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# Alpine Forest Park Fall 2007

## Property Owners' Association

18900 Alps Dr.  
Tehachapi, Ca 93561  
Email: [afppoa@alpinewireless.com](mailto:afppoa@alpinewireless.com)

### Contact Information

Alpine Security:

(661) 303-0449

W. Gate Guard Shack:

(661) 822-0639

Maintenance:

(661) 822-4218

Business Office:

(661) 822-6525

Fax: (661)822-0987

A drop box is available on the front door of the Chalet.

### Emergency Numbers

Fire (661) 822-5533

Sheriff (661) 822-3333

after hours:

1-800-861-3110

Animal Control:

(661) 822-4464

Fish & Game:

1-800-952-5400

### Welcome from the Board of Directors!

The election for the Board of Directors was final on August 13th after a quorum was reached. Elected was Geoffrey Braslow, Secretary and Director of the Environmental Control Committee, Mary Dufrain, Vice-President and Director of Security, Gina Lea, Treasurer, Jim Romines, Director of Roads and Maintenance and David Smith, President and Director of Administration and Facilities.

The Board of Directors are all volunteers and receive no pay for the time they spend working for the Association. They deal with road paving and maintenance, budgetary concerns and finances, facility maintenance, security and maintaining balanced and harmonious architectural requirements.

Board meetings are held on the third Saturday of each month at 9:00 a.m. at 18900 Alps Dr. All property owners are encouraged to attend.

### Reminder: New Installment charge & Payment changes

There will be a \$20.00 fee charged on the second installment payments. The Board of Directors of 2006 has made this decision in order to refrain from raising the annual assessment for this fiscal year. With mailing and administrative fees rising, the cost of sending out a second mailing can run as high as \$2,000.

The annual assessment remains at \$350.00. This pays for road maintenance, trash, snow removal and security, which is available seven days a week. The assessment is due November 1 and delinquent on December 1. There is a \$10.00 late fee and a monthly finance charge on unpaid balances. If you have any questions, please do not hesitate to call the office, Monday-Friday, from 9:00 a.m. -1:00.p.m.

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### Clearing Culverts and preparing for Winter

The culverts under the entrance to your driveway should be cleared out prior to the first rains of the season. Clogged culverts can cause driveways and the roads to deteriorate rapidly and in wintertime can cause black ice.

Please do not park on the roads when a snowstorm is expected. This leaves room for the snow plow to come through in order to clear the roads. The snow plowman is not able to plow driveways. Please do not approach the snowplow while it is in operation as visibility is often poor during plowing.



## Speeding

From the juncture of Banducci and Alps Drive to Arosa and Banducci is approximately 4.2 miles. Anywhere in Alpine Forest is within moments from exiting the neighborhood.

Be considerate and cautious with the hikers, children, pets and other vehicles that share the roadways in Alpine.

Don't be one of the 3 (in an average 12-month period) rollovers.



Please be aware that there is a C.E.R.T. Team in our community. This is a group of concerned citizens that have completed a certified eight-week training program conducted by our local C.E.R.T. Instructors. They learned skills in basic first-aid, emergency preparedness light search and rescue and fire safety.

This program is designed to prepare them to help themselves, their family and their neighbors in the event of a catastrophic emergency, such as a major earthquake, a disabling snowstorm or the event of a wildfire evacuation. We know that our emergency services are limited here in the Tehachapi area.

Furthermore during a major incident, because of our communities' uniqueness, outside emergency services may be non-existent. We all need to be prepared for at least ten days of self-sufficiency and in the event of an immediate evacuation we need to know what to take with us. Most importantly we need to know the needs of our community. Special medical problems, people with disabilities, young children who may be home while parents are working. Who's going to help with large animal evacuations? These are things we need to know before a disaster. Let's get Alpine Emergency Prepared.

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## Building in Alpine Forest

The fee to submit building plans for approval in Alpine Forest is \$300.00. All plans for construction or grading must be approved by the Architectural Review Committee prior to commencement. Building packets are available in the business office or via email or fax.

## Off Road Vehicle Use (ATV's) in Alpine

Is governed by the Off Highway Vehicle regulations, noise factors, drivers licensing, spark resistors, fire safety and roadway courtesy are mandatory. Alpine is not an OHV park it is a residential community when the use of an off road vehicle becomes a nuisance all concerned property owners will be encouraged to call the local sheriff department @ 823-6060.

## Firesafe Council

### Mission

The California Fire Safe Council's mission is to preserve and enhance California's manmade and natural resources by providing leadership and support that mobilizes all Californians to protect their homes, communities and environment from wildfires.

Alpine is an active participant in the Tehachapi Valley FireSafe Council. The council meets the 2nd Wednesday of every month at 2:00 p.m. at the Golden Hills CSD office, where they have a demonstration fire-safe garden.. For more information, call [822-2230](tel:822-2230) or visit <http://www.firesafecouncil.org/>

Since Alpine Forest Park is considered an "extreme fire danger", property clearances are very important. The Kern County Fire Department has stipulated that all properties, vacant or not be cleared of weeds and brush no later than June 9 of each year. BY minimizing the fire danger from overgrown brush, the Fire Department can control any wildfires more effectively.

Property Clearances were due by June 9th. Any property not cleared of brush next to a structure may be liable for a fine from the Kern County Fire Department. IN addition, the Fire Department has the right to clear any un-cleared property and assess the cost of that clearing and charge it onto the property taxes.



Lot clearing and burning will be done in strict accordance with Kern County Fire Department regulations.

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### Trash

Trash dumpsters are for Alpine Forest residents only. These are for household trash solely . Absolutely no yard cuttings, furniture, auto and/or truck parts are permitted in Alpine Forest Park dumpsters. Household trash and yard cuttings can be dumped for free at the county dump site on . Anyone other than residents using these dumpsters will be prosecuted. Misuse of these dumpsters may result in a substantial fine.

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### No Hunting

It is illegal to hunt or shoot in Alpine Forest Park. For more information on hunting seasons and locations in California, please see the California Fish & Game Department web site at :

<http://www.dfg.ca.gov/html/events.html>

### Address Changes



ownership of record.

It is required that all property owners inform the Association of any address changes or changes in ownership. A copy of the final grant deed is required to verify the

## Vehicle Storage Code Change

Kern County has recently enacted the following changes to the vehicle codes regarding storage of automobiles.

### Section 10.28.040

Only one inoperable vehicle that can be seen from any adjacent parcel is allowed. If the vehicle is rusted or missing parts it must be covered with a prefabricated cover manufactured for the vehicle to be stored. More than one vehicle may be kept if the vehicles are completely enclosed by a structure. Solid fencing can be used on parcels not surrounded by elevated parcels (hillsides). All remaining vehicles must be running and have a current registration. A non op registration constitutes a non operable vehicle.

### Section 8.28.110

Permanent storage is not allowed within the required front yard set-back which is 25 feet of the center line of the road.

## Hot Ashes

Do not put hot ashes in the dumpsters. Ashes can hold hot embers for as long as two weeks. Contain and water them at your home until they are cold. There is an ash can nearby the barn. Please bag up the cold ashes before placing them in the dumpster.



## Dump Run

As of July 2006, all Kern County residents may dispose of up to 4 light duty tires at any Kern County Landfill—Free of charge.

Large household items must be taken to the dump or may be donated to local charities.

There is no charge for household and yard clippings at the County landfill, located on the far east end of Tehachapi Blvd.

## Wildlife

As fall approaches, the local deer begin to come down to the lower elevations and large predators follow. When you start seeing deer expect to see mountain lions nearby. Bucks can be especially aggressive and territorial during this time.

Keep all small children and pets inside during dusk and dawn. Do not leave garbage of any kind outside and keep all pet food inside.

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