

ANNUAL NEWSLETTER

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NEWSLETTER TEAM

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PRESIDENT'S LETTER

As President of the Rancho Tierra Grande Association (RTGA) I have the privilege and pleasure to interact with wonderful volunteers. Our volunteers have one thing in common: they want to keep our community an exceptional place to live.

Your yearly dues are used to finance our ongoing efforts and programs. The articles in this newsletter describe these programs

The RTGA board meets quarterly at a board member's home for approximately two hours to discuss our ongoing events. These meetings are open to all RTGA members. We also have an annual meeting each spring. We elect our officers at this meeting and usually invite speakers who address topics that are important to all RTG residents.

Would you like to be a volunteer? If so, please contact one of our board members.

Finally, the board wants to extend a special thanks to Peter Stern for his exceptional effort in promoting our Firewise® program. — Robbie Robinson

PUBLIC SAFETY

The RTGA Fire Safety committee has worked with Monterey County Public Works to remove dead trees in the county right of way. Most are pine trees which have succumbed to a combination of drought, pine pitch canker, and bark beetles. More dead trees will be removed in late February within the S-curve and Telarana Way. Slated for future removal are trees within the CSA17 common property zone at the bottom of Tierra Grande Dr.

We have experienced multiple graffiti or "tagging" events where private property has been spray painted with unknown tags. At the bottom of the hill, the following structures were tagged: bus stop shelter, AT&T box, and the old RTG sign. On Via Mariquita, the Spectrum box and a CalAm meter cover were tagged. Photos have been shared with the Sheriff via an official report. Please let us know if you see or experience any related activities. Also, be careful which contractors you let into your home while away or when you step outside.

— Jeff Hawkins

TREASURER'S REPORT

Many thanks to all of you who conscientiously pay your dues each year. We had nearly a 75% return rate in 2021. This has given us a solid balance with which to start 2022. However, at the Board of Directors meeting on February 2nd, it was decided to increase the annual amount to \$150 in order to create a reserve fund for special projects and emergency use — especially with respect to tree removal and brush clearing. These are on-going challenges which we feel are critical to keeping RTG as fire safe as possible.

Many of you have contributed extra in the past and we greatly appreciate your investment in Tierra Grande. You will find the dues return envelope enclosed. Thank you for your continuing support.

— Mary Cushing, RTGA Treasurer

WELCOME COMMITTEE

In 2021 we welcomed ten new residents to Rancho Tierra Grande by giving them a packet containing a copy of the CC&Rs, a greeting from our president, a list of officers and chairpersons, a copy of the most recent newsletter, and the RTG phone directory. If I have missed anyone, please let me know and I will get a packet to you.

John Meyer and I work diligently to maintain the most up-to-date and accurate database of all residents, and in November we printed and mailed out the latest 2021-2022 phone directory. This involved quite a bit of editing since so many residents are changing over from a land line to cell phones.

Our Little Free Library at the corner of Tierra Grande Dr. and Venado had an incredible turn over last year since many of us were sticking close to home and reading a lot. Thanks to all of you who contribute and patronize it. Keep reading. "Take a book and leave a book."

— Nancy Bartell, Welcome/Membership Chairperson

ARCHITECTURAL REVIEW

The Architectural Review Committee team is active on your behalf. Maintaining the beauty and feel of our very special neighborhood is our utmost priority.

County meetings concerning new construction have been attended via Zoom and we urge all interested parties to take part!

Please feel free to reach out to RTGA via our president Robbie Robinson if you have concerns or questions.

Best to you!

— Katy Kozachik and Peggy Warren



Newly Renovated Entrance Sign

PUBLIC WORKS

The RTG HOA board has assembled all the relevant Monterey County documents concerning how RTG was legally formed in the 1960's. These have been reviewed by a specialist lawyer with the following summary overview. Details will be posted on the proposed public RTG website.

RTG is currently structured as three separate subdivisions. This basic structure cannot be changed without a 100% positive vote of all 204 current parcel owners. This would be virtually impossible. However, each subdivision can change their restrictions by only a 51% positive vote of that subdivision's owners.

All three subdivisions currently have the following restrictions:

1. No commercial (business) activity.
2. The property must conform to Monterey County set-back and site area regulations.
3. No parking of vehicles or machinery either on, or immediately adjacent, to any street, except for when supplying services to a residence, or temporarily visiting the property.
4. Sewage must be disposed in a County approved and inspected septic tank.
5. No open trash or garbage.
6. No noxious or offensive behavior to the neighborhood.
7. No outbuilding or temporary housing for habitation except guest or servant quarters.
8. No mobile home or RV parking. Boats and trailers must be covered.
9. A minimum of two parking spaces for each parcel.
10. No animals except dogs & cats. Horses are permitted only for one acre or larger lots with 20' setback for paddocks and corrals.
11. No accessory building to be built prior to main home completion.
12. No visible clothes drying.
13. No tank visible from the road or adjacent property.
14. The owner right to legal action for violation by another owner of the restrictions in the same subdivision.

The following restrictions expired in 1980's:

1. No new construction or existing structure modification without approval of the Subdivision Architectural Control Committee (ACC). This was required for County building - permit applications.
2. Septic system approval by the ACC (Subdivisions 2 & 3 only)

(Continued on page 4)

RTGA FIRE SAFETY COMMITTEE

Rancho Tierra Grande (RTG) became a Monterey County “Firewise® Recognized Community” in December 2020. This award resulted from the Fire Safety Committee (RTGFSC) collecting and submitting fire safety data.

We worked hard to obtain this award in order to increase the chances that you can both obtain and maintain affordable fire insurance for your home.

The effort which led to this Firewise award must take place EVERY year, not only to maintain our Firewise certification, but also to improve fire safety at each RTG home.

Here is a summary of additional accomplishments for this past fire season.

- We created sixteen divisions within RTG, headed by thirty-two volunteer captains, two for each division.
- Captains communicate directly with residents in their division, explaining fire safety protocols, evacuation procedures, home hardening, and mitigation work.
- We created forms for homeowners to complete. These will assist with future data collection.
- The Monterey County Regional Fire Department battalion chief and captains provided fire fuel mitigation training for our RTGFSC captains to help them communicate home hardening methods to RTG residents.
- We contracted with a local vendor to provide chipping services for RTG residents in June 2021.
- RTG Division Captains distributed FS 2021 packets to all residents in early spring 2021. These explain risk assessment and mitigation methods, and provide forms for collecting homeowner time and expenses.
- Division captains later witnessed and collected those forms. We gave this data to Firewise which resulted in a new 2022 FS certificate of recognition for RTG.
- We created a fire safety website where you can view this information and get alerts about wildfire events: <http://rtgfiresafetycommittee.org/>.

RTGFSC extends sincere thanks to the 70% of homeowners who fully participated in this effort and, of course, to the division captains.

Who are your RTGFSC Captains and what do they do?

Here is a list of the current captains: Joel Farson, Lou Valdez, Art Coffin, Cynthia Ammon, Deborah Stern, Bev Kreps, Mary Cushing, Mike Sherwood, John Meyer, Darrell Richards, Greg Weisenfeld, Lonnie Trykowski, Mimie Shin, Jeff Hawkins, Don Coleman, Robbie Robinson, Dave Wisherd, Adam Tucker, Michael Blum, Tyson Holmes, Mike Raydo, Charlie Ludeman, Carl Osos, Michael Colyer, Yoshimi Allard, and Kristen Loder.

Dave Wisherd transfers information from residents’ completed forms into a spreadsheet. He then distills these costs, hours, etc. into a report for Firewise so we can continue as a Firewise Recognized Community.

Jeff Hawkins works with the California Insurance Commissioner to support our fire mitigation program, ensure fair premiums, and eliminate insurance cancellations.

Greg Weisenfeld will be heading the program to install fire spotting cameras in and around RTG to provide early warning/recognition if a fire should occur.

John Meyer will work with Greg Weisenfeld. He also maintains our RTGFSC website. His drone provides video of RTG to view and show our mitigation work, and also help determine the location of the early warning cameras.

Mike Colyer, Mike Sherwood, and Mike Blum prepare and distribute fire season packets, mark and map trees that could hamper a wildfire evacuation, and help develop the fuel mitigation program for RTG.

Tyson Holmes will update and edit documentation to record and verify mitigation work and also provide evacuation communication and notification details, including locations of residents with mobility issues.

FS 2022 packets will be distributed to RTG residents by division captains in March.

Future Plans

- We are planning chipping operations in June and November this year.
- We are planning a choreographed evacuation exercise in late spring this year to be directed by our resident retired battalion chief Andoni Kastros.
- We continue to improve our fire fuel mitigation plan to remove plant growth that could result in fire tunnels along our roads. In addition, we are supporting the Monterey RCD (Resource Conservation District) grant application to develop a system of fire breaks in Carmel Valley and specifically in and around RTG.
- We are investigating the installation of 24/7 cameras offered by alertwildfire.com as a potential early warning system for both Mercurio and RTG neighborhoods.

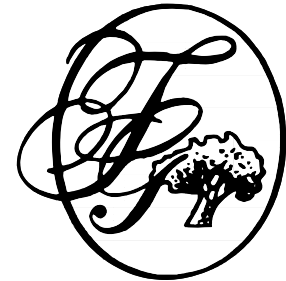
We need to replace six retired captains

We had six Captains retire in late 2021. This a communication position that we feel is mandatory for our continuing success. PLEASE contact me, Peter Stern, if you are interested. The job description involves communicating with residents and delivering fire safety packets to them. We hope to add a mitigation training session and include participation in our evacuation exercise.

— Peter Stern

RANCHO TIERRA GRANDE

P.O. BOX 22244
Carmel, CA 93922



Dues Envelope Enclosed!

BEAUTIFICATION

We invested in renewal of the Tierra Grande sign last fall which needed some repairs and repainting. The plum tree was pruned and shaped to allow more light for the lower-growing plants. The plantings done in 2020 have done well for the most part. We also did a major clearing out and pruning on the right side as you drive in. Our former gardener resigned but was quickly replaced with someone very capable. We hope to continually improve all of Tierra Grande and will happily receive suggestions to that end.

— Nancy Bartell

PUBLIC WORKS (CONT'D)

(Public Works, continued from page 2)

If 51% of owners in each subdivision vote positive, the RTG HOA can reinstate the original ACC. It could be a single three-member committee for all three Subdivisions, composed of RTG owners. Each ACC member could have a two-year term with the Chair elected by owners according to RTG HOA BOD bylaws. The other two members could be approved by the BOD. Appeals rights to the BOD could be added, as well.

— Dave Wisherd

RTGA BOARD & COMMITTEES

President — Robbie Robinson	626-3955
Vice President — (vacant)	
Secretary — Mary Gale	626-3565
Treasurer — Mary Cushing	625-7155
Beatification — Mary Cushing	625-7155
Beatification — Nancy Bartell	915-2780
Architectural Review — Peggy Warren	595-1660
Architectural Review — Katy Kozachik	
Fire Safety — Peter Stern (ret)	625-3848
Neighborhood Watch — Jeff Hawkins	652-0015
Welcome & Membership — Nancy Bartell	915-2780
Member at Large—Dave Wisherd	408-838-0077

Community website:

www.nextdoor.com

(It's free to join!)

RTG Fire Safety Website

www.rtgfiresafetycommittee.org