

# Annual Newsletter

June 2023

## Los Ranchitos Home-

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## President's Message...

Dear Members, Los Ranchitos HOA:

We are fast approaching the time for our annual meeting. This year it will be held at association board member Josh Snow's home. The association will provide food and drinks. Notices have been sent; we ask for an RSVP so we can adequately prepare for those who will be present. Thank you to the Snow family for hosting this year! We will conduct board business at the annual meeting such as election of board members. Votes may be mailed in, or you may choose to vote in person. This is your opportunity to meet your board members and neighbors. It will be a casual atmosphere with an opportunity for dis-



Jeff Tomaszewski

cussion of current topics affecting our community. Most of these are outlined in this newsletter but details can be found on our website that board member Lee Rosu maintains: LRHOA.com. Check out the web for details on all HOA activities, events like the Annual meeting with Menu, and all of our interactions with the city.

This past year, your board has conducted monthly meetings via Zoom. These meetings have enjoyed a robust turnout from association members. All current association members are welcome to participate or simply observe the business of your association being conducted. Our association is active, involved, and working hard to improve our community for everyone. Thank you for your keeping your dues current and membership active. If you are not current, please use this opportunity to catch up and participate in your HOA. Choosing not to pay dues does not mean you are no longer in the association or not responsible to our CC&R's. Our association has the responsibility to our members and enforcement power as outlined in our documents. I am grateful for all our volunteer board and committee members for giving their time and energy to keep our community moving forward.

On behalf of the board, we appreciate the opportunity to serve. Thank you,

Jeff Tomaszewski, President  
President LRHOA

## Los Ranchitos RE Overview

Scott Partridge, Realtor

In April 2023, Realtor.com updated their information on the housing market and included our lovely community of Los Ranchitos. As per Realtor.com the median listing home price in Los Ranchitos was \$1.9M in April 2023, trending up 44% year-over-year. The median listing home price per square foot was \$529. What they didn't mention is that they included the "Active-Listings" within the Santiago Estates community which there are four currently on the market for sale.

**Los Ranchitos is attractive because of all the amenities close by. You can find dozens of grocery stores, and hundreds of cafes and restaurants within a 15-minute drive from our cozy Los Ranchitos community.**



Scott at work & play!

Our specific Los Ranchitos community (excluding Santiago Estates), currently has a median price of \$1,431,105 which is still outstanding. For those who have purchased their home not too long ago they are sitting on some hefty equity. Currently there are only two homes for sale in our community 30433 Cabrillo at \$1,459,000, and 30955 De Portola at \$1,800,000. Homes in our community have sold for much more just a short time ago and I believe the prices will be going back up in the near future as the demand for homes is greater than the supply.

Everyone loves our Los Ranchitos community. The horse improved properties seem to always sell faster and at higher prices and that is because Los Ranchitos was designed for the equestrian families with larger home lots and the horse trails throughout the community. Getting national attention from Realtor.com is beneficial to the property owners and we should be very proud to be living in and part of this great community.

### Annual Meeting

**June 9th, 2023, 5 - 9pm**

**Business meeting**

**Board Elections**

**Dinner**

*To be held at the Snows' home@ 44181 E Vallejo, Temecula (Enter from Cabrillo)*

**Ballot surrender, drinks and snacks with your neighbors @5pm**

**Street tacos/DJ/Dessert Potluck to follow**

**Approve minutes of 2022 Annual Meeting**

**2023 Board of Directors Election Results**

The annual meeting is ***your opportunity*** to vote for Board of Directors, approve last year's meeting minutes, learn about important issues impacting our neighborhood and surrounding areas from the City's Community Improvement Plan. Join in the fun, ask questions, volunteer, join a committee, get involved in community activities and actions, share a fun event with your neighbors. And, of course, be wined & dined by the HOA.

**Vote & return your ballots! Details on LRHOA.com**

**RSVP:      ralston@ralstonm.com      951-296-9030**

# Secretary's Report

Neal Ziff

## Park N Ride

- ◆ Masonry wall & DG trail complete.
- ◆ Horse trail fencing is part of the adjacent parcel development agreement.

## La Paz St to Temecula Parkway

- ◆ The City is adding a 2nd right hand turn lane from La Paz.
- ◆ May be part of the Hospital project or Gateway project.

## Gateway Development

- ◆ Parcel 2 proposal from Panera Bread—in preliminary stages.
- ◆ LA Fitness proposal change to a Pickleball Center—in preliminary stages.

## Temecula Pkwy/Vallejo Development

- ◆ Developer has secured interest by an anchor tenant.
- ◆ Developer is putting together conceptual design and circulation. Design presentation is not yet scheduled.

## Temecula Hospitality

- ◆ City is awaiting payment from developer for the traffic signal at Wabash Road in order to approve permits for the Vallejo Road improvement including the Horse Trail and landscaping.
- ◆ The developer may ask LRHOA to increase the size of the Dunkin Donuts building.
- ◆ Developer needs to complete its obligation to Dunkin Donuts by Q1 2024.

## La Paz Roundabout

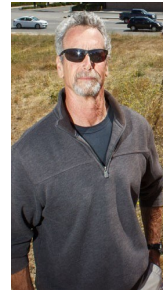
- ◆ City is studying the design.

## Jedidiah Smith Roundabout

- ◆ RFP being prepared by City traffic engineer.
- ◆ Distribution of RFP by June.
- ◆ Design finalized in August.
- ◆ Plans/specs/estimates by end of 2023.

## LRHOA Strategy: City of Temecula Capital Improvement Plans

- ◆ Ynez Widening.
- ◆ De Portola Widening.
- ◆ La Paz Widening.
- ◆ Traffic Calming.
- ◆ Speed limits.
- ◆ Utility undergrounding on Vallejo at Gateway & Hope Lutheran.
- ◆ Urban Forest and storm water runoff project.



## Communicate with your neighbors!

### FB & Web

#### Website:

[www.LRHOA.com](http://www.LRHOA.com)

Editor: Lee Rosu

#### Facebook Pages & Administrators:

##### **\* Los Ranchito HOA \*** (Coming Soon)

The official page for discussions concerning our Los Ranchitos Community.

Moderators:

Lee Rosu

Shannon Flynn

##### **Los Ranchitos Community**

Moderator:

Scott Partridge

##### **Los Ranchitos Neighbors & Equestrians**

Moderator:

Amy Daneshmand

##### **Los Ranchitos Adjacent**

(for communicating with people in neighboring communities)

Moderator:

Shannon Flynn

#### Newsletter Team:

Shannon Flynn

Tanis June Earle

Board of Directors

- ♦ Visit [www.LRHOA.com](http://www.LRHOA.com) to learn about issues impacting our community.
- ♦ The scrolling message on the welcome page alerts you to important recent news. Click on the banner in order to link to additional information.
- ♦ Neighborhood news in 2022:
  - ♦ Temecula Valley Hospital Expansion plans
  - ♦ Behavioral Health Center
  - ♦ Ynez—De Portola Multi-use Trail

#### Los Ranchitos HOA Facebook Page

- ♦ Request to join
- ♦ Discuss
  - ♦ City of Temecula Capital Improvement Plans

## Architectural Committee Report

### Cutting down trees? Building a shed? Building an ADU?

Our knowledgeable ACC Committee works hard with our homeowner members to ensure their projects reflect their desired custom home improvements and maintain and protect our community beauty, standards, and value.

**Submit your project at [LRHOA.com](http://LRHOA.com)**

#### Architectural Committee:

Allen Cooper  
Pat Dibble

Mark Pledger  
Josh Snow



# Our Trails

*Los Ranchitos has 8 miles of trails that traverse our beautiful community!*

**For Horses & Everyone Else To Enjoy!**

## Committee:

Louis Todd  
Shannon Flynn  
Jennifer Trebler Partridge  
Tanis June Earle  
Gena Effelt  
Amy Naidus

### Trail System:

Our trail system was designated for both horse and pedestrian use! Enjoy the ride or walk on our beautiful trails.

- ◆ The Trail Committee is made up of volunteers. They are your neighbors. Thank you to these wonderful volunteers!
- ◆ We are active in helping keep the trail system functional and enjoyable. If you see a problem or have a suggestion feel free to contact any member or the property manager.

### 2023 Projects:

- ◆ Installation of 4 additional trail head gates are needed to eliminate daily unauthorized driving on trails.
- ◆ Please, trail use by motorized vehicles is prohibited.
- ◆ Signage plan for the trails and trail head at each location—these signs will be posted at each trail crossing.
- ◆ Horse Crossing Plan. Status: 2 signalized crossing completed.
- ◆ The city will provide additional signalized and unsignalized crossing and striping at horse trail crossings.



Trails Committee



Trail maintenance is a yearly process and we try to address trouble areas plus general maintenance. This maintenance is the largest budgeted cost annually for Los Ranchitos HOA.

Keep in mind your association dues only cover a small portion of the actual cost to groom the trails. Your LRHOA board has allocated some of the commercial property dues to help cover these costs as the trail represents one of the shining assets of our community.

The property owners who have trails on their property are responsible for all maintenance including but not limited to, trash removal, weeding, tree trimming, fencing and erosion damage to the trail system. If your tree falls into the trail you are responsible for the removal and repairs. The LRHOA will provide trail grooming on native soil as needed.

Your trails committee has been working closely with the contractor to maintain the trails. If you see a problem please report asap and we will get on it. If you see trash, please help by picking it up.

### Get involved in Trail activities:

- ◆ If you see a problem or issue with the trails contact any trails member thru the Ralston Management.
- ◆ Your trails committee is looking forward to organizing fun homeowner events in the near future. Please contact Shannon Flynn with ideas: flynnshann@aol.com.
- ◆ Help name a trail or trail head, contact us with a suggestion: Submit to Ralston Management at 951-296-9030 or via [www.LRHOA.com](http://www.LRHOA.com).
- ◆ Meet ups. **Join Facebook: "Los Ranchitos Neighbors & Equestrians"** Many HOA equestrians and residents belong to these pages and regularly meet up for walking and riding our beautiful trails together.
- ◆ Thank you for trusting in us to help keep the trail system a fun and functioning asset to our community.
- ◆ **Come join the fun!**

## IN THE 'HOOD!



Have you noticed our Los Ranchitos signs?  
Have you noticed that they are in sad shape?  
Would you like to help update our monument signs?  
Please contact board member Mark LeTourneau  
[marklet.lrhoa@gmail.com](mailto:marklet.lrhoa@gmail.com) or call at 951-303-6656.



## Don't forget—it's brush clearance time!

### **Los Ranchitos Homeowners Association**

c/o Ralston Management  
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Suite 101  
Temecula, CA 92590

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Fax: 951-200-3894  
[ralston@ralstonm.com](mailto:ralston@ralstonm.com)  
[www.LRHOA.com](http://www.LRHOA.com)



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PLACE  
STAMP  
HERE

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Mailing Address Line 4  
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