



The Big Trees Village Voice

Winter 2008 Edition

*"A newsletter for
all the property owners
in Big Trees Village"*



Information about this Winter 2008 Edition

The Big Trees Village Voice (BTVV) is an informational newsletter for all property owners in Big Trees Village. It is intended to provide communication in order to preserve and enhance the pristine beauty and value of Big Trees Village.

This past Fall, the Board surveyed all the property owners in Unit 1 about the future of Big Trees Village when the CC&Rs expire. The Board is gathering feedback to determine if there is sufficient interest in voting on a CC&R extension. With this edition of the Village Voice, the Board now wishes to survey all property owners in Big Trees Village. We urge you to complete and return the survey on the next page by March 15th. We need to hear from as many property owners as possible, in particular those who are **not** Association or Recreation Center members. Thank you in advance for your cooperation.

Big Trees Village Manager Ward Redman is soliciting applications for lifeguard positions for the Recreation Center this summer. Lifeguards are required to be at least 15 and 1/2 years old and have a current lifeguard certificate. Please contact Ward at the Association Office at (209) 795-1971 for further information.

Big Trees Village Association:
www.bigtreesvillage.org
Calaveras County:
www.co.calaveras.ca.us
Local news information:
www.calaverasenterprise.com
www.mymotherlode.com
www.thepinetree.net
www.uniondemocrat.com
Contact Village Voice Editor:
bigtreesvillagevoice@bigtreesvillage.org

"Meet the Board"

"Meet the Board" is a series of brief profiles of members of the board of the Big Trees Village Property Owners Association. The "Voice" is asking each board member for an article, and this one is from Kevin Ratterman.

I grew up nearby in San Andreas and always had a soft spot for the beauty of the Hwy 4 area above Arnold. The trees, the lakes, the rivers and the weather, all of it. I went to college, got a job teaching, got married, had three beautiful kids, saved up and bought a lot in BTV in 2000. By 2002, we had built a log cabin and began spending all of our spare time in the greatest place on earth. My oldest child Andrew is currently a life guard for the Rec Center while my wife Linda and daughters Julia and Erica spend all summer enjoying the facilities. With my family lounging at the pool I find time for my favorite activity: fishing. Nearly every day of the summer I try to find a different spot to fish the river. At times I have fished so much that my elbow will ache from casting so often, much like a baseball pitcher who has thrown too many pitches! I would be surprised to meet someone who has fished the Stanislaus river more often and in more different spots over the last few years than I have. I look forward to the summer all year long as I believe that I have found heaven on earth.

This newsletter was printed courtesy of:

Stevens Printing Company
Bob & Mary Ellen Nikkola
2435 Birch Street
Palo Alto, CA 94306

Dear Big Trees Village Property Owner,

The CC&Rs (covenants, conditions and restrictions) for all the units in Big Trees Village begin to expire in about a decade, starting with Unit 1 in 2016. This past Fall, the Board of Directors of the Big Trees Village Property Owners Association conducted a survey of all property owners in Unit 1 to determine if there was interest in extending the CC&Rs. Unit 1 owners were surveyed first because theirs are the first CC&Rs to expire. 187 surveys were distributed to Unit 1 owners, and 67 responses were received for a response rate of 37%. Of these 67 responses, 58 indicated they are interested in extending the CC&Rs, 5 prefer to let them expire, and 4 have additional questions and remain undecided. There were comments from a number of respondents, including those who are favorably inclined to extend the CC&Rs, expressing concern about overly restrictive CC&Rs based on experiences with homeowners associations in other locations. Results from this initial, limited survey indicate there may be interest in extending the CC&Rs, provided they preserve the spirit of minimalist intrusion that currently exists in Big Trees Village.

Extending CC&Rs will require they be made consistent with the current California State law governing homeowners associations, the Davis-Sterling Act. This act includes a number of safeguards for property owners that are not contained in our current documents regarding voting rights, responsibility of the Boards to conduct open meetings, ensure due process, and others.

The benefit of extending the CC&RS mentioned in survey returns and conversations falls in two areas. One, it would preserve the beauty of Big Trees Village -- with homes in earth colors, no fences, no mobile homes, and no businesses with street signs. And, two, it would preserve the right of property owners to be Recreation Center members -- an option that appeals to home buyers with families and adds value to Big Trees Village properties.

While the CC&Rs for each Unit contain small variations, they are similar to those of Unit 1. If you would like to review the CC&Rs for Unit 1, please visit the Association Website at www.bigtreesvillage.org. Alternatively, call the Association office (209) 795-1971 to obtain a copy of the CC&Rs for your particular Unit.

The Board would like to get a response from as many property owners in Big Trees Village as possible so that feedback reflects the broadest input from our community. One of the concerns about the Unit 1 survey is that we only heard from 37% of the property owners in that Unit. We especially wish to hear from those who are not currently Association or Recreation Center members. Be sure to complete your contact information on the other side of this sheet of paper. We need to have a complete list of all property owners in Big Trees Village including phone numbers and email addresses so everyone may participate in this discussion about our future.

Sincerely, Big Trees Village Association Board

Survey for all Big Trees Village property owners regarding the future of our CC&Rs

1) The CC&Rs for all eleven Units in Big Trees Village expire between 2016 and 2018. Provided there is adequate community discussion and input beforehand, would you be interested in seeing the CC&Rs extended after that?

Yes ___

No ___

Need more information before deciding ___

2) What are your concerns about voting to extend the CC&Rs and what do you believe are the benefits of having CC&Rs?

Please attach additional sheets of paper as needed. We especially wish to hear from those who are not Association or Recreation Center Members. Do not complete if you already returned a survey for Unit 1.

Please include contact information on other side of this page, and mail survey by March 15th to:

Big Trees Village Property Owners Association, PO Box 4276, Camp Connell, CA 95223-4276