



NEWSLETTER

DECEMBER 2023

OFFICE HOURS: Monday, Wednesday, Friday 10 am to 3 pm (Except Holidays)

PHONE: (530) 644-2182

EMAIL: info@sierraspringsowners.org

WEBSITE: www.sierraspringsowners.org

MEETINGS:

EXECUTIVE MEETING: 1ST WEDNESDAY OF THE MONTH (BOARD MEMBERS ONLY, LIMITED EXCEPTIONS).

BOARD MEETING: 2ND WEDNESDAY OF THE MONTH (OPEN TO ALL MEMBERS).

FIRE SAFETY MEETING: FIRST MONDAY OF THE MONTH (OPEN TO EVERYONE).

MEETINGS START AT 6:30 PM AT THE LODGE. AGENDAS ON SSOA WEBSITE.

FIRE SAFETY NEWS

FIRE WISE CERTIFICATE - Once again, Sierra Springs Association is recognized as a "Fire Wise" Community for the calendar year 2024!

As a result of the diligent work completed by property owners and volunteers in our community, a renewal certificate was awarded to Sierra Springs for the calendar year 2024. As in prior years, this may have an impact on a homeowner's insurance in the form of a premium discount just for living in a Firewise Community. Please visit: [Insurance.ca.gov](https://www.insurance.ca.gov) and enter "Firewise" in the search box to see if your company is listed" or enter something similar.

WINTER MONTHS - Have you been keeping up with your efforts to maintain your properties' defensible space throughout the year? Whether you are aware or not, winter is a great time to continue with your clean-up efforts on your property. Even given the harsh 2022/2023 winter conditions, there were many sunny days that offered opportunities for raking, cleaning off roofs, cutting tree limbs, even burning when the burn season was in effect. With the fire season in California now considered in effect throughout the year, all property owners need to be ever vigilant and productive in their defensible-space work. It is also important to remember that "fire fines" imposed on noncompliant properties apply, winter or summer, until the property becomes compliant.

INSURANCE COMPANIES - The companies that provide property fire insurance plans in the county have become scarce and the plans offered now come with new and stringent requirements to retain fire insurance. Any discounts offered other than the "fire wise" community discount, are geared toward "hardening your home", 100-300 feet of defensible space, and a new zero-to-5-foot ember-free zone. All this can overwhelm one. The SSOA Fire Safety Committee can help with your understanding of the new insurance requirements, as well as providing free detailed educational guidance on the new rules.

HOME ASSESSMENT - SSOA fire safety evaluators were trained by El Dorado County Fire Safe Council in 2023 to provide free, purely educational, up to date detailed assessments of a property owner's exterior home and yard on the best home hardening and defensible space practices. Additional training for evaluators will again be provided in early 2024. If you would be interested in an educational assessment, please send an email to the [SSOA Fire Safety Administer](#). Requires onsite visit with a signed "right of entry form."

Sierra Springs Newsletter December 2023 - Page 2

EASTER EVENT-March 30, 2024, from 10-12.

The time for SSOA's Easter Breakfast and Egg Hunt is approaching. The Board Members are already making plans for an enjoyable breakfast and looking at hiding places for the Easter eggs. Please place the event on your 2024 calendar!

SSOA Board of Directors:

Cathy Petersen — President

TOM BROWN — Vice President

Vacant — Treasurer

Lynda Cardwell — Secretary

Scott Wheeler — Director

REMINDER – Beginning January 2024, Membership dues increase. Your Assessment billing mailed with this Newsletter or emailed to you separately, will reflect the increase of \$15 (\$5 a month) in membership dues. The dues are as follows:

- County maintained roads (Units 1-4) will go from \$175 to \$190 quarterly.
- Association maintained roads will go from \$195 to \$210 quarterly.
- Moonflower, Foxglove, and Yarrow will go from \$195 to \$210 quarterly.

Remember: The law requires that Associations collect a minimum late fee of 10% for each quarterly assessment not paid in full. In addition to the late fee charged by the Association, the Management Company also charges a late fee. Paying your dues on time is essential. If you are having difficulty paying your dues, remember to contact the Association Manager to set up a Payment Plan.

Fire Safety Evaluations 2024 – When SSOA's Fire Safety Committee begins their defensible space evaluations, the evaluators will still follow the provisions of PRC 4291 as done in 2023. However, if the new ordinance is approved, the evaluators should be able to answer any questions property owners may have regarding any new requirements for defensible space purposes.

A draft of the ordinance is posted on [the El Dorado County Office of Wildfire Preparedness and Resiliency website](#). The Office is currently working on a list of defensible space requirements. The State Insurance Commissioner's Office also has the "[Safer from Wildfire](#)" section that generally lists the new requirements. More information should be available early next year.

Notice For Residents –Telephone service at the Lodge and pools is changing. Four of the five SSOA telephone lines are being discontinued in 2024. The use of these lines is minimal to non-existent, and the expense cannot be justified. No longer available is the phone at each of the pools (Wisteria & Lodge), the line shared with the maintenance garage and Lodge kitchen and the fax line to the office.

Fire Safety-Dumpsters to be provided in May 2024 at the Lodge and the Wisteria pool for disposal of pine needles and leaves through grant funding to the Sierra Springs Regional Fire Safe Council. This provides time for you to rake your property and dispose of your yard waste early in the year. A drawing for a raffle prize will take place at each location.