



Mota Ranch Reporter

LETTER

Vol. III-07
October 2007

The Mota Ranch Homeowners Association Newsletter

Neighborhood Meeting

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park on Azores Circle:
**Saturday,
September 29, 2007
from 1 pm — 4 pm**



There will be a jumper for the children and we will BBQ Tri-Tip. Please bring your own beverage, utensils/plates, and a dish to share. Please RSVP to ACI with the number of people attending. We still need helpers to BBQ with Master Griller John McClendon, helpers to monitor the jumper, and assist with cleanup. Call (925) 672-2221 x 228 to RSVP and offer assistance.

Take this opportunity to meet your neighbors!

Please join us at the

MRHOA
Association Communications Inc.

1460 Washington Blvd A203
Concord, CA 94521
(925) 672-2221
FAX: (925) 672-4224
www.aciho.com

Board of Directors:

<i>Christie Chu</i>	<i>President</i>
<i>Don Adams</i>	<i>Vice President</i>
<i>June Ratterman</i>	<i>Treasurer</i>
<i>Thomas Bjerk</i>	<i>Secretary</i>
<i>John McClendon</i>	<i>Director</i>

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Meeting Schedule

Monday, September 24th
Monday, October 22nd
Monday, November 26th – Annual Meeting
Willow Pass Park Community Center
2478 E. Olivera Rd. Concord - 7:00 P.M.

Housekeeping

Please observe the following:

- ✓ Park parallel to the curb
- ✓ Remove weeds from your concrete sidewalk and driveway
- ✓ Graffiti vandals will be prosecuted and charged for cleanup
- ✓ Submit written complaints and call police for criminal activity

Mota Ranch Homeowners Association

Violation Enforcement Policy

Enforcement of the rules, as well as the rules designated in the Bylaws and the Declaration of the Covenants, Conditions, and Restriction (CC&R's) are subject to both special and penalty assessments. Any damage caused to the common area shall be cause for immediate reimbursement for repairs to the damaged area.

Pursuant to CC&R's the Board is authorized to enforce penalties for each violation.

Notices

FIRST NOTICE - Owners will receive a courtesy notice requesting that the violation be corrected within 15 days.

SECOND NOTICE - If said violation is not corrected within 15 days, a second notice will be mailed offering the owner the right to a hearing in front of the Board.

CONTINUING OFFENSE - For each violation that is not corrected, a fine can be imposed. Alternately, the Board may pursue legal action against the owner or the individual in violation. All costs for collection of assessments, including attorney's fees will be the responsibility of the owner.

Fine Schedule:

First Offense	Warning or fine up to	\$200.00
Second Offense	Same Offense up to	\$250.00
Third Offense	Same Offense up to	\$300.00

Vandalism, endangering others Fines up to \$300.00 per incident depending on the violation.

Continuing Violations Fines up to \$50.00 per day may accrue until the violation is corrected.

Suspension of Privileges In addition to or in lieu of fines, privileges may be suspended for up to 90 days for park privileges and voting.

The new fine schedule will go into effect on October 1, 2007.

As the owner of a lot, it is your responsibility to ensure that your tenant has a copy of the governing documents and rules and regulations, and that your tenant abides by them.

Please contact management if you need a copy of the governing documents or the Rules and Regulations of the Association.

