual meeting. An official notification of the annual meeting will soon be mailed to homeowners of record. Last year, we did not have a quorum, even with the proxies counted. If you cannot make it to the meeting, please mail in your proxy, or hand it to someone who is planning to attend.

In the hopes of increasing attendance, this year we are going to experiment with holding the meeting on Sunday late afternoon instead of Monday evening. You'll hear all about the fire abatement work and dead tree issues. Wine and cheese will be served to entice you to attend!

There will be two vacancies on the Board. Bruce Neben and Dinesh Nayak are stepping down. We have two candidates, who have indicated their willingness to serve: Michael Herhusky and Victor Lourenco. They are both longtime residents of the neighborhood, and have served on the Board in the past. If you wish to add your name as a candidate, this is the time to do so by emailing the Board.

You don't have to be a member of the Board to help your neighborhood. We need volunteers for the newsletter, the annual picnic, the annual meeting, and to help with tasks related to the fire safety grants.

Simply email us at CVCABoard@gmail.com or send a note to Carmel Views Community Association, P. O. Box 22052, Carmel, CA 93922.

Carmel Views Board of Directors

President
VP Fire Abatement
Secretary
Treasurer
Infrastructure
Community Outreach

Amy Anderson
Susan Greenbaum
Bruce Neben
Bud Miller
Brian Congleton
Dinesh Nayak

carmelcellogal@sbcglobal.net
greenbaumcarmel@sbcglobal.net
nebenb@gmail.com
tufa-97431@mypacks.net
brian@congletonarchitect.com
nayak707@gmail.com