

NOTICE

WHA Homeowners Association Meeting (Renters Invited)

Saturday, October 12th 3:00 P.M.

Wilseyville Firehouse

ALL homeowners and renters are encouraged to attend the next quarterly meeting of the Wilseyville Homeowners Association. Prior to discussing Old and New WHA business and Committee activities, we will have a guest speaker -- Ms. Kathy Maxwell of the Calaveras County Sheriff's Crime Prevention Department who will talk to us about "**Homeowners' and Renters' Responsibilities in Crime Prevention**"

Attendance by both homeowners and renters will encourage discussion about crime prevention, as well as WHA rules and regulations and County Code compliance, all of which will benefit both the homeowner and the renter. Homeowners will have an opportunity to inspect their properties to make sure that they and their renters are in compliance with:

- ◆ **WHA Conditions and Restrictions**
- ◆ **Calaveras County Codes and Ordinances**

Following is pertinent language contained in two Calaveras County Code Department Ordinances (17.06.1030 - Junk and 17.06.1040 Junkyard) and the fines associated with violation:

Section No. 17.06.1030

"**Junk**" is defined as, but not limited to, trash; refuse; paper; glass; cans; bottles; rags; ashes; trimming from lawns, yards, trees and shrubbery, including plants and leaves and other solid waste; salvageable and unregistered vehicles, vehicle parts, vehicle hulks; discarded furniture; dirt, rocks, and materials from the demolition, alteration or construction of buildings or structures, unless such dirt is used for purposes of fill. (Ord. 1812 1 (part), 1986)

Section No 17.06.1040

"**Junkyard**" is defined as a place in which junk (as identified in Section 17.06.1030), salvaged materials, or products, scraps or other waste materials, are stored, broken up, dismantled, sorted, distributed or sold privately or commercially (Ord. 1812 1 (part), 1986)

Fines and Penalties:

Once a "Code Violation" is issued, failure to comply will result in a fine of \$100.00 dollars, after a period of 30 days. If the request is ignored beyond 30 days, a fine of \$500.00 dollars will be imposed AND the County will hire, at the "homeowner's expense, the necessary people and equipment to clean it up.

Most everyone is aware of fire danger, and we can each do our part in preventing such by trying harder to reduce the burden on those involved by looking after our homes and properties through routine inspections, maintenance and clean-up. **This is another reason why it is so important for everyone to attend this meeting.**

ATTENTION HOMEOWNERS WHO DO NOT LIVE IN THE AREA:

Members of the WHA will be happy to provide a place for you to spend Saturday night at the camp, which will include a Continental Breakfast on Sunday morning. Although our residences are small, we will see that a clean bed, couch, or the use of a motor home on the premises will be made available to you. This will give you an opportunity to meet the officers and other homeowners. As you know, our community has 28 homes, 13 of which are rental units. It is imperative that homeowner/landlords work together with their renters to maintain the value of the properties within the Wilseyville Subdivision.

If you plan to attend the October 12th meeting and want to take advantage of the offer of free lodging on Saturday night, please notify Gail Carroll (209-293-4874) no later than 7 days prior to the WHA meeting date. Or you can e-mail Dee Middleton (dsm@uclink4.berkeley.edu).

IMPORTANT: Homeowners who cannot attend the October 12th meeting should consider having your renter or another homeowner represent you by proxy (see enclosed form). Remember, your vote counts. Don't waste it through non-attendance or non-representation.

We look forward to seeing you then.

WILSEYVILLE HOMEOWNERS ASSOCIATION BOARD