



Volume 4

NEWS FROM THE VIEWS

Spring 2015

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. We are sending this newsletter electronically to save on printing and mailing costs. We hope you find it informative.

### PRESIDENT'S REPORT by Amy Anderson

CVCA neighbors, your Board has been hard at work so far this year, handling a record number of resident requests, ongoing fire abatement work, and continuing to move forward on updating our meeting procedures to comply with the Davis Stirling Act. In addition to meeting procedures, we are addressing other CV related procedures that need to be revised in order to comply with the Act. Stay tuned, and watch for our Board Meeting announcements.

### CHANGING THE CC&Rs

Our CC&Rs are not consistent with the Davis Stirling Act, the California law that governs homeowner associations like ours. We need to change our CC&Rs to address this problem, and that is a daunting task.

There are six places in our CC&Rs where an affirmative vote of 75% of the membership of the Association is required for something to happen. This includes amending the CC&Rs themselves.

Anyone who has tried to arrange one of these votes can tell you that it is extremely difficult to get 75% of the Association's membership to vote, let alone convince enough of them to vote in favor of anything. Even getting 50% of the membership to vote is difficult, as shown by the annual scramble to get enough proxies so we can conduct our annual meeting.

Before we can address the inconsistencies between our CC&Rs and the Davis Stirling Act, we need to make it easier to amend the CC&Rs. Here is a proposal for doing that. It is based on language in the Davis Stirling Act.

Everywhere that our CC&Rs require "an affirmative vote of seventy five percent of the voting power of

the Association", we should change that to "an affirmative vote of seventy five percent of a quorum of the voting power of the Association." In this context, a 'quorum' means that more than 50% of the members cast a vote.

Even with this change, getting enough people to vote in favor of something will be difficult. But the fact that we can usually get a quorum at our annual meeting shows that it is not impossible.

This change would be a significant improvement in our voting procedures. Right now, not voting has the same effect as voting no. Should people who do not vote have such a direct effect on the outcome of the vote? It is hard to think of a public election where that is the case. Low voter turnout can influence public elections, but not because the people who did not vote were counted in support of one alternative.

Soon, the Board will distribute a proposed new version of our CC&Rs with this change in the voting procedures. We ask you to vote in favor of the change.

### FIRE ABATEMENT NEWS by Susan Greenbaum

Work on the CV grant is moving forward. During May, the Gabilan crews worked in CV for nine days. Primarily, they downed trees, lopped and scattered branches, and cleared brush in common areas. The crew is scheduled to return for several more weeks throughout the grant period. The Fire Chief determines where and what type of work will be performed taking into consideration skill set, safety and supervision parameters.

Areas that were cleared in the fall will be sprayed during June and July to keep weeds at bay. Requests for bids have gone out to private contractors to

SAVE THE DATE!  
CVCA ANNUAL PICNIC SEPTEMBER 20  
CHIPPER DAY OCTOBER 5

Since the Civil War, which presidents of the United States received the votes of a majority of eligible voters?

Answer: None. Ulysses Grant came closest in 1868, three years after the end of the Civil War. About 41% of the eligible voters voted for him. If the Constitution required the affirmative vote of a majority of eligible voters to elect a president, nobody would be elected.

perform other grant tasks.

Pam Peck has been doing a superb job managing our grant. She has been on site daily with the Gabilan crews. She has spent countless hours walking Carmel Views with me, Cal Fire personnel, residents, and contractors. She has also gladly addressed resident concerns and complaints.

Carmel Views homeowners surpassed their grant match this past quarter, mainly due to a Chipper Day that was held in early May. The grant match is on target to reach the projected amount by the end of the grant. Thank you to CV residents for participating in Chipper Day and completing work logs. Please continue to track your time and expenses for this next quarter. The next Chipper Day will be October 5th. Although 100 feet of brush clearance is required, it is recommended that residents extend to 300 feet from their homes, especially in this high fire season.

Late rains and drizzle in May has resulted in roadside weeds growing back ahead of schedule. The county has been asked to address this, since our budget is limited. If they do not respond, we will take care of it.

One of our residents would like to form a volunteer gardening crew for the common areas. If you are interested, let me know by emailing [greenbaumcarmel@sbcglobal.net](mailto:greenbaumcarmel@sbcglobal.net).

Just a reminder to pick up after your dogs. If you see someone not complying, please tell a CVCA board member.

### Is the "Good Neighbor" strategy working?

By Brian Congleton, Architectural Review Chair

In the fall newsletter I mentioned the Board's concern with a number of violations of our Carmel Views CC&R's - chiefly non-operable vehicles stored in yards and travel trailers parked in driveways, possibly in use as living spaces. The article noted that I would be following up with a request to offending property owners to eliminate the violations.

In February letters went out to two property owners with non-operable vehicles, two property owners with travel trailers in driveways, and one property owner with trash dumped down the side of the canyon. The response was mixed. One property owner with a non-operable car immediately contacted me and pledged to sell his car. A property owner with a non-operable car and derelict camper in his yard emailed back to say the property was a rental, but that he would have the tenant correct the situation - which has not happened to date. The property owner with trash in the canyon committed to cleaning up all the materials. No response from the travel trailer owners.

Kudos to those owners who are dealing with their situations voluntarily as good neighbors. For the others, I will be visiting the properties to push for resolution of their violations. For other property owners with similar situations in Carmel Views, we will be contacting you as well to request that you improve the neighborhood by removing CC&R violations from your properties.

Now is the time to make the voluntary effort to remove the violations. In upcoming Board meetings, we will consider a fine program for such offenses. For years Carmel Views has remained a beautiful neighborhood because of neighborly efforts to keep it clean and beautiful. Our hope on the Board is that we can continue to solve problems through voluntary cooperation rather than enforcement practices.

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.

If you have questions or comments, simply email us at [CVCAboard@gmail.com](mailto:CVCAboard@gmail.com) or send a note to Carmel Views Community Association, P. O. Box 22052, Carmel, CA 93922.

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