



Welcome to The La Crestan

La Cresta Property Owners Association Official Newsletter

Editor's Mission for The La Crestan Newsletter: to assist & encourage property owners to "PLUG IN" to our amazing community. We have much for which to be thankful and much to protect. We may not always agree on issues and methodologies. However, every day we have opportunities in this beautiful arena to honor our diversity, render our unique opinions, practice tolerance and be kind to one another.

PLUG IN:

- ☑ **Monthly Board Meetings**— All La Cresta Property Owners are welcome!
- ☑ www.LaCrestaPOA.org—Your online 24/7 LCPOA resource.
- ☑ **Emails**— Make sure you are on the distribution list! Email webmaster@lacrestopoa.org.
- ☑ **Town Hall Meetings**— Scheduled and facilitated by property owners.
- ☑ **Mailings** from Equity Management.
- ☑ **LCPOA Directory**—Make sure you are included!



LCPOA Communications Chair & Webmaster, Kelly Smith

The La Crestan

The all-new

LCPOA Directory

Coming Soon!

Email webmaster@lacrestopoa.org for your questionnaire so that you are included!

(you may also opt out)

Deadline extended until March 15th

President's Message by Stan Kensic

Volunteerism-is there such a word? In the day of the internet, it is easy to find an answer for a question of this nature. I found a definition in Wikipedia, the free online encyclopedia, that I thought covers the points I need for this article.

“**Volunteerism** is the willingness of people to work on behalf of others without the expectation of pay or other tangible gain. Volunteers may have special training as rescuers, guides, assistants, teachers, writers and other unique skills. But the majority work on an impromptu basis, recognizing a need and filling it, whether it be the dramatic search for a lost child or the mundane giving of directions to a lost visitor. It may be done for altruistic reasons.”

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In La Cresta, we have a community made up of people with many talents and skills. When those people step forward to share their expertise and time, the community benefits and so does the volunteer. The economics to the community are pretty obvious. The average hour of traditional volunteerism is valued by the Independent Sector at between \$18-20 an hour. Skills-based volunteerism is valued at \$40-500 an hour depending on the market value of the time.

The benefit to each person is an individual thing. It may be a sense of pride in helping others, it may be a feeling of being part of the community. Each person has their own reason and I don't think I have a singular answer. I do know that La Cresta is a much better place for the community-spirited residents who keep our streets maintained, develop our trails, publish our newsletter, operate our web site, process the architectural applications, insure that the CC &R's are followed and develop community safety programs and policies.

Have you every wondered how so many things get done in La Cresta? Well, for the most part it is because of a hard core cadre of volunteers who get out there and give their time and energy to make things happen. Everyone has their own motivations. However, the common thread seems to be 'community pride'. Volunteers here take pride in the unique beauty of the area and savor a quality of life embodied in a rural setting. They also find a special camaraderie in working together to maintain a high quality of life offered to here on the Santa Rosa Plateau.

One of the reasons I selected this topic for the newsletter was the impression I got at the last Board meeting as I sat there listening to each Committee Chair give their reports to the Community. There was so much activity going on by the Committees that I thought, "wow, we can't afford to buy that kind of effort".

We owe our volunteers a big Thank You! So when you see them doing a job for the Community stop and thank them because that's the only external reward they get.

You can be a part of the experience that is helping La Cresta thrive. We need your expertise, your energy, your suggestions, your ideas, your time. You can join by contacting me, Stan Kensic, LCPOA Board President. I would like to personally help any interested property owners take ownership of our great community through service! Call me directly or email webmaster at webmaster@lacrestartapoa.org who will forward to me.

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That story makes me happy! My mom chipped me when she heard Buddy's story!

A Pet Epiphany by Barbara Miller, Safety Committee...with commentary by Lobo the Dog

MICRO-CHIPPING YOUR ANIMAL IS WORTH EVERY PENNY!

Buddy, the large white Great Pyrenees dog went missing last October. For several months, his owner Bill Malavazos, was in Orange county on extended stays with his ailing mother. Missing Bill & lonely, Buddy found other La Cresta families to hang out with. Mine was one he regularly visited.

Buddy is the master of escape and can even open gates. In October, he disappeared out of my latched area. I assumed Bill had retrieved him. However, sadly this wasn't the case. A month later Bill's mother passed and he was back in La Cresta full time. He had resigned himself to the fact that Buddy may not return, but kept the faith because he chipped. His mantra was, "one day Buddy will escape, the pound will find him & I'll get a call."

His best Christmas present came on December 27th, when he received a call from Riverside Animal Control. They had Buddy! Bill jumped in his car, but hit traffic and called. At that moment, a man purporting to be Bill was there to pick up Buddy. Bill convinced Animal Control to I.D. the stranger. The "dog thief" then explained that Buddy had escaped out of his latched backyard. The man had the gall to wait for Bill and try and convince him to allow him to keep the dog. This was, of course, to no avail and Buddy is now HOME in La Cresta.

Thanks to all who helped try to find Buddy. Thanks to a micro-chip, the two gentle giants Buddy& Bill, are finally reunited!



RIDING CLUB

SRPRC President Steve Smith

Says, "Join the Santa Rosa Plateau Riding Club for Monthly Rides, Potlucks & Lunches

Barn Dance, Events, Parties

Best of all, great times & great friends!

www.srprc.info

Application can also be found on www.lacrestartapoa.org



Trails in La Cresta Marge Etchandy Trails Chair

Imagine...

a community that is safe for riders, joggers, kids at play. Where interconnecting trails meander internally through its entirety. Where we don't hear reports of horses slipping on streets or riders being thrown from spooked horses on busy roads. Where property values continue to appreciate as Southern California equestrian neighborhoods become more and more rare.

Imagine...La Cresta...donate a trail easement!

Go to www.LaCrestapoa.org for Trails Docs & Contact Marge

I want to devote the remainder of space to two Board members who have taken the time to bring their view to those of you who are interested in the Community gate project. Fletcher Satterwhite and Judy Pittman have drafted two articles that I think will keep you informed of the current Board's next efforts. By the way, during discussions at the last Board meeting, I asked all of the board members what their feelings were on the gate project for the future. Howard Ogden who is out of the country on business was not present, but the four remaining Board members all stated support for finding a way to build the gate in the future. Here are the two articles with ideas on where we may be proceeding in the future. Remember these are only suggestions at this time so we are in a comment period.

Reporting, Fletcher Satterwhite, LCPOA Treasurer

Many questions are being asked about the Board's effort on our gating project and whether we have lost interest in pursuing this goal. Perhaps this article will answer some of those questions.

Gate History In Review:

Some years ago, the then-current Board polled LCPOA members to ask if they wanted La Cresta to be a "gated community". The majority said 'yes', so the Board proceeded in that endeavor by getting an encroachment permit from the County to build at the existing location on Ave La Cresta a "Guard House", which could not restrict traffic nor incorporate a gate. If the Community wished to truly be 'gated', the roads needed to first be "vacated" (privatized) from the County.

Late 2000: The Community and Public Safety Committee submitted a plan to the Board recommending we vacate our roads from the County so we would then have the right to 'gate'.

2001: The Board took a poll of all property owners, asking if they supported this recommendation. 68.4 % of those who voted were in favor. Approximately \$30,000 was allocated and a consulting firm was retained to assist.

2003: The Board applied for the vacation of the roads with the County, which had specific requirements before approval. One was a vote conducted by the County to see how LCPOA and adjacent property owners would vote. 80.3% of the ballots returned were in favor. Subsequently, the roads were vacated and designated as 'privatized' in March 2004.

2004: The Board voted unanimously to gate the community. A year later, an Easement Agreement was executed with the Trails Association, allowing for, but not requiring construction and maintenance of a gated guard station along Ave La Cresta. The station would be within the Trails Association boundary, but under the jurisdiction of LCPOA.

Early 2006: While developing the logistics for the Guard Station, the Board learned that the Trails did not have authority to execute the Easement Agreement with the LCPOA. Simply put, it was a paper error but none-the-less it clouded the ability for us to get clear, undisputable Title to the Easement.

January 2007: The Board advised the Trails that we were voiding the Agreement until the Title issues were resolved to LCPOA Board's satisfaction. The Trails has retained legal assistance and are working diligently to rectify the errors. If they resolve the problem, we could begin new negotiations for an acceptable Easement Agreement and move forward.

2007 Next step for Consideration:

Assuming the Trails is able to get clear Title to those portions of Ave La Cresta required to build a gate, and assuming there is nothing to prevent our association from investing in capitol improvements outside of our association, the current Board plans to go forward with the Gate project.

While the Trails Association is working to correct the Easement, the Board has discussed asking our P/Os for a vote on a one-time special assessment of \$150 per acre to construct the gate. This special assessment, plus in-kind donations, would provide ample funds to complete the project.

Your current Board is committed to building a Gate and securing the funds thru your approval of a special assessment via a special election. If you want the Gate, we need you to vote YES.

Reporting, Judy Pittman, LCPOA Secretary

Background: The background by fellow Board member Satterwhite has been well covered. I want to cover a few points that I believe our members need to know as it could impact maintenance responsibilities for the Trails road. The Easement Agreement with the Trails Association required them to pay us \$5,000 and allowed (but did not require) us to build & maintain a guarded gate within the Easement area. In exchange for the \$5000 & use of the road Easement (Lot B) on Ave La Cresta we were required to maintain and repair the Easement area and all improvements we locate on the Easement, including landscape, drainage, irrigation, signs, striping, trail crossings, shoulders, road surfacing, etc. I believed this was a good value because of the opportunity it gives us in the Easement area.

The unforeseen roadblock to further development of the gate was caused by County error, as they vacated the road and gave Title of Lot B to adjacent Trails property owners instead of to the Trails POA. Usually title is returned to the prior owner - which in this case would have been the Sylvan Ridge Development Company, a now defunct entity. Without Sylvan Ridge, the successor in interest should have been the Trails Association. However, the County does not agree with this interpretation. The Trails Association is now working diligently to resolve the title issue by attempting to have the individual property owners deed the easement area to the Trails Association. The Trails Association is also attempting to obtain a \$1,000,000.00 title policy to insure our legal right to an the easement.

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WHY SHOULD WE WANT THE EASEMENT & GATE? Since LCPOA residents use the road, there may be some financial responsibility for us to maintain the road whether we hold the easement or not. "Users" can be charged for use of private roads - this has been confirmed in court cases and is currently the argument being used by the Highlands Association in a law suit against non-resident users of their streets. Could the Trails charge us? This is a possibility and if it comes to pass, then we will be paying to maintain their road and we will have little or no say as to quality, looks or safety.

If we build a gate, can we charge other associations and users of our roads? Yes. We have a right to bill users whether we build a gate or not. But how do you collect without a gate? You can not unless you can identify the users. The entry gate would solve that issue. Right now LCPOA residents are paying 100% of the costs to pave & maintain Ave La Cresta, yet the road is being used by residents of other Associations and unincorporated areas. With a gate we can charge plateau users the same amount we charge our own property owners for use of the road. We can also charge commercial users. What we pay to build a gate will come back to us when non-La Cresta residents pay their fair share of keeping Ave La Cresta in good condition.

LOCATION: in order to build a gate within La Cresta, we need the gate to be at or past Via Entrada. Our current gate house is on Trails Association property. The physical area is not conducive to building the gate within our location. It is possible but difficult and costly.

The safest location for a gate is at or behind the "hump" on the Trails Association property. Visibility is good, the road is flat and wide. If we use the Easement Agreement and build in this location we would have full control of the gate, landscaping, access system, personnel. We would also have control of costs and revenue.

Past Community Response: La Cresta residents have twice had the opportunity to weigh in on the gate issue. Based on these approvals several Boards have moved forward with gating the community and the current Board will continue to do so.

Assessment: Final approval of the gate will come from our property owners. The Board plans to have property owners vote for a one time special assessment. I would like to see the vote take place within the next four months. If the vote is favorable we will proceed with the gate project either on our own property or on the Trails Easement when the title problems have been cleared. However, the funding issue must be addressed before we go forward.

How to read The LaCrestan

1

Go to the mailbox, squeal with delight & grab your La Crestan.

2

Focus, get hold of yourself, grab your glasses.

3

Stop cursing the editor and enjoy the read!

Editor apologizes for the small print!

Architectural Committee Report

reported by Linda Bertorello, A/C Committee Chair

The Architectural Committee (AC) has wrapped up another busy year of meetings and plan reviews. To recap 2006, the AC had 29 meetings and reviewed a total of 315 plans. The breakdown of plans by category is: 29 houses, 45 grading, 54 outbuilding, 91 fence/entry gate, and 96 misc (pool, spa, house addition, repainting, etc.) For the year, the AC had an 87% approval rate.

As a reminder, all exterior improvements (except for landscaping) require approval from the AC prior to starting construction. The Architectural Guidelines specify the type of information to be submitted for each type of improvement, along with the application form, and other pertinent information. All owners are mailed a copy of the Architectural Guidelines which are included in the Annual Mailing package sent in August of each year. New owners receive a copy of the AC Guidelines in the Welcome Package sent by Equity Management at the close of escrow. An electronic version can also be found on www.lacrestapoa.org > **LCPOA Public Docs**.

Questions regarding AC submittals can be directed to Debbie Ivey of Equity or me at (951) 696-2952. AC meets 2x per month. Please see the website for submittal dates and requirements.

Road Committee Report

by Chuck Whitney, Chairman

The Road Committee recently released the requests for quotation to our list of approved contractors for the next round of road repairs. These repairs will include the patching, leveling and overlay of Via Majorca from Via Baya to Via Vista Grande and patching of potholes, etc. in other locations on our roads.

In addition, a request for quotation was issued to slurry seal Ave La Cresta from Valle Vista to our boundary with the Santa Rosa West association. We hope to have the selected contractors start work some time in April.

Recently the second of many rounds of tree trimming was completed. During this round the native trees along Via Entrada & Paseo Chaparro were trimmed so that they no longer cause a traffic hazard.

As many have noticed, the cement spills on the Ave Cresta hill are increasing. We are contacting a firm that grinds/levels concrete and seeking their advice and if possible will grind off the offending spills. In the mean time if anyone sees a cement truck spilling concrete on our roads please note the name of the company and contact a board member or myself so that we can have the offending company clean up the mess that they caused.

Looking Good! Award

Reporting for Beautification Committee, Cecile Peters

Congratulations to
the
"Link Family"

36475

Avenida La Cresta

The Links are recipients of the 'LOOKING GOOD AWARD' for February. The vineyard is beautiful--it is the highlight in the landscaping of the yard. The remainder of the property includes ground cover over the slopes and a few trees and shrubs on the home level with grasses surrounding. Simplicity in its perception, however, justifiably, some demands for proper care and maintenance for this beauty.



FERC, LEAPS and the long-awaited EIS

What are all these acronyms?

On 1/30/07, the Federal Energy Regulatory Commission (FERC), Washington DC, published the following:

Final Environmental Impact Statement regarding the Lake Elsinore Advanced Pumped Storage Project under P-11858.

You can view the issuance at:

http://elibrary.FERC.gov/idmws/file_list.asp?accession_num=20070130-4000

For more information and to get involved, visit a Friends of the Forest meeting & www.fofandp.org

Thanks to all who have given trail easements.
Sure makes riding safer around here!



Call Marge to discuss a trail easement along your property!

Kids' Corner

Kassidy Barcellos, 10, reporting



Let Sleeping Dogs Lie

This is a picture of my three dogs, Roscoe is the golden retriever and Lola is the yorkie, the boy is my little brother Jacob. It was past nap time and he fell asleep on the dog bed with the dogs. My family thought it was so funny that my mom took a picture and titled it "let sleeping dogs lie", I don't know what that means but what ever it is I think this picture means the same.



Volunteers at Work for La Cresta

LCPOA Board of Directors

President:	Stan Kensic
Vice President:	Howard Ogden
Secretary:	Judy Pittman
Treasurer:	Fletcher Satterwhite
Member at large:	Michael Ghafouri

Committee Chairs

Architectural (A/C):	Linda Bertorello
Beautification:	Dierk Peters
Communications:	Kelly Smith
Gating:	Vince Scarpino
Roads:	Chuck Whitney
Safety:	Gidget Thompson
Trails:	Marge Etchandy
Welcoming:	TBD

To become a Kids' Corner Correspondent, email
Kelly Smith
webmaster@lacrestartapa.org

THE LA CRESTAN
OFFICIAL NEWSLETTER
FOR
LCPOA

c/o Equity Management
42430 Winchester Road
Temecula, CA 92590

Phone: 951-296-5640
webmaster@lacrestopoa.org



Mailing Address Line 1
Mailing Address Line 2
Mailing Address Line 3
Mailing Address Line 4
Mailing Address Line 5

Save these Dates:

- ☑ *1st Wednesday of the month—LCPOA Board Meeting*
- ☑ *2nd Monday of the month—Friends of the Forest & Plateau*
- ☑ *2nd Tuesday of the month—SRP Riding Club Potluck*
- ☑ *2nd Wednesday of the month—Ladies Luncheon*
- ☑ *3rd Monday of the month— FireSafe Council Meeting*
- ☑ *Saturday April 21st LCPOA Clean Up Day*
- ☑ *June 15 & 16 Rattlesnake Clinic for dogs*
- ☑ *4th of July Parade & Talent Show*
- ☑ *Monthly SRP Riding Club Rides & Lunch*

Visit

www.LaCrestaPOA.org

**For all of your La Cresta
news, information, announcements,
lost pets, events, architectural docs,
miscellaneous LCPOA docs, links,
contact information and more!**

The best way to stay in touch with community issues
is to attend the montly LCPOA Board Meetings,
which are open to all La Cresta Property Owners.
Bring a neighbor!