

Ponderosa Community Services District

56287 Aspen Dr
Springville, CA 93265
559 542-0913

December 31, 2007

To all Ponderosa property owners:

The winter season is here once again. Last year due in part to extremely low temperature combined with an overall lack of snow pack, the PCSD experienced several main water line breaks. Additionally there were a number of cabins that experienced broken lines resulting in water loss that took several hours/days to locate the source of loss.

To avoid broken water pipes during periods of extreme cold, remember to properly winterize your cabin if you will be absent for more than 24 hours. Please turn off your cabin's main water valve if you will be absent for a considerable duration and be sure to close the drain valve when you turn water back on to your cabin.

At the October 11, 2007 regular business meeting there was an agenda item regarding the issue of homeowner negligence during the winter season and the possible assessment of penalties. After reviewing Ordinance 99W, Regulation 2007-W there was discussion that determined penalty clauses already existed in these documents and the PCSD has authority to issue warnings/citations/assess penalties. Notices of violation have already been created citing the appropriate clauses from either Ordinance 99W or Regulation 2007-W. The Board passed a motion implementing the following: if the PCSD Water Manger determines that owner negligence in properly winterizing your cabin during the winter season results in broken water pipes and significant water loss, the property owner may be charged for PCSD expenses incurred while searching for the source of water loss at a rate of \$25.00/hour for a minimum charge of 3 hours (\$75.00). This policy is effective as of November 1, 2007.

The Ponderosa Community Services District Board would like to remind all Ponderosa homeowners, their families and guests that **all vehicles must be parked OFF** the roadways in order for snow removal equipment to adequately clear snow and avoid damaging their equipment or your vehicle. The Parking Ordinance (Ord. 2005-1-S) is now in effect and will remain in effect for the duration of the snow season. Violation of the Ordinance may result in penalties and/ or the vehicle being towed.

The current policy is to have snow removed any time day or night depending on weather conditions. Do not park your vehicles on the road overnight, this is a violation of the parking Ordinance. Please remember snow removal equipment has the right of way in all vehicle traffic situations. While it may be convenient for snowmobiles to make use of snow-covered roads, they are in fact off-road vehicles and *must* yield to regular traffic including snow removal equipment. Additionally, the snow removal contractor, Alan Grimstad and his crew, due to liability issues, are unable to provide assistance or perform "Good Samaritan" acts. Please do not ask snow removal personnel for their assistance or to use their equipment to aid you.

You may have noticed a slight increase in your snow removal fees this year. The PCSD Board approved a 3.9% percent increase above last year's rate based on the construction index of the Los Angeles Engineering News Record as authorized by the passage of Measure J in the November 2005 election.

We would like to ask all property owners to report any observation of water leaks in their own cabin or anywhere within the subdivision. Since many property owners are not full-time residents, it would be helpful to report any unusual changes in your neighborhood. You may contact the Water Manager, David Robertson (559 539-5023), leave a message on the PCSD office phone (559 542-0913), or leave word at Mountain Top Bed and Breakfast (559 542-2639).

Kindly post this notice in all rental cabins.

Remember anyone is welcome to attend the regular PCSD Board meetings scheduled for the second Thursday of each month at 9:00 a.m. in the District building.

Thank you to everyone for your co-operation,

PCSD Board of Directors

Enclosures:

Flapper exchange Program

Notice of Violation - sample