



Lake Berryessa Estates Property Owners Association, Inc.

Dear Lake Berryessa Property Owners,

The time is fast approaching for the General Membership Annual Property Owner's meeting and the Board wanted to give as much notice as possible with plenty of time to review this mailing and to give as many of you as possible the opportunity to plan to attend. The meeting will be held on Sunday, May 17, 2009 at 10 am at the new Berryessa Estates MARKETPLACE general store. The address is 2386 Stagecoach Canyon Rd, Pope Valley right in the heart of the estates.

Whether you are a resident, a landlord, or a lot owner – there are a number of important topics to be addressed that affect each and every one of us. For those of you that may have not been active in the property owner's association in the past or maybe just have not had the time or energy recently, I believe that now is a crucial time for each owner to join in planning the future direction of the community and this development.

The funds of the Property Owners Association have been held in safe regard to the best of the current Board's ability, but last year there were a very low number of paid members. The current economic crisis has impacted Lake Berryessa Estates owners greatly and those that are still owners and believe that the best days are ahead for this area need to at minimum join as a member of the association.

The water in Putah Creek looks to be in better shape than most expected and we are working to make some significant improvement in the common areas. We are again planning to make sure the Campground and Marina areas stay safe and secure, especially over the high traffic holiday weekends. Also, see more info at www.berryessa-estates.com.

Please REVIEW THOROUGHLY this mailing and send in your membership, come to the meeting and, if possible, volunteer for the Board or a committee. The commitment is not great, especially with more working to carry the burden together.

Best Regards, Garth MacDonald, President

General Membership - Annual Meeting—Sunday, May 17, 2009 – 10 a.m.

Opening of Meeting - President's Report - Head Count

Reading & Approval of previous meeting minutes

Treasurer's Report

Report of Committees:

Firesafe Committee

Water Oversight Committee

Neighborhood Watch Report

Watershed Council Update

Nominations and Election of Officers

- Each Nominee given 2 minutes to address meeting

New Business:

- Voting on the Update Rules & Regulations
- Open Discussion – New Issues

Meeting Adjourned

President - 15 mins.

Secretary – 5 mins.

Treasurer - 10 mins.

Gail Bickett - 10 mins.

John Hallman - 10 mins.

Darlene Marler - 5 mins.

Lyn Alcantara – 5 mins.

LBEP OA Members – 30 mins

LBEP OA Members - 10 mins.

General Meeting – 20 mins.

**LAKE BERRYESSA ESTATES PROPERTY OWNERS ASSOCIATION
FINANCIAL STATEMENT AUGUST 1, 2008- MARCH 1, 2009**

Submitted by: Darlene Marler, Treasurer

SAVINGS ACCT: as of AUG 1, 2008	\$2,044.36
DIVIDENDS	<u>6.71</u>
BALANCE: as of MAR 1, 2009	\$2,051.07
RESERVE FUND: as of AUG 1, 2008	10,065.62
DIVIDENDS	<u>38.10</u>
BALANCE: as of MAR 1, 2009	10,103.72
CHECKING ACCT: as of AUG 1, 2008	\$4,779.33
DIVIDENDS	6.33
DEPOSITS	<u>\$1,670.00</u>
Sub-TOTAL	\$6,455.66
Less - EXPENSES	<u>\$3,457.35</u>
BALANCE: as of MAR1, 2009	\$2,998.31
EXPENSES:	
INSURANCE	\$1,375.00
2007 TAXES	100.00
CHECKS FOR CHECKING ACCT	43.54
PO BOX RENTAL	70.00
OFFICE SUPPLIES	71.27
NEW PHONE	32.39
CAL-FIRE MAILING	229.56
ROAD REPAIR (BLAKE FIFIELD)	700.00
NEW SIGNS BOARDS FOR EACH CAMPGROUND	100.00
PUMP TOILETS	310.00
LOCKS & KEYS	64.41
DONATIONS	60.00
ELMER BECK (FLOWERS)	51.18
TOTAL	\$3,457.35

NOTES FROM TREASURER:

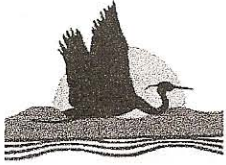
BAD NEWS - A Phone purchase in August 2006 for almost \$200.00

NO ONE SEEMS TO KNOW WHERE IT WENT. If anyone has information that could help us locate the 4 line phone please notify one of the Board Members.

GOOD NEWS - New phone purchased for \$29.00 + tax (Speaker-

Phone) Tried not to spend money during these hard times. Did pretty good!

Gate Committee (I'm part of this group) We have held back on progress because of Low membership = lack of \$\$\$ and more information and planning needed.



Lake Berryessa Estates Property Owners Association, Inc.

NEIGHBORHOOD WATCH COMMITTEE REPORT 2009

Members of the committee and neighbors gathered at the store for a meeting on February 15th. Deputy John Thompson presented the following information. Diane Dillon was present and both answered questions. Dave Trincherro also attended and participated as well.

GOOD NEWS! Crime was down to almost zero in 2008! Incidents reported: one burglary; one vandalism crime; one controlled substance and one battery case.

The Deputy continued to stress that communication with him and our neighbors is the key to success. Know your neighbor and be aware of what is going on around you. If you have any concerns call Deputy Sheriff John Thompson at 707-253-4509.

Diane Hammond reported someone using a handgun near her home to shoot wild turkeys. She asked what to do in this kind of situation. Deputy Thompson advised to get any details and report it to him.

Our neighbor Dave Trincherro asked again that we please stay off his private property. He will be placing rock boulders to define where his property starts at the Marina. He also has "Private Property" signs that define his boundaries. Maps will be made for each signboard (at North Campground & Marina) defining areas that are common use areas for Association members. Motorcycle rules were discussed and a change will be voted on at the Annual LBEPOA General Membership meeting in May.

Mr. Vasconi's cabin across the creek was broken into and a \$200 reward has been posted to assist in leads to an arrest. Any information, please phone Darlene at 707-965-9288.

Scott Brown is leasing the Crystal Flats area from the Trincherros and asked that no one be up there hiking at all. Call Scott for information at 707-965-2604. Scott stated that during the winter weather, the lower entrance road to the North Campground is not in good shape and he will block it off for now.

A large trailer and bricks on the edge of Stagecoach Canyon Rd is an ongoing concern and hazard that was brought up to the group. Supervisor Dillon talked about Code Enforcement and stated that they have more people working on complaints. Lyn Alcantara asked about getting speed limit signs. Supervisor Dillon discussed the procedures to follow to get speed limit signs and it is very involved.

Again, Please call Deputy Thompson: 707-253-4509 or Committee Chairperson, Darlene Marler: 707-965-9288 w) questions or concerns.

POPE VALLEY WATERSHED COUNCIL 2009

So far, the Pope Valley Watershed Council volunteers have removed over 150 old tires and 100 yards of garbage from the Putah Creek area which goes into your drinking water. The **Annual Clean-up** is set for **April 25th and 26th** this year. If it rains, the alternate dates will be May 2nd and 3rd. Volunteers should be at the Berryessa Estates MARKETPLACE general store at **9:00 a.m.** Free coffee, muffins and fresh fruit will be served from 8 – 9 a.m. Bring gloves and comfortable clothing. Teams typically work until 12 noon. Any questions, please call Darlene at 707-965-9288.

BERRYESSA ESTATES PROPERTY OWNERS ASSOCIATION, INC
RULES AND REGULATIONS **

Unanimously adopted at the General Association Meeting June 4, 2008

1. Absolutely no one, other than a property owner or a guest of a property owner is allowed to use campgrounds, roads or boat ramps.
2. Property owners must accompany or be in the area of Berryessa Estates and assume all responsibility for their guests in the campgrounds.
3. Ten guests shall be maximum invitees at any one time unless special permission is given through the LBEPOA Board for use of campgrounds.
4. Sons or daughters of a property owner may use their parent's privilege at any time, which includes the camping areas, boat ramps, etc. However, the son or daughter will be considered a permanent guest who may not invite guests unaccompanied their parents, who are the legal property owners, and they alone have the privilege of inviting guests.
5. Maximum stay in the campgrounds is fourteen (14) consecutive days for any parcel(s) or equipment, unless special permission has been given by the Association
6. Guests must have Guest Passes hanging on the rear view mirror of their vehicle.
7. Maximum motor vehicle speed past campground or marina gates shall not exceed 5mph; all other speed limits shall be enforced in accordance with the California State Vehicle Code Law, which is 25 mph in residential areas.
8. Motorcycles and other dirt vehicles shall be driven on dirt roads that are away from the main development and are not where people are fishing, camping, sleeping, etc.
9. 12:00 midnight curfew in the campgrounds shall be enforced unless special permission is granted two days in advance.
10. All grievances shall be sent to the LBEPOA Board.
11. No hunting and /or discharging of firearms in campgrounds or residential area.
12. No excessive drinking or partying that disturbs others. If you're disturbing others, you will be required to leave.
13. No open fires, only charcoal and propane stoves allowed.
14. Clean camping area before you leave. You are required to take your trash out.
15. Obey all fish and game laws.
16. Keys for the campgrounds shall be issued on a 2-key per membership basis. All keys shall be numbered and recorded in owner/resident's name and any Extra keys will be available for \$20 each.
17. Cutting firewood shall be restricted to cutting wood on your property. Cutting wood on other lots shall be with the permission of owner. Cutting wood on the developers' land shall be with permission of the caretaker. No wood to be removed from or commercially sold outside Berryessa Estates property.
18. Some tenants are considered permanent guests of the property owner until tenancy is terminated, and their keys must be returned to the owner unless tenant has paid for the annual dues also.
19. Members are liable for their guests.

MEMBERSHIP DUES INFORMATION

PLEASE MAKE YOUR CHECK OR MONEY ORDER

PAYABLE TO: LBEPOA

MAIL your DUES & FORMS to:

LBEPOA, PO BOX 126, POPE VALLEY, CA 94567

2009-2010 MEMBERSHIP DUES:

SINGLE (1) LOT: **\$130.00** _____

TWO (2) LOTS: Additional **\$130.00** _____

THREE (3) TO TEN (10) LOTS: **\$35.00** x _____

SET OF TEN (10) LOTS: **\$35.00** x _____

ADDITIONAL GATE KEYS: \$20.00 x _____

TOTAL DUE: _____

Please review the Rules and Regulations. Violators of these rules will have their keys confiscated and may face civil and/or criminal prosecution. We encourage you to use this area and share it with friends and family. When you do provide guests access remember you are assuming responsibility for their actions and you must ensure that they understand and abide by the rules and regulations.

Please sign and date below to verify that you have read, understand and will abide by the rules and regulations.

Date: ____ / ____ / ____
MM DD YEAR

Owner's Signature: _____

****NOTE: CERTAIN ITEMS IN THE RULES AND REGULATIONS INCLUDING CURFEW, MOTORCYCLES, WEAPONS AND DOG CONTROL WILL BE VOTED UPON AT THE MEETZING AND YOU WILL RECEIVE NOTICE OF APPROVED CHANGES.**

LBEPOA CONTACT INFORMATION FORM

IN AN EFFORT TO PROVIDE MORE COMMUNICATION WITH ALL PROPERTY OWNER'S WITHIN THE DEVELOPMENT, PLEASE FILL OUT THIS CONTACT INFORMATION FORM AND MAIL TO LBEPOA, PO BOX 126, POPE VALLEY, CA 94567. EVEN IF YOU CAN'T JOIN THE ASSOCIATION. THIS INFORMATION IS MAINTAINED ONLY BY LBEPOA AND IS NOT DISTRIBUTED OR SOLD TO ANY THIRD PARTY FOR PRIVACY AND SECURITY.

NAME _____ **HOME PHONE** _____ **WK/CELL#** _____

MAILING ADDRESS _____

PROPERTY ADDRESS / LOT # (if different from mailing addr) _____

EMAIL ADDRESS _____

IS YOUR PROPERTY CURRENTLY RENTED? YES _____ **NO** _____ **IF YES, PLEASE PROVIDE CONTACT INFORMATION FOR THE RENTER:**

NAME _____ **PH #** _____ **EMAIL** _____

**ASOCIACION DE PROPIETARIOS DE BERRYESSA ESTATES
REGLAMENTOS Y OBLIGACIONES**

Adoptados Unanimemente en la Junta General Junio 4 del 2008

1. Absolutamente nadie, otro que el dueño de propiedad o sus invitados tiene derecho a usar caminos, rampa par alas lanchas o lugares de acampar.
2. Los dueños de propiedad deben acompañar o estar en el area de Berryessa Estates y asumir todas las responsabilidades de sus invitados en los lugares En los lugares de acampar.
3. Diez (10) invitados debe ser el numero maximo de personas a la vez. Para llevar mas invitados debe tenerse permiso especial de la Asociacion de Proprietarios.
4. Hijos e hijas de dueños de propiedad pueden usar los privilegios de los padres que incluye lugares de acampar, rampa par alas lanchas, etc. Sin embargo, los hijos seran considerados invitados permanentes que no podran invitar otras personas si los padres no estan presentes, quienes son los dueños legales de la propiedad y tienen el derecho absoluto de invitar.
5. Catorce (14) es el numero maximo de días consecutivos que alguien puede acampar o tener equipo o manquinaria a menos que tenga permiso especial de la Asociacion de Proprietarios.
6. Los invitados deben tener los pases colgados en el espejo retrovisivo del auto.
7. La velocidad maxima, una vez pasada la puerta de entrada no debe de exceder de 5 mph. Todo limite de velocidad sera enforzado con El Codiga de Vehiculos del Estado de California que dice: 25 mph en areas residenciales.
8. Motorcicletas y otros vehiculos deben ser conducidos por los caminos lejos del area central donde hay gente pescando, acampando o durmiendo.
9. Despues de media noche se enforzara silencio absoluto a menos que se tenga permiso especial con dos días de anticipacion.
10. Todas queja sera presentada a La Asociacion LBEOA.
11. No caceria o descargo de armas de fuego en lugares de acampar o areas residenciales.
12. No excesivo consume de alcohol o fiestas que molesten o otros. Si esta molestando se le pedira que abandone el lugar.
13. Solo estufas de gas o as adores de carbon son permitidos. Lumbradas y fogatas son prohibidas.
14. Limpie su area antes de retirarse. Debe llevarse su propia basura.
15. Obedizca las reglas de pezca.
16. Dos llaves (2) para el area de acampar seran ofrecidas por membresia Las llaves seran numeradas y registradas al domicilio del propietario. Llaves extras seran \$20 cara una.
17. Cotar lena sera restringida a su propiedad solamente. Si corta lena de otros lotes debe ser con el permiso del dueño o cuidador. Ninguna lena se llevara fuera de Berryessa Estates.
18. Algunos renteros son considerados invitados permanentes hasta que su contrato de renta finalice. Las llaves deben ser regresadas al dueño, si el pago la cuota annual.
19. Personas com membresia seran responsables de sus invitados.

**FAVOR DE HACER SU CHEQUE O MONEY ORDER
PAGABLE PARA: LBEOA**

Sit u prefieres envía tu pago de membresia a esta direccion:

LBEOA
PO BOX 126
POPE VALLEY CA 94567

2009/2010 CARGO DE MEMBRECIA

Sencilla (1) Lote	\$130.00	_____
Dos (2) Lotes	\$130.00 x 2	_____
Tres (3) a Diez (10) Lotes	\$35.00 x _____	_____
Set de Diez (10) Lotes	\$35.00 x _____	_____
llave adicional	\$10.00 x _____	_____
TOTAL DUE		_____

Yo (o nosotros) hemos leído las reglas y regulaciones de BERRYESSA ESTATES PROPERTY OWNERS ASSN., INC. Y estoy de acuerdo en compartir dichas reglas.

Yo (o nosotros) deslindo de responsabilidad a LBEOA en casa de que sufra algun dano personal en sus areas que nos provee. Yo (o nosotros) estoy de acuerdo en asumir los riesgos que pueda sufrir en el uso de las facilidades que LBEOA nos provee. Yo (o nosotros) asumo la responsabilidad encaso de cualquier lasti-Madura y dano causado, incluso dano a terceras personas, incluyendo costos legales que se incurran en la defensa de las quejas.

Yo (o nosotros) tambien comprendemos estas reglas con familias Inmediatas e invitados.

FECHA _____

Nombre (s): _____

Firma (s): _____

ESTA INFORMACION ES PROPORCIANADA SOLAMENTE POR LA ASOCIACION Y NO DISTRIBUYE NI SE VENDE A NINGUNA OTRA PERSONA "SOLO USO EN EMERGENCIA"

Nombre: _____ Numero de telefono de Casa _____ Trabajo: _____

Direccion: _____

Direccion de la propiedad en caso que sea diferente: _____

Correo electronico: _____

Esta tu propiedad normalmente rentada? _____ Si es si, por favor da informe de la persona que te renta.

Nombre del rentero: _____

Numero de telefono del rentero: _____ Casa/Trabajo

Correa electronico del rentero: _____

