

2024 WINTER NEWSLETTER




KELLY RIDGE ESTATES OWNER'S ASSOCIATION


5263 Royal Oaks Drive, Oroville, CA. 95965 (530) 589-2665
P.O. Box 1893 Oroville, Ca. 95965-1893 Email: kellyridgehoa@gmail.com Website: kreoa.net

President's Letter

I can't believe we are already into February. I hope everyone had a safe and enjoyable holiday season. Your board and committee members are already hard at work on several fronts. We are continuing our work on rewriting the CC&R's, looking into leasing License Plate Readers, and implementing policy changes for the board of directors. Our relationship with One Last Ride to pick up deer carcasses has been a huge success, so if you see a deer carcass that needs to be picked up, please contact Susan at the HOA office. As our work continues rewriting the CC&R's, I am asking for your patience. It is a very long process requiring at times legal counsel. I assure you we are working on making it more current and relevant. Some upcoming events for you to think about. A representative from CalFire will be at our March board meeting to discuss prevention measures going into fire season, and then our annual board meeting in May. Many of you have asked about a Neighborhood Watch Program, so if anyone out there is interested in forming a watch program, please contact a board member. Board members by law are not allowed to chair a watch program, so I am asking for your help. To make our community a safer place to live we need volunteers for that program. I would also like to add that if you see something, say something. If something seems unsafe or illegal in your neighborhood, please contact the Butte County Sheriff. They don't know if there's a situation that needs attention if you don't let them know. Lastly, did you know there's a chip reader in the HOA office for lost pets? Call Susan at the office if you come across a lost animal and need to use the reader. So many new and exciting things are happening in the near future. I encourage all of you to attend a board meeting.

Lydia Lopes

 **2024 WEED ABATEMENT** KREOA will again be contracting with Hanski Family Farms to clear the vacant lots in Kelly Ridge Estates for fire prevention. The fee this year will remain at \$225.00 per lot (\$450.00 for double lots and \$675.00 for triple lots). To route the goats and sheep through the community efficiently, please sign up for the Voluntary Weed Abatement Program by March 31st by contacting the KREOA office at kellyridgehoa@gmail.com or calling 530-589-2665. Also, let us know if you are hiring your own contractor or clearing your own lot to avoid being put on the Mandatory List.

 **SPRING CLEAN-UP** - October 13 & 14 was our semi-annual clean-up. It was a great success with over 100 folks dropping off yard waste and debris that FILLED 8 debris boxes. What a great way to clear our homes, beautify our neighborhoods, and make Kelly Ridge more fire-safe. Thanks go out to the 6 great fellows from The Father's House who helped unload your vehicles and to Board members and members of the community who checked in the vehicles. See you in April!



HOLIDAY HOME DECORATING CONTEST – Michele Dulleck

The whole of Kelly Ridge was such a fantastic display of Holiday lights this year. Twinkling lights from our community could be seen from far and wide spreading good cheer and Holiday Spirit! Among these displays were 14 households who participated in our 2023 Holiday Decorating Contest. Each entrant received a participation gift. After community online voting, the top three entries were announced and recognized at our January 10th Board Meeting. All three received prizes as well as gift certificates to Lakeside Market. Thanks to all who brightened our Community with their Holiday Spirit. You ALL were Winners. We hope to see even more participants next season!

5404 Royal Oaks Dr



390 Lodgeview Dr



16 La Foret Dr



DEER CARCASS REMOVAL -- KREOA will be working with One Last Ride to remove dead deer from Kelly Ridge Estates properties. Please email kellyridgehoa@gmail.com or call the KREOA office at 530-589-2665 to advise the location of a dead deer to be picked up.

☛ KREOA members often ask, “How are our Annual Fees used?”

- 1) To Provide community projects such as Annual Weed Abatements, Food Drives, Holiday Events, Contests, and Fall Clean-ups.
- 2) To Maintain an Administration Office, supplies, and a meeting place for Committee, Board, and Community Member Meetings.
- 3) To Provide and Maintain a community website.
- 4) To Provide community mailings, updates, and Quarterly Newsletters.
- 5) To Provide Monthly and Annual Community Board meetings and encourage community member attendance.
- 6) To Maintain committees such as Neighborhood Quality and Architectural Control, Safety & Security, Special Events, Community Projects, and Communications.

CAL FIRE CORNER (*Sue Beeler, Defensible Space Inspector, Cal Fire/Butte County Fire Department*)

Sue Beeler has advised us that inspections for defensible will now be taking place year-round. Please keep in mind that the inspections are to make homeowners aware of unsafe conditions that need to be corrected for the protection of the individual residents and the KREOA community.



THANKS, AND A ROUND OF APPLAUSE FOR THE FOLLOWING:

Cheryl Bowman who created the current newsletter format. Best wishes on your return to Oklahoma.

Valorie Fitch, our new Newsletter Editor, and those who help distribute our newsletter.

Please call 530-589-2665 or email KellyRidgeHOA@gmail.com if you would like to acknowledge someone for going above and beyond in our beautiful neighborhood!

Would you like to become more involved in your community? We have volunteer positions or tasks that arise from time to time with varying degrees of responsibility. Just call or email the KREOA office if you would like to be notified when a need arises.

LOST & FOUND

Trailer straps left at Spring Clean-Up event.

A Necklace was found on Woodman Drive on 9/29/23.

Molded plastic mask lost at Trunk or Treat event on 10/31/23.

Please contact the KREOA office if you are missing these items or if you wish to post an item in the Lost & Found.

HELPFUL INFORMATION:

Emergency Alerts Registration -- <https://public.coderedweb.com/cne/en-us/bfa19c579ea5>

Defensible Space Guidelines -- <https://www.readyforwildfire.org>

KELLY RIDGE ESTATES OWNERS' ASSOCIATION BOARD OF DIRECTORS

Position	Name	Position	Name
President:	Lydia Lopes	Member:	Norm Dulleck
Vice-President:	Susan Ruxton	Member:	Mark Schwind
Secretary:	Marie Lema	Member:	_____
Treasurer:	Susan Ruxton	Member:	_____

Regular Monthly Board Meetings: Second Wednesday @ 6:30 p.m. at the KREOA office

KREOA CONTACT INFORMATION
Phone: 530-589-2665 Web: kreaa.net
Email: kellyridgehoa@gmail.com
Mail: P.O. Box 1893, Oroville, CA 95965-1893
Office: 5263 Royal Oaks Drive (Back of Building)
Hours: M/W/F – 11:30 a.m. to 3:30 p.m.

Kelly Ridge Estate Owners' Association
P.O. Box 1893
Oroville, CA 95965-1893

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