

LOS RANCHITOS HOME OWNERS ASSOCIATION

August 1997

The following article, written by one of your board members, Terri Gassen, reflects the feelings of us all. It is extremely important, so please take the time to read it carefully and consider what your failure to respond may mean to the future of your home and the quality of life we all enjoy here in Los Ranchitos. I have enclosed a copy of plans that were handed to me after our last Board meeting. I believe they speak for themselves.

Thank you for your support
Victor Jones, President

"LOS RANCHITOS PROPERTY OWNERS MUST MAKE A DECISION". . . .

And it must be made in the **very near future**.

This decision is to either preserve our community as we have known it for the past twenty years or just close our eyes and our wallets and allow the rath of the "faster than a speeding bullet" city growth to devour us.

The more Temecula grows, the more this community needs an active, powerful and financially secure Home Owners Association.

A fact of life is that everything and anything that needs to be done costs money. It takes money to replace and repair street signs, it takes money to build our community monument signs, it takes money to maintain horse trails, it takes money to communicate with the residents, it takes money to update our CC&Rs and most importantly, it takes money to fight the outsiders who would like to turn Los Ranchitos into tract homes and commercial developments. In other words, to maintain our current lifestyle and preserve Los Ranchitos in it's present form , it takes money! Fortunately, because we have renewed our CC&Rs it will not require an enormous amount of money.

Our Covenants, Conditions & Restrictions give us the legal right to keep out Gas Stations, Apartment buildings, Office buildings, Restaurants, Parking lots and all other forms of undesirable uses that developers and others would like to place in our community. However without the financial ability to employ expert legal council to protect these rights, we can easily lose them to outside interests in the blink of an eye.

Your elected Board of Directors has taken on the job of protecting the interests of Los Ranchitos with every ounce of force that our CC&Rs provide and our finances allow.

There are presently certain developers who are attempting to obtain permits through the city to develop a "Restaurant Park" and a "Park and Ride" facility right here within our borders. Your board, having learned about these plans, has had our attorney contact the City Attorney advising him of our legal rights under provisions of the CC&Rs.

Without a vigilant Board watching for just such occurrences, these plans may have sailed thru without our knowledge. You could wake up one morning to find a restaurant's garbage dumpster parked next to your front yard or the city's "park and ride" bus blocking your driveway.

You may soon be presented with an amendment to relinquish specific areas of land within Los Ranchitos. If you sign such an amendment it will mean that we are relinquishing any say in how that land is to be used.

It may be that in the future this community will choose to allow specific uses of land somewhat different from the original intent. Don't, however, allow these developers who stand to make tens or hundreds of thousands of dollars to set precedents for others or convince you that any area in Los Ranchitos is not suitable for residential use. The fact is that some of the busiest streets in major cities across the country have the most beautiful estate homes adjacent. With sufficient acreage and proper landscaping and fencing, any parcel in our community can become extremely desirable even for the most discerning of individuals.

Developers may show you pretty pictures and tell you of elaborate plans for a particular land use that could seem appealing. But once these parcels are released from the control of our CC&Rs, there is no assurance that the architectural dream that you were shown is what will actually be constructed.

That handsome architecture and beautiful landscaping in the picture may in reality become a noisy, garbage smelling, back end of an all night restaurant or commercial building.

- 1) Did you know that zone changes do not supercede existing Covenants, Conditions & Restrictions ?
- 2) Did you know that the City Council can change zoning on Temecula properties without the knowledge or consent of the community directly affected ?
- 3) Did you know that zoning can be changed at any time including that which has already been adopted into the city's Master Plan ?

Always keep in mind that our strength comes from the controls we have in our Covenants, Conditions and Restrictions. They were created for a purpose and now, more than ever, they will be tested.

Our land is extremely valuable and will be sought after on a frequent basis in the future. We must be in a financial position to fight for our rights and fend off those who would encroach on our "Ranchitos"

Not everyone can contribute time, but everyone can contribute financial support. If we have a required membership (just as is done in all planned communities across the country) in which all property owners pay a contribution of as little as \$75.00 per year it will allow your association to be in a position to function efficiently and effectively.

With the goal of maintaining a \$25,000 reserve, these contributions would be reduced accordingly each year once that goal is achieved. It is wrong, in our opinion, that fewer than one half of the property owners have been paying for all the expenses.

Never again will land in Temecula be subdivided into 2½ acre parcels. There will never again be another community which can enjoy the space and conveniences we have including, paved roads, natural gas, close proximity to shops and schools, room for horses, gardens, tennis courts, pools and privacy in all directions.

We have heard the argument that "things have been fine for the past twenty years, so why change them." But this is much like ignoring the problem and believing it will go away. Things will not be fine unless all of Los Ranchitos take the appropriate action to back their Board of Directors.

Land values are on the rise and developers know it. It just so happens that Los Ranchitos is in the unique position of having some of the most desirable and sought after land to be found anywhere in Temecula. The good news is each one of us owns a part of it and, as long as we use our rights and understand the importance of a unified group working together for a common interest, the developers can't have it.

If we can agree to each become a member of our association, Los Ranchitos **WILL** become a most powerful force with which to be reckoned!!!

Thank you,
Los Ranchitos
Board of Directors