



Volume 2

NEWS FROM THE VIEWS

Summer 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 the information useful and informative.

What does the Board of Directors do - and how might you partake? By Amy Anderson

What does your Board of Directors do? First and foremost, they volunteer their time to fulfill the obligations of the Board, as created in our Bylaws. The Board is given the power to make all decisions and conduct all business for the Carmel Views Community Association. The Association is a non-profit corporation and a common-interest subdivision. This means we own properties in common - which are the greenbelt areas. By accepting title to property within Carmel Views we accept membership in the community association. The Association was created in 1967 to control the direction of development and create an area of quality, attractive homes. The Association is governed by three documents: our Articles of Incorporation; our Bylaws; and our Declaration of Covenants, Conditions and Restrictions. The latter contains the guidelines we're expected to abide by--and that we agreed to abide by when accepting our property title. They also provide the Association a means of redress if someone's actions is harming the public good. Each property owner should have a copy of this document. Please request a copy from the Board if you don't have one.

In addition to their required duties, the Board discusses ways to enhance and protect our quality of life and make our neighborhood an attractive and safe place to live. The most important topic has been our fire prevention program--the largest expenditure in our budget (see Susan's update on our fire protection activities). The Board is also discussing: Whether a walking path from Carmel Views to Carmel High School might be feasible or helpful; Can a safe exit route be created in case there is a fire in Carmel Views?; How can we make our community picnic both a great social and educational event?

The entire Board has been working hard to ensure that Carmel Views is a great place to live.

Serving on the Board is a wonderful way to get to know your neighbors and the issues that face our homeowners association as well as being a fun and rewarding experience. We invite residents to give us input, ask questions, and let us know if you are interested in serving on the Board in the future. I have certainly enjoyed serving on the Board for the past three years and encourage all of you to consider a position on the Board.

CARMEL VIEWS COMMUNITY ASSOCIATION PICNIC by Dinesh Nayak

**Saturday, September 13th from 3-6
Pine Hills Circle Park (Pine Hills & Outlook)**

Please join us for this fun-filled, educational event and opportunity to meet and greet your neighbors. Professional magician, Richard Meyer, is sure to astound and entertain all ages with his show and strolling feats of dexterity. Music will be provided by the "Sand Dabs" who will play danceable music from the 70s.

Members of Cal Fire and the Monterey Fire Safe Council will join us with informational material on fire safety. There will be a hands-on demonstration of the use of fire extinguishers, and you are invited to bring your own fire extinguishers to be tested and refilled if necessary at a reduced cost. Two fire trucks will be on site to examine and explore. The American Red Cross will be present with disaster preparedness material and information.

VOLUNTEER HELP IS REQUESTED, particularly during setup and take down. Please bring any folding chairs. Contact nayak707@gmail.com to volunteer. Let's all attend to make this a rewarding and successful event.

SAVE THE DATE! CHIPPER DAY, MONDAY OCT. 20
No piles of yard waste, dirt, rocks, grass or poison oak will be picked up!

Fire Abatement News by Susan Greenbaum

I would like to extend a big thank you to those of you who attended the informational meeting about the grants and to all the homeowners who have returned your Landowner Permission Forms and work logs. It is not too late to get these forms in. They are both very important, not only because the CV grant is a matching grant, but they also show our community's support and engagement. We hope to apply for more grants until the work is completed, as the first grant will not begin to cover all that needs to be done.

The second roadside weed clearance was recently completed in early August. The front entrance landscaping and the median was also weeded and trimmed. In the next couple of months, we will hopefully see roadside fire abatement work paid for by the Carmel Valley Shaded Fuel Break Grant.

Many people have called about dead trees. We are almost to the point where we can start addressing this problem. Bear with us. If there is a dead tree in the common area that could endanger your home by falling, please let me know. These trees will be given first priority. Cal Fire will be determining the priority for other trees.

If you have any questions, feel free to call or email me. I hope to see you all at the picnic on Sept. 13!

Upper Pine Hills Drive BBQ

On Aug. 3, neighbors held the 3rd pot-luck BBQ. Residents brought food to share, something to grill, plus tables and chairs. This kind of small group gathering is easy to plan and a great way to get to know your neighbors. This street also has an annual holiday party each December. Consider doing something like this on your street. It makes for a friendlier and safer neighborhood.

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

What is CVCA Architectural Review? By Brian Congleton, Architectural Review Coordinator for the CVCA Board of Directors

The purpose of Architectural Review is to minimize any impact and assure compatibility of improvements made by dproperty owners on their own and surrounding properties in the CV neighborhood.

FAQ 1. What types of projects should be submitted for review? Any projects such as new homes, additions or exterior alterations to existing homes, fences and outbuildings require review.

2. What should be submitted and when? The property owner should submit information showing what you propose to do and how it will look. Drawings, photos, and a brief description of the project should be submitted several weeks in advance of commencing work.

3. Is architectural review part of getting a County Permit? Our review is separate from any applicable government requirements. Some projects requiring county permits may not warrant CVCA review; conversely, some projects we review may not require county permits. The CC & R's require that all improvements comply with applicable building codes and requirements of the county.

4. Who reviews the proposal? What is the outcome? I will meet with you, and with surrounding property owners who may be impacted. After input from neighbors, I will submit all information to the CVCA Board for review. The Board of Directors will make the final review and approval.

5. Can I appeal the decision? Yes. Any denial or approval by the Board of Directors may be appealed by any member of the Association for a vote of the Membership at a regular or special meeting. The above information is based on portions of Article V, Section 1 of the Carmel Views Covenants, Conditions and Restrictions (CC & R's) as well as administrative procedures established by the CVCA Board of Directors

Simply email us at CVCAboard@gmail.com or send a note to Carmel Views Community Association, P. O. Box 22052, Carmel, CA 93922. A special thank you to Brad Bauer for our logo and newsletter design.

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