

Rancho Dominguez
Patio Homes Community Association
Post Office Box 2183, Yorba Linda, CA 92885 www.RDPHCA.com

RDPHCA Q & A:

Q: What is a Homeowners Association (HOA)?

A: An HOA is an organized group of homeowners who together ensure their neighborhood looks its best and that the Association conforms to all applicable state and local laws and HOA rules.

Q: Who runs the HOA?

A: The Board of Directors keeps the HOA running smoothly.

- The Board is elected by Association Members.
- Board Members are volunteers.
- Current Board Members, their respective positions and how to contact the Board can be found under the HOA tab on the website's Home page: **rdphca.com**.

Q: We don't have any amenities so why is there an annual assessment?

A: There are legal and HOA business reasons why we have an annual assessment.

- We are a corporation and all corporations must have a Board of Directors.
- Per State law, HOA Boards must carry Directors and Officers insurance as well as general liability insurance and now a fidelity bond; historically this is our largest expense (and it became more expensive because of the fidelity bond requirement).
- Per the Secretary of State's office, all HOAs must adhere to corporate rules. That also requires us to file certain forms in a timely manner and pay filing fees.
- State laws also require that election materials (and certain other documents) be distributed on paper; there are printing, collating and mailing costs associated with these activities.
- The laws governing HOA elections *extensively* changed as of January 1, 2020, and the process has become very costly (and labor-intensive).
- The new website will incur annual maintenance costs but other costs will be reduced because many notices, policies and announcements can be posted on the website rather than mailed.
- We're still in the process of updating our CC&Rs (see below for details).
- The Board of Directors does everything it can to control costs; remember, Board Members are also homeowners!

Q: Why can't we just dissolve the HOA if we have no amenities?

A: This question has been brought up twice in our HOA's history; the answer is still the same.

- 100% of all Members must agree to dissolve the HOA; the same goes for mortgage lenders. It's virtually impossible that will ever happen. Member survey results taken both times showed that a majority of owners wanted to remain an HOA. Unless the laws change, we're here to stay.
- A well-run HOA is an asset. RDPHCA's Architectural Guidelines keep our neighborhood looking nice; in turn this increases our property values.

Q: Why are dues being raised to \$50 for 2020?

A: As mentioned above, a number of changes are taking place in 2020.

- The website is long overdue and must be built from scratch.

- Feedback from HOA General Members, Board Members and escrow agents about the website's functionality may result in website "tweaks" for the first year. Some adjustments are inexpensive but extensive improvements could be costly.
- The good news for the long term is that mailing costs for non-election related materials will be reduced AND Members will receive news and updates in a timely manner.
- The update of the CC&Rs and other governing documents is a necessity: these were originally created by the developer/builder (Broadmoor and Warmington, respectively) around 1978.
 - Much of the content is now irrelevant (developer standards, exterior tract slope maintenance responsibilities, the old grape stake fences, etc.).
 - We actually do have a draft of proposed updates from mid-2018. However *many* new Civil Codes were enacted in 2018 and 2019 and more are in store for 2020; these Code changes have already rendered obsolete a number of the draft's sections, and many others are in need of updates. The good news is that we've discovered options that will hopefully help us to "future proof" the effects of ever-changing State regulations. The Board is seeking clarification on the matter. The current document isn't *illegal* however it's extremely difficult to properly guide an HOA without all the necessary information in one place.
 - During the process of updating the CC&Rs, historic documents came to light that may even allow us to be free of much of the bureaucratic red tape created by the State. We are actively pursuing this possibility!

Q: Why does RDPHCA even have an Association?

A: We have to delve into history for this answer.

- Prior to about 1975, very few Yorba Linda neighborhoods had HOAs. The City was responsible for the maintenance of landscaping on most major streets; this was *very* expensive because no fees were collected for the service. As the City grew, this practice obviously became fiscally unsustainable and thus Council headed in a different direction for future developments.
- Around 1973 Council decided that HOAs would be the norm for "Eastern Ranch Annexations".
- The Dominguez Ranch Planned Community annexed into Yorba Linda in 1975; townhomes, patio homes, estate homes and horse properties were (and still are) located in various sections of the Ranch. The Annexation area was fairly narrow but it extended from Esperanza up what is now San Antonio Rd. to almost the northern City limits.
- Per the City's requirement for Eastern Ranch Annexations, the original developer (Broadmoor) created separate HOAs for each of its different neighborhoods located south of Yorba Linda Bl., and those HOAs remain in place to this day.
- Dominguez Ranch Trivia:
 - The annexed Ranch originally was supposed to have three small lakes! These were actually vital parts of the City's flood control system but Broadmoor designed them to take advantage of the natural water courses that (still) run through the Ranch. Additionally the enhanced ponds were to provide recreational opportunities for all Ranch residents and habitat for wildlife.
 - It's clear from the "Dominguez Ranch Planned Community District Regulations" that Broadmoor believed each Ranch section was equally important and that no neighborhood was to be cut off in any way from the Ranch's amenities—something that unfortunately has happened elsewhere in the City.
 - For unknown reasons the lakes were removed from the plans—which is a shame as they would have been stunning and of ecological importance both to Ranch residents and to the general public outside of Dominguez Ranch.

- Luckily all the acres of private and public open space *were* preserved and thus today Dominguez Ranch enjoys lovely tree-lined streets and landscaped slopes as well as beautiful City-owned parks, greenbelts and trails.
- The natural look we have today isn't forced because the physical layout of the area wasn't significantly altered during development.
- We commend Broadmoor for their excellent planning, design and development of the area, and we are thankful that our three local HOAs have a strong desire to retain the original character of Dominguez Ranch! There's nowhere else like it in the City.