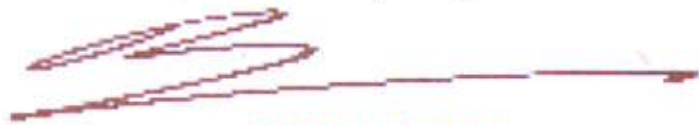


## Our CC&Rs

Upon purchasing our homes, we all agreed to abide by the CC&Rs contained in our governing documents. It is mandatory for the Association to enforce the CC&Rs through out the community. The CC&Rs and the rules and regulations are enforced in a fair and equitable manner. Please take the time to review the CC&Rs, and decide if you are being a reasonable owner. Violations cost the community both in dollars and sense. We can all appreciate why we have rules, and those rule property values up by maintaining a livable, and aesthetically pleasing place to call home. Please work with us in keeping Ocean Ranch the best it can be, and a community to be proud of.



**Board Meetings**  
the 2<sup>nd</sup> Thursday of the month  
at the Community Pool  
7:30 pm

*All homeowners are welcome to attend!*  
Monthly meeting agendas are posted on the bulletin board at the community pool before every meeting.

Please remember to submit plans for all improvements to the ARC for approval.  
*Thank you!*

## Noteworthy . . .

- When expecting a guest, please use the quickpass web site rather than call the gate. It may take a while to get in the habit, but it is much more efficient. [www.quickpass.us](http://www.quickpass.us)
- Thanks to Howard Revier for serving as the Ocean Ranch Delegate to the Bear Brand Master Association. We could still use additional representation at the Master Association. Please consider volunteering, you can access their web site at <http://bearbrandridge.net/>
- Every time a homeowner threatens the Association with litigation, we all pay, including the homeowner making the threat. We incur the cost of legal advice, letters, administrative time, and so on. It is much more effective to state your case at a Board Meeting. Not only is it more direct, but also it will be in the minutes, which are a legal document. Once your concern is heard, you have in effect put the Association on notice. This is much less expensive and time consuming than immediately threatening legal action.

## Our Goals

Our Association begins with our budget. The age of the community has made for major repairs, and there are areas of deferred maintenance that needed attention. Certain amenities are no longer code compliant, and there are areas where our systems were antiquated and in need of updating.

Our only option was to concentrate on these repair and maintenance issues because, if neglected, our property values can be affected negatively. This takes money, and it would be naïve to think costs do not increase each year. We have been carefully working within a budget to provide goods and services for our community, as well as making improvements where necessary. At the same time we are funding our reserves and we are always looking for areas of potential savings. With an eye on conservation and areas for future preventative maintenance, we have tried to work toward restoring our community to its 'as built' condition. This doesn't include our unforeseen expenses such as needed on our roadways. We want to keep Ocean Ranch an attractive and efficient community, and the improved quality of life that brings. Our goal is protecting and enhancing our assets by giving attention to maintenance and aesthetics.

## Over Watering

Homeowner over-watering is evidenced though out our community. This is one of the reasons why our streets are suffering, and during this time of drought, we need to be mindful of our irrigation. Over-saturation of the ground is not only unnecessary and expensive, but can cause surface damage. Reducing your water use will reduce your water bill and help us save a very precious and limited resource. Heavy clay and silt soils, which are not very porous, require a low application rate.

The Association's irrigation of the common areas has been put on a weather-sensitive system. This system uses sensors and/or telemetry to the controller to adjust watering times automatically for the day-to-day weather changes. Studies show that weather-sensitive controllers save a lot of water.

