

KLAMAGRAM

June, 2013

KRCEO, Inc. P.O. Box 129 Hornbrook, CA 96044

Phone: (530) 475-3555

Fax: (530) 475-3002

CALL FOR CANDIDATES

If you are interested in running for the KRCEO, Inc. Board of Directors the qualifications are: (1) You must own property [your name is on a duly recorded instrument in the Siskiyou County Records Office] within KRCE which makes you a member; (2) You are 'in good standing' which means you owe no monies to the Association or you are participating in a payment plan which is current.

As a member in good standing, you may self nominate by submitting a biography of your qualifications to serve on the Board that will be published in the Klamagram with the election materials. There is a 150 word limit.

Please note that the law strictly prohibits the use of Association funds for campaign purposes, so your biographical statement may not advocate any particular position, nor can it contain campaign statements. However, campaigning may be done by any candidate separately from the election package at the candidate's personal expense.

Written biographies are due in the Association Office by 5:00pm, July 9, 2013. They may be faxed to (530) 475-3002

KRCE TIGHTENS ITS BELT RIGHT ALONG WITH EVERYONE ELSE

With the economy the way it is, we have all had to make adjustments to stay within budget. The Association is no different. At \$158 per year, careful planning is necessary to maintain the assets despite the growing number of lots that remain unpaid so far.

For example, the West End bathrooms have several maintenance issues that have been put on temporary hold while other more pressing repairs are being made. This means they will remain closed until such time as the funds become available which may be during the first quarter 2014.

Campers, most of whom are guests, are being asked to carry their trash to the dumpster. This is a common requirement at most commercial campgrounds and helps to focus funding on pool and grounds maintenance.

The Lodge heating and cooling costs are being carefully monitored with significant savings being realized by keeping the thermostat set at energy saving levels. We are all being asked to leave the settings alone unless there is a special need.

As repair/maintenance issues arise, timing that work carefully allows us to stay within our means.

2011 ELECTION DATES & DEADLINES

June, 2013	Request for Candidates, Annual Meeting date, and Election Schedule mailed
July 9, 2013 5:00 pm	Candidate Statements due in the Office
July 11, 2013	Candidate eligibility verified & Lot eligibility finalized
July 23, 2013	Election package mailed
Aug 13, 2013	Proxies to proxy holders for any needed clarification
Aug 27, 2013	Proxy holders return proxies with clarifications
Sept 5, 2013	11:00 am Annual Meeting to establish quorum only
Sept 7, 2013	11:00 am Annual Members Meeting to conduct election

POOL MONITORS NEEDED

In order to enforce the pool rules and verify that those using our pool are owners in good standing or properly sponsored guests, the Association hires pool monitors during the summer season. Duties include: checking verified owners and guests into the pool, keeping any trash picked up around the pool, lodge, and restroom areas, and asking those who violate the pool rules to leave. We anticipate our owners would also be involved in helping to monitor pool use.

Applications are now being accepted for 2 part-time positions. Interested parties may pick up an application at the office.

**Trailers being offered for sale during lot bidding activities.
See Page 3 for details.**

**THINGS ARE SETTLING DOWN
IN THE CAMPGROUND**

We are pleased to be able to report that the conditions on the campground are greatly improved. The day use hours of 8am to 8pm have significantly cut down on the nonsense that was going on after dark. While it is appropriate but somewhat inconvenient to identify ourselves as owners or sponsored guests while using the grounds, many have expressed their support for the increased oversight of our facilities. Thank you for assisting in this task!

A note about Exclusive Lodge Rental.....

As always, an owner in good standing may rent the lodge or lodge and kitchen for an exclusive event. The owner must sign a Lodge Rental Agreement and pay the \$50 rental fee along with the \$100 security deposit to reserve the desired rental date.

A walk-through will be made with the owner to verify lodge (and kitchen) conditions prior to and after the event to determine the amount of security deposit to be returned. There will be a checklist included in the Rental Agreement.

The owner will be required to be present at the event to oversee the department of his/her attendees and to be the point of contact if a problem arises.

Please contact the Office if you wish to rent the lodge to confirm its availability.

REMEMBER – NO WATER IS TO BE TAKEN FROM THE CAMPGROUND. KRCE is not licensed as a water supplier by the State and water from our well is to be used ON the campground by those using the campground. If you have a short-term water emergency the Board can consider working with you under very limited conditions while you proceed with repairs to your lot water system.

POOL REPAIRS – COMPLETED & FUTURE

The pool filtering and chlorinating systems have been overhauled which has vastly improved the water quality. Additional training on the type and amount of chemicals used has also impacted the water clarity.

The tiles were being pulled off as well as dropping off and closer examination showed that the chlorine has apparently deteriorated the backing so it no longer supported tile placement. In addition, the thinset behind the tiles was falling into the water causing a filtering problem. The tiles have been temporarily replaced and grouted so that the pool can remain open through the season. Plans are to close the pool about mid-September to allow complete tile and thinset removal, a brown coat applied to fill and smooth the tile bed for installation of new tile and grout to prepare the pool for the 2014 pool season.

A “GROWING” PROBLEM

We are noticing a large increase in Marijuana growing activities throughout the subdivision. Some may be legal. Others not. In either case there appears to be indiscriminate use of other people’s lots to set up a “farm”. As the Board becomes aware of these situations, it will have to assume that the lot owner has given his/her “tenant” permission to use the lot for a Marijuana farm. If that “tenant” stores or parks items on the roads rather than on the lot in question, the lot owner will be notified and asked to have those items removed from the road and onto the lot itself. If that does not happen, the Association will make arrangements to remove the items and charge the lot account. If the owner has no “tenant”, then trespass charges should be filed with the Sheriff’s office to have the offending parties removed from the lot and the KRCE Office notified of such action to avoid lot account charges.

**FOR THOSE OF YOU WHO PLAN TO HOLD
A LARGE GROUP GET TOGETHER
ON THE CAMPGROUND**

The West End bathrooms are closed at this time until further repairs can be made. The Lodge and Office restrooms and showers are open and available.

However, if your group will be camping, please let the office know the size of your party when you reserve the campsites your group will be occupying. If the party is large enough to warrant the expense, the Association may rent Porta Potties and have them situated near the West End bathrooms. The need should be identified early enough to allow arrangements to be made with the sanitation company. In other words, please plan accordingly.

Thank You

THE KRCEOA BOARD OF DIRECTORS ACTS TO OFFER THE FOLLOWING LOTS FOR SALE.

<u>UNIT</u>	<u>LOT #</u>	<u>APN</u>	<u>ACRES</u>	<u>UNIT</u>	<u>LOT #</u>	<u>APN</u>	<u>ACRES</u>
2	073	103-260-140	1.06	4	612	104-240-110	10.73
2	084	103-280-110	2.36	4	653	104-340-290	1.02
3	071	103-430-170	1.0	5	119	104-390-060	2.55
3	072	103-430-180	1.0	4	306	104-180-250	2.5
3	087	103-460-180	2.58	3	018	103-410-050	1.04
4	037	104-330-160	1.04	4	120	104-200-070	1.07
4	307	104-190-010	2.5	4	139	104-130-060	1.01
4	362	104-150-020	2.64				
4	388	104-080-060	2.6				
4	444	104-140-070	2.59				

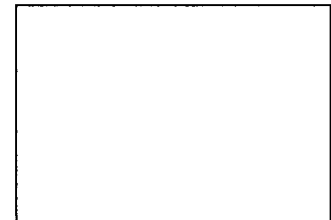
KRCEOA, Inc. received these lots through foreclosure action. They are to be sold to the highest bidder – no minimum bid. KRCEOA, Inc. makes no guarantees of any kind including no guarantee of suitability for residence construction or status of any encumbrances, liens, or back taxes. Prospective bidders assume full responsibility for research of County records. This lot is sold “AS IS.”

KRCEOA, Inc. to provide and to record Grant Deed after completion of the bid and sales activities. Purchaser to assume responsibility for the current year’s KRCEOA assessment – all back due KRCEOA amounts not covered by the purchase price is to be discharged.

Sale to be by sealed bid. Bids should be received by the KRCEOA Office prior to the October 19, 2013 Board of Directors meeting. Bid openings and awards to be made at the October 19, 2013 Regular Board of Directors Meeting. Submittal of bids confirms bidder’s acceptance of all terms of sale. Successful bidder’s payment by cash, cashier’s check, or money order to be received in KRCEOA’s office within 15 days after notice of winning. Failure to meet that date forfeits sale to the next highest bidder who will be notified and given 15 days to complete the sale per his bid

KLAMATH RIVER COUNTRY ESTATES OWNERS’ ASSOCIATION

P.O. Box 129
 Hornbrook, California 96044
 Phone: 530-475-3555 Fax: 530-475-3002



Office Hours: Mon-Thurs 12:00 pm to 4:00 pm
**PLEASE NOTIFY THE OFFICE IN WRITING
 IF YOUR ADDRESS HAS CHANGED**

TRAILERS FOR SALE

Two of the vintage camper trailers are in such a deteriorated condition from use and abuse that the Board of Directors pulled them from service last year. It has been determined that refurbishing either would cost more than they are worth. In addition, the floor is virtually gone in one and the other is no safer. The Association is no longer willing to accept the liability issues these trailers represent.

As a result, the trailers are being offered for sale for *parts only* and no warrantee is made regarding their integrity, safety, usefulness, road worthiness, or general condition. The worn and aged condition of the tires is also noted.

They are being offered via sealed bid auction with bids opened at the October 19, 2013 open meeting – the same meeting where the sealed lot bids will be opened. Identify the trailer to which your sealed bid refers by noting a) Layton or b) Wilderness . There is no minimum – highest bidder(s) take the trailer(s). Please mark your sealed bid envelope “*Sealed Bid for Trailer _____*”. Place your name and contact information inside the sealed envelope along with your bid amount.

Successful bidder(s) must arrange to remove the trailer(s) from the campground within 10 days of notification by the Office. There will be a stipulation that the trailers shall not be placed or stored on any lot within KRCE for obvious reasons – they will not meet the CC&R purpose of “*enhancing and perfecting the value, desirability and attractiveness of the real property*”. If there are no bidders, the Association will make arrangements to have the trailers removed by an outside contractor who specializes in trailer disposal.

GUEST POLICY - A REMINDER

Owners may allow their guests (anyone not on a recorded KRCE lot deed) to use the common area facilities. The term “guest” refers to a tenant on your lot, a family member not named on the deed to your lot, or someone you wish to allow to use the facilities.

Please remember that you **must have a Sponsorship Agreement or a Guest Pass on file with the Office before your guests can be on the campground area.** A Sponsorship Agreement or a Guest Pass may be refused or revoked for cause.

In addition, all responsibility for guests’ actions while on Association common areas falls to the owner who is the sponsor. This includes financial responsibility for any damages. **You should be certain that your guests know and follow the rules.**

Our pool is now open for owners and any properly sponsored guests. There is no lifeguard on duty and everyone swims at his/her own risk. Horseplay in the pool area is not allowed and all the rules are posted for everyone’s safety and enjoyment. Youngsters must be accompanied by an adult at all times.

Should you have any questions about creating, changing, or canceling a sponsorship, please contact the office for assistance.

PLEASE OBEY THE 10 MPH SPEED LIMIT ON THE CAMPGROUND

MY NEW ADDRESS IS: (We must receive written notice of an address change to be able to change Association records.)

Name _____

Address _____

Unit – Lot # _____

Telephone # _____ Signature _____