

## MAY, 2019 NEWSLETTER FOR MORGAN RANCH

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### **Dog Poop!**

FYI...the population growth of dogs now living in beautiful Morgan Ranch has grown quite a bit. In recent years, many people have moved to Morgan Ranch and have brought their beloved dog(s) with them. Here are a few Q's & A's regarding your responsibility (whether you own or rent) as dog owners in our beautiful neighbor.

Q. Is there a dog leash and dog license law in Grass Valley?

A. Yes to both. The City of Grass Valley has a leash law: Ordinance # 6.16.110A and a dog license law: Ordinance # 6.16.010. Morgan Ranch is in the City limits of Grass Valley. For the safety of your dog(s), please have them on leash when walking in Morgan Ranch. For dog license please contact Grass Valley Animal Control 556 B Freeman Lane, GV 530-477-4630.

Q. Do I **have** to clean up after my dog(s) in Morgan Ranch?

A. **YES.** The City of Grass Valley has Ordinance # 6.16.120 F (Nuisance): Defecating on public and or private property, requiring that dog owners and their guests who visit them clean up after their dog(s) and dispose of waste in trash bin. Suggestion: place the waste in a separate trash bin with a couple of cups of cat litter and then toss out on trash day.

Q. Are the empty property lots private or open public space?

A. Every parcel lot in Morgan Ranch that does not have a home on it is private property. If your dog goes on these empty lots, please clean up after your dog.

Q. What about disposing my dogs waste in the open space behind my house in Morgan Ranch? Or letting them go on open space in front of my house?

A. While the area behind or in front of your house may appear to be "wild open space"; it is private property whether it's in the county or in the city limits. By disposing of your dog's waste over the fence, you create a perfect stinky environment for flies and it then becomes a public health matter. Imagine those flies crash landing on your burger this summer! Again, please dispose of dog waste in trash bin on a weekly basis. Clean up daily during the hot summer months.

Q. What about the gravel road behind the homes on Success Mine Loop?

A. This road is popular for walkers as well as dog walkers. Please be thoughtful and clean up after your pooch. There's nothing more upsetting than stepping in dog poop!

Q. What about filling the McCourtney Road Land Fill with plastic bags from the Union or Sac Bee?

A. While these bags are very convenient, Amazon has great deals on Pet N Pet 1080 count of Earth-Friendly poop bags.

We live in a desirable and beautiful neighborhood in the City limits of Grass Valley. Whether you own or rent, let's keep Morgan Ranch poop free no matter how large or itty bitty your dog(s) may be. After all, dog poop is poop, itty bitty or large! Thank you very much for your attention.

Always refer to your copy of the CC&R's or you can read it online at [www.morganranchacc.org](http://www.morganranchacc.org)

### **Curb Appeal**

Curb appeal; defined by Merriam-Webster as "the visual attractiveness of a house as seen from the street".

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Have you recently stepped back and viewed your house and yard with a critical eye, imagining what a passerby might perceive? Spring is the perfect time to spruce up!

Take an objective look around....are the weeds once again intruding? How about another layer of fresh bark? Maybe it's time to remove that dead shrub? Are the outdoor light fixtures next to your garage door tarnished and needing to be replaced? And of course, the bigger questions....does the house need reroofing or repainting? (Remember to submit an application for approval. An application can be found on the back page of this newsletter.)

Don't forget to check your backyard appearance as well. Your close neighbors will appreciate it.

Morgan Ranch has a reputation of nice homes and well-kept yards. The appearance of all our homes and yards play a huge role in making this a desirable neighborhood, and in maintaining our property values. Let's all work together to keep up our neighborhood's good reputation!

### **The Value of Our Morgan Ranch CC&R's**

We all purchased our homes with the CC&R's in place and they are designed to provide protection to the homeowners and residents of Morgan Ranch. CC&R's protect our property values and allow homeowners to enjoy their own property without annoyance, distraction, or offensive use by their neighbors.

A complete copy of the CC&R's is available on the Morgan Ranch website at [www.morganranchacc.org](http://www.morganranchacc.org).

Here are a few of the most often abused CC&R's:

**4.13 Prohibition of Noxious Activity** – No owner shall permit noise, including but not limited to the barking of dogs, radio or stereo systems, television systems, motor vehicles or power tools to emanate from any owner's lot which would disturb other owner's reasonable enjoyment of their property.

**4.11 Garbage and Refuse Disposal** - Trash, garbage or other waste shall be kept in covered, sanitary, waterproof containers which should be

stored where they are not visible from the street. *Note:* If this is not possible due to split rail fencing, trash and yard waste containers should be placed behind the garage setback line.

**4.14 Parking and Storage of Vehicles** – No trailers, boats, trucks, recreational vehicles of any kind, commercial vehicles or inoperable vehicles of the owner, their guests or invitees shall be regularly parked or maintained on the street, or on the driveway or anywhere on the property for a period of time exceeding 48 hours. *Note:* In addition, our streets are City streets and are subject to a 72-hour rule. If you think a vehicle is abandoned, you may report it to the City by filling out a code compliance form at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com).

**4.15 Storage** – Storage of personal property shall be entirely within enclosed or fenced storage areas not visible from the street or neighboring properties. *Note:* Personal property includes tools, garden equipment, extra trash cans, excess furniture, bicycles, toys, firewood, and any other personal items, i.e. "stuff".

**Portable Basketball Hoops** – Although not officially a CC&R, there is a policy in place regarding portable BB hoops. Portable BB hoops can be used during daytime hours, but they must be put away after dark, either behind the garage setback line or inside the garage. They cannot be left out permanently.

As a reminder, under Section 3.3 (approval of Improvements), it is a requirement that "Prior to commencement of construction or installation of any improvement... the Owner planning such improvement must first submit to the Architectural Committee a written request for approval." In general, this must be done for any/all exterior changes to the house, including decking, cement, or other hardscape installations. The committee is aware that some homeowners have instituted changes or improvements without submitting an application or proceeded without approval. For the benefit of all homeowners, compliance to these and all the CC&R's is greatly appreciated.

If you are interested in joining the committee, please let us know. We are always looking for new members.