



Alpine Forest Park *Spring 2008*

Property Owners' Association

18900 Alps Dr.

Tehachapi, Ca 93561

Email: 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.

Non-Emergency

Numbers

Fire (661) 822-5533

Sheriff:

(661) 822-3333

after hours:

1-800-861-3110

Animal Control:

(661) 822-4464

Fish & Game: Martin Smith

857-3515/ 823-7044

Nominations for the Board of Directors

The Board of Directors are five property owners who volunteer to guide the direction of the Association for each year. They oversee the Association finances, Security for our community and maintenance of our common interests; which are our roads, barn and Chalet.

Board meetings are held on the third Saturday of each month (excluding December and August) at 9:00 a.m. at 18900 Alps Dr. Property Owners are encouraged to attend.

NOMINATIONS are now being accepted. You may nominate yourself and a second is needed for the nomination. Forms are available in the business office, at the guard stations and via email or fax. Please to call the business office for more information:

ASSESSMENT RAISE PROPOSED

The Board of Directors have proposed that the assessment for the fiscal year 2008-2009 be raised by \$50.00. The annual assessment per parcel would be \$400.00. This raise has become necessary as costs have increased.

Notices of Default & Foreclosures

Notices of Default will be sent out to those owners whose properties are significantly in arrears. The first year that a property is in default (i.e. assessment payments have not been paid by the end of the fiscal year, May 31st.), that property is then subject to a **lien** and/or foreclosure.

The proposed budget and Reserve Study for 2008-2009

are available in the office.

SECOND INSTALLMENT—DUE MARCH 1, 2008

The total due, if you have paid the first installment of \$175.00, is \$195.00. There is a **\$20.00** fee charged on the second installment. The delinquent date is April 1, 2008; at which time a \$10.00 late fee will be charged.

Bluebird Recovery Program

Springtime marks the busy season for the bluebird recovery program. Western Bluebirds are native to our area and have lived here forever. Unfortunately, due to rural encroachment these beautiful, little birds are losing their natural habitat and preferred nesting environments.

We can help by setting up bluebird nest boxes in our backyards and if you would like to become involved in this fun and exciting program here in Alpine Forest, I'd be happy to give you more information on Nest box sizes and proper placing. If you are not handy with power tools, I can order an unpainted box for \$15.00. **Mary Dufrain 972-4355**



Tax Sales

The Kern County Tax Assessor auctions off properties in tax default several times a year. These sales are held online only at: www.bid4assets.com. Parcel numbers in Alpine start with either 379 or 325. Please be sure to read all disclaimers and conditions.

PARKING

Driving in snow and icy conditions is hazardous. Alpine is situated between 4700' and 6900' in elevation. Although access to your property is not guaranteed, roads are plowed as conditions warrant. However, if you are leaving Alpine, in general you are traveling downhill. You are urged to go slowly and with caution. If you choose to park on the roads, please consider using the common areas (the Chalet parking lot) instead of the road and avoid possible damage to your vehicle.



Collection Proceeding

- 1. November 1, \$350.00** assessment charged and due, *or* a minimum **\$175.00** payable under the two-installment plan. **NOTE:** There will be a **\$20.00** service fee on the second installment.
- 2. November 30,** Deadline for receipt of the assessment, either **\$350.00** as a single payment or **\$175.00** as the first installment. Property Owners who elect the installment plan are responsible for the **second installment, due March 1.** Full payment or first installment not received by this date is delinquent.
- 3. December 1,** \$10.00 late fee will be charged on all delinquent accounts and a 12% annual finance charge will be charged monthly.
- 4. March 1,** Second installment, \$195.00 (includes \$20.00 service fee) due. No bill will be sent out.
- 5. March 30,** Deadline for payment of the 2006-2007 assessment; a total of \$350.00 paid in November 2006 or two installments totaling \$370.00.
- 6. April 1,** \$10.00 late fee will be charged on all delinquent accounts and a 12% annual finance charge will be charged monthly. Liens will be filed with the Kern County Recorder on unpaid accounts.

Notices of Default & Foreclosure letters will be mailed out to those accounts in arrears.

A Word from your Security Department...

Much of what Security accomplishes on any given day happens without any fanfare and that's the way it should be. They are your liaisons with our Association. They are accessible to your comments and questions.

They patrol our community on a daily basis and by doing so, they become very familiar with our property owners, their families and the day to day activities of our many neighborhoods.

You must remember that Alpine Forest comprises of about 1100 lots and almost five thousand acres. There's thirty- three miles of road here. That's a lot of observing everyday. They do rely on the input of our community. **Neighborhood Watch** is always appreciated and works closely with our Security Department.

Have you ever called Security for a weather report in the winter? Or whether the schools are delayed or closed, is Highway 58 still open? How about the phone call from work asking if you should come home now?

Summer time calls usually have to do with updates on forest fires? Or maybe concerns about campers and illegal campfires. An illegal campfire can quickly become a forest fire.

Hunting season is always busy trying to remind these hunters that Alpine Forest is a residential community. A No Hunting/No Shooting Area. Security works very closely with our local Fish and Game year round.

Just having the presence of Security in the guard shacks and on patrol discourages most of the crime in our community. So if you have any questions about Security ask one of the guards, if they don't know the answer, they'll find the answer for you. **Security is here to help you. Just call: 303-0449 or 822-0639 mess. Phone** Sincerely, Mary Dufrain Director of Security 972-4355

Chipper Days

Fact: We live with extreme fire danger in Alpine Forest. To help reduce hazardous dry fuels, Alpine will have two Chipper Days scheduled for 2008 - June 7 and November 8. This means that property owners will be able to bring branches and brush cuttings to the drop location at the Chalet site several days prior to the selected dates. They may also take home chips for landscaping if desired, as the chips do not flame up in a fire situation.

Here are some tips for Chipper Days: Branches should be recently cut and not more than four inches in diameter, Pine should be cut at least a week ahead to prevent attracting bark beetles, Sage brush and similar shrub branches can be chipped. PLEASE, no metal pieces, dirt clods or grass, as it will damage the chipper. Chipper days are sponsored by the Greater Tehachapi Fire Safe Council (tehachapifiresafe.com) and the work is done by a crew from Kern County Fire Department. Please support our efforts to reduce hazardous fuels and help to safeguard your home.



Property Clearances - Due by June 9, 2008.

Alpine Fire Awareness Plan available

Helpful Numbers:

A.F.P. Mutual Water Company 822-3266

CHP 824-2408
(Mojave)

334-3913 (Bakersfield)

Search & Rescue

822-4464

Animal Control

824-4464

Kern County Waste Management

862-8900

Tehachapi Unified School District

822-2100

DEPARTMENT OF REAL ESTATE OF THE
STATE OF CALIFORNIA

(916) 322-2505

FINAL SUBDIVISION PUBLIC REPORT

SPECIAL NOTES

1. THE LOTS IN THIS SUBDIVISION ARE TO BE OFFERED FOR LIMITED SEASONAL RECREATION ONLY.
2. YOUR ATTENTION IS DIRECTED TO THE PARAGRAPH ENTITLED "STREETS AND ROADS."

STREETS AND ROADS: The roads in this subdivision are private dirt roads and are bladed only. Dirt roads are subject to rapid deterioration from adverse weather conditions and may be impassable during or following periods of rain or snow. In addition, some of the roads in this subdivision are very steep and as a result may be more subject to deterioration from erosion. Depending upon the location of your lot, you may not be able to drive your passenger automobile to your lot during periods of inclement weather. This project is subject to intermittent periods of rain and snow from November through May.

No permanent provision for road repair and maintenance has been made by the developer and it is not contemplated that he will do so.* After June 30, 1979, all repair and maintenance of these private roads will be the responsibility of the Homeowners' Association and you will be assessed by the association to pay for repair and maintenance.

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