

November 1981

P.O. Box 1259, Tehachapi, Ca. 93561



THE BRUNERS PLACE WITH ITS MAGNIFICENT 360° VIEW (TRACT 3424)

ELECTRIFICATION OF 3424

As we reported previously, power was to be installed in Tract 3424. Ten owners put up the funds to begin work sometime last August. However, this was not to be. When final arrangements were believed complete, S.C.E. decided to double the kitty to approximately \$60K. Obviously this was too great a burden for these ten "pioneers", and the project was cancelled. The P.U.C. was complained to, and they in turn forced S.C.E. to respond as to why the deposit had doubled. S.C.E. defended their position with P.U.C. authorized regulations, and proceeded to tell us that the new deal was terrific since most of the deposit was refundable. The refund is only made if certain difficult requirements are met. Refundable or not, the \$6000 each deposit figure was out of the question.

Our next step will be to request a hearing with the P.U.C. for a "limited" overhead extension. If we are successful, (we're told chances are slim) it should reduce our electrification costs considerably.

BI-ANNUAL MEETING PLANNED

On January 22, 1982 (Wednesday) at 7:30 p.m., we will hold a general meeting at the Panorama Presbyterian Church, 14201 Roscoe Blvd., Panorama City, Calif.

Please plan on attending.

BBQ AND FUN RUN NOV. 15TH

The Tehachapi Salamander Club will be holding a Fun Run/Walk and BBQ on Sunday, November 15, 1981 at 12 noon. The Bakersfield Track Club enjoyed our 5K course at the Octoberfest so much that a number of them will be returning to join in.

Three courses will be arranged:

1. A Nature Walk/Run of 1 mile
2. A 5K course (3.1 mi.)
3. A 10K course (6.2 mi.)

After the run will be a pot luck BBQ for the tired and thirsty participants.

If walking is your thing you should be finishing the 1 mile

course just as the longer distance runners are completing their tour. Call Mike at (805) 822-3714 for more information. P.S. Bring your long wooly underwear!

1982 ASSESSMENT

With this issue of the newsletter, you will also be receiving your assessment card for 1982. The C.C. and R.'s provide for payments to be made in November for the following year's assessment. In addition, they provide for establishment of a delinquency date and a lien date. From now on you will receive notice in November.

Dates to remember are:

1. Due Date: Nov. 1, 19XX
2. Delinquency Date: Jan. 31, 19XX
3. Lien Filing Period: Jan 31 - Apr. 30

Reminder notices are scheduled between these dates. It is the board's intention to strictly adhere to these dates in the future. To do so will reduce our workload and increase the efficiency of our collection system. You will be duly notified of dates due (and lien filing, if necessary). In the future, the Board may also establish interest and penalties based on additional costs to the Association and loss of interest.

Please be aware that the Board is not trying to make your life more difficult. We want you to understand what is going on and why. Basically most owners pay on time. These guidelines are geared towards taking care of those few who don't pay on time or at all; which is unfair to the rest of us.

OCTOBERFEST 1981

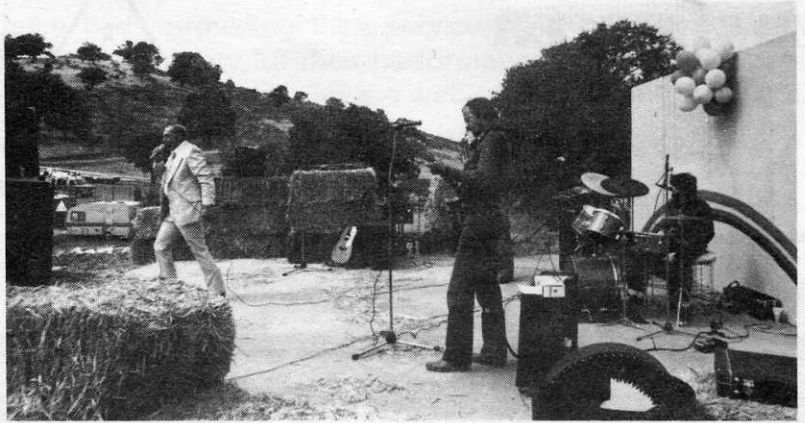
Our first annual Oktoberfest was held as scheduled despite some rather ominous and chilly weather conditions. According to those in the know, the turnout and approximate break-even money figure were excellent for our first attempt. Next year will be easier to plan for and probably more financially productive due to experience gained this year and the notoriety this year's event had.

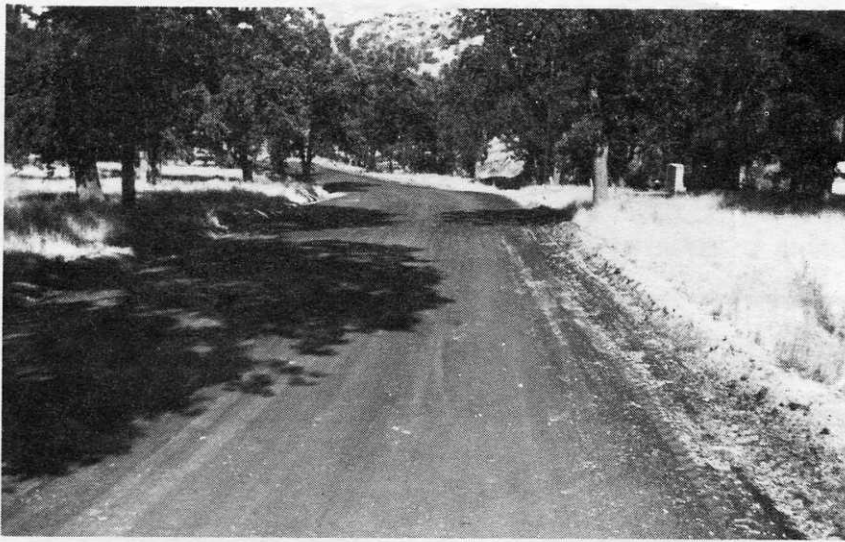
Our entertainment (with Carl "Prince" Albert and Dave "The Magnificent" Kendricks) was top rate and contributed greatly to helping the crowd forget the chilly weather. The Association wishes to thank these gentlemen again for their gracious donations of time.

Our food and beverage booths kept busy all day. Pete and Emmi Erceg donated some beautiful baked goods. Polish sausage, hot dogs, coffee, and pastries by the Ercegs were the hot items.

Arts and crafts booths were great! Some real quality merchandise was displayed. Sales were estimated in the \$2500 range.

Our thanks to all the ladies and gentlemen young and old for their planning, etc., etc., etc.--





Lemans Drive, notorious for mud and ruts, gets a new face.



New oil on Reindeer Drive; other roads oiled this year were:

William Tell, Geneva, and St. Moritz.

BUILDING HOUSES

Clem Kiener finally got his foundations and retaining wall completed perched high above Alps Drive. Lets get the roof on before the snow hits Clem.

Jim Oswell is our first builder of a house in the pines. He's up there on Grindelwald and his neighbor Silvio Scarano is also making "house building noises." Silvio has an excellent 25 g.p.m. well completed.

The Page's, Gage's, Girards, Spencers, and Hall's are all in various stages of building and Zeke Bruners' moving ahead like crazy.

The McMillans house on LeMans will be spectacular - look for photos in a future newsletter. LeMans was one of our worst roads but with the importation of decomposed granite, plus heavy oiling, this famous well used stretch of roadway is now a pleasure to drive on.

Tim Gurley is completing his 3rd house at the Arosa entrance to Alpine and he has plans for more.

Lloyd Hedge completed his beautiful 2 story and close by Robert Tyler's equally beautiful abode is nearly finished.

The Potters are renovating their house on the corner of Alps and William Tell and Ruth and Sharon's nearby tri-level is --- well you can see them most weekends busily waiting for the heating man to arrive.

PLEASE GET INVOLVED!

We constantly receive complaints from people who never show up at meetings to discuss their problems, etc. It is most frustrating to be on a Board or Committee (with no compensation) and try to solve other peoples problems and/or answer their questions when you have problems and questions of your own with no one to complain to. We on the Board can't always solve problems; and certainly we can't solve them overnight. We try to be responsive to a general consensus of opinion -- and everyone has a different opinion!

One of our biggest problems is lack of communication between the board and its constituents. We urge you all to come to our meetings and the Tract Representatives meetings. It will make our job easier and you will have the opportunity to be heard. Not everyone can be accomodated. (Including Board and Committee members).

But your views can help to direct future plans and actions. We also need people who are willing to learn and share the responsibilities of this organization besides those with a commercial/selfish interest. Think about it!

Board meetings occur every 2nd Saturday at 8:30 a.m. at the Chalet. Tract Representatives (ad hoc) meetings are every 1st Saturday at noon at the Chalet or the Page's place. Our phone is (805) 822-6525 -- Our mailing address is P. O. Box 1259, Tehachapi, California 93561.

If you want to make a difference -- Get Involved!

The Beckford's are settled in for the winter, but Mr. Beckford has been ill of late. We all wish him a speedy recovery and look forward to seeing him out in the yard busily fighting the gophers.

If those of you who are building want to share your trials and tribulations with our property owners, please give your story to Mike who will see it gets published.

You may think you have problems, but just read about the sewage and septic tank situation in Golden Hills. A multi-million dollar sewage farm will have to be built if many more houses are to be constructed. Who will pay is the question?

LOCAL BUSINESSES

The following companies, and people, have been providing their services to the property owners of Alpine. While the Board of Directors take no responsibility for their performance or prices, we believe all of the below have rendered good services at reasonable prices and are well established in the community. Let us know if you have any problems with any of them.

Ad Spaces
\$10

SAV-MOR DRUG STORE
20329 Valley Blvd.
Tehachapi, CA
822-6316

MOUNTAIN VILLAGE LIQUOR
107 S. Mill
Tehachapi, CA
822-4423

TEHACHAPI FLOWER SHOP
121 East F
Tehachapi, CA
822-3117

YEAGERS DEPT. STORE
203 S. Green
Tehachapi, CA
822-4917

TEHACHAPI LUMBER CO.
228 W. Tehachapi Blvd.
Tehachapi, CA
822-4481

TRUE VALUE OLD TOWNE HARDWARE
20901 South St.
Tehachapi, CA
822-5965

FLOWERS BY ALICE & RITA
221 A S. Curry
Tehachapi, CA
822-3300

ALPINE REALTY
822-3417

Mike Mackenzie 822-5480
Jerry Allen 822-4033
(213) 376-4105
Eric Krangenbrink 822-4315

STROUT REALTY

Rod Williams
822-4486 822-5089
822-5801

VUKICH & SON, INC.

water lines, septic,
grading, pumps
106 S. Mojave Street
822-4916

SHEELA DRILLING CO.

water well drilling, pumps
(805) 366-6942
5900 Nills Drive
Bakersfield

RANCH HOUSE MOTEL

daily, weekly, monthly
10% discount to A.F.P.
owners
822-4561

TEHACHAPI PROPANE

822-4314

TIM GURLEY

building
822-7106

RICHARD HALL

grading, dozing
822-6308

CHRISTEL PRINTING

printing
(213) 988-1083
5941 Van Nuys Blvd.
Van Nuys

JOHN HANSEN

percolation tests,
civil engineering
822-3661

MUELLER SURVEYING

"before you build,
check with Glenn"
822-4465

ART BENDER

well witcher
822-4832