

Fellow Sierra Park Homeowners,

We received an amazing **150 responses** to our recent Homeowners' Survey. Thanks to all of you who let us know what's important to you!

Results showed that although every item has its strong supporters, their relative importance to the group as a whole was divided between park maintenance services/security (more important) and social amenities (nice to have but less critical).

After all responses were received, an average score for each was compiled. Those are as follows, with 5 being the highest possible score and 1 being lowest:

- 4.76 Road maintenance and repair
- 4.71 Snow removal
- 4.60 Maintaining private water, unmetered, maintained by the Park
- 4.57 Garbage service
- 4.53 Pine needle disposal site
- 4.51 Keeping a gate at the Park entrance
- 4.33 Live-in caretaker
- 4.17 Maintaining and having access to lake and beach area
- 3.75 Maintaining and having access to playground and picnic area
- 3.11 Traditional events such as the fishing derby and Christmas Dinner
- 2.74 Recent events such as Oktoberfest, movie night, pick-up baseball, pot lucks
- 2.07 Dog park

Surprisingly, the items voters listed as their Top Five did not correspond directly with the overall average score. All items mentioned as Top Five contenders are listed here, in descending order:

1. Road maintenance and repair
2. Snow removal
3. Maintaining and having access to playground and picnic area
4. Garbage service
5. Live-in caretaker
6. Maintaining private water, unmetered, maintained by the Park
7. Pine needle disposal site
8. Maintaining and having access to lake and beach area

Homeowners added many "write-in" comments – see back of this sheet for a breakdown.

Again, a sincere thanks to all of you who took time to provide this feedback! As promised, these results are being shared with your fellow homeowners, the OFSRA and the OFSHA, in the hope that your responses will guide future efforts to make our lovely Park an even better place.

Comments:

A number of respondents told us one question was unclear. To clarify: OFSRA records show that the Rec Association has gifted and/or lent monies to the Park over the last ten years to cover maintenance and equipment needs that might otherwise have been assessed to Homeowners. For the details of dollar amounts and needs addressed, please address the OFSRA Board.

Many of the responses noted concerns with the dual nature of the park leadership structure. Ten percent of respondents suggested eliminating one board entirely; an additional twelve percent wanted less tension between boards and less litigation. A number asked for written clarification of the roles and responsibilities of each board.

Several folks felt assessments should be lowered; several others thought current assessments were low for the services provided. One person suggested metered water would reduce overall costs for most homeowners; one wanted timber funds routinely used to lower fees. Several asked for cost comparisons between options (e.g., caretaker live-in or not; water metered or unmetered).

A few commenters requested CC & R's to control number of animals per lot or accumulated junk outside homes. Three people questioned recent expenditures such as the dog park and the playground upgrades. (Note: the dog park was a gift from a homeowner; playground upgrades corrected safety/liability concerns with hazardous equipment). Snow removal was a concern for two respondents; one wanted the current caretaker replaced.

Some homeowners had creative suggestions for ways the Park could be even better. Ideas included a mountain bike trail around the park, access to quad maps for hikers, a list of reputable workmen for home repair projects, adult fishing derby as a fundraising event, replacement of the floating dock at the pond, new sand at the beach area, doggie bag dispensers, a community pine needle rake day, and improvement of Camp Cedarbrook. In contrast, another owner suggested selling Camp Cedarbrook.

Much food for thought – thank you all!

THIS I BELIEVE –

I believe the COMMUNITY of Sierra Park to be a large gold nugget in the mountains.

I believe we are exceptionally privileged to have a lot/home in the COMMUNITY.

I believe with that privilege comes certain rights and responsibilities.

I believe if we as property owners overlook those rights/responsibilities, it can be at great peril to our investment in the property and COMMUNITY.

I believe after many years of an esprit de COMMUNITY, the byproduct of stable conditions in the past, the COMMUNITY was not prepared for the changes thrust upon it.

I believe we have learned from the experience of the last year it is more important for us all to take a more active role in keeping/remaking our COMMUNITY into the very most it can be.

I believe the results of the homeowner's survey, in which an extraordinary number of people took part, lays the foundation for rejuvenating the esprit de COMMUNITY. However, much work lies ahead.

I believe we cannot go back to the 'good old days,' as much as we might like to.

I believe we face challenges in that we include both folks who live in the Park year-round and weekenders (like myself), who will not always share the same interests in all amenities the Park/COMMUNITY offers.

I believe in negotiating the various interests, even though there will be no way to make everyone happy with every outcome of the resolution of every situation.

I believe the concept of COMMUNITY is to be able to agree and agree to disagree and still be respectful of each other, and of the fact it is the greater good for all that is the most important.

I believe it is important to balance the value to the COMMUNITY of services and expenditures with their costs, rather than to focus on the bottom line alone.

I believe it critical that the directors of both the OFSRA and the OFHOA work together to provide a better understanding of the issues faced by the COMMUNITY, solicit input, and listen to those in the COMMUNITY willing and wanting to have their views heard.

Michael Lechner 2/1/2012

In what do you believe?

Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.

6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

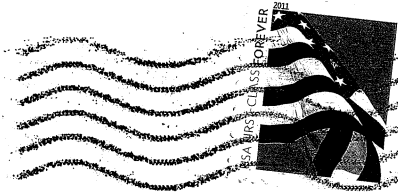
1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)



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