

# SPRING NEWSLETTER

**PROPERTY VALUES:** Morgan Ranch values have remained high due to residents remaining true to the elements of our CC&R's. While you may not have read this document, it is listed on the title papers signed when you purchased your home. So, even if they displease you, they are valid and must be heeded. In order to help you, the Architectural Control Committee has posted them on the website: [www.morganranchacc.org](http://www.morganranchacc.org) For your assistance, an application for desired changes on the outside of your home is printed on the back of this newsletter.

**ARCHITECTURAL CONTROL COMMITTEE:** This is a committee of volunteer homeowners called for in the CC&R's. The Committee is always welcoming new members as those who have served are ready to transition off. Serving on the Committee is a great way to meet your neighbors. It's kind of fun to drive down the street and actually know your neighbor's names!

**VIOLATIONS:** Failure to follow the CC&R's drags all the properties down, and it appears in some areas the neighborhood is deteriorating. Attempts have been made to rectify these violations but they seem to be ignored or to reappear soon after correction.

**TRASH CANS:** A number of residents have suggested that we keep our sidewalks clear for walkers and wheelchairs and strollers. We can put the cans out with the wheels in the gutter and that will also aid the Waste Management truck drivers. Each Tuesday, it's nice to know we can rely on them to make their appearance and take away our refuse. Their long days keep us looking good!

**KEEPING IT CLEAN:** It's a good idea to occasionally take a good look at your sidewalk and front of your home after each garbage pick-up to find any papers that may have been blown about. Storing our Waste Management cans in the garage or behind our fences is specified in our CC&R's, and helps to keep our neighborhood looking nice.

**PARKING:** Storing boats, trailers or non-operative vehicles in driveways or on the street is a violation. There are storage places in Grass Valley where they can be safely stored. It is requested that cars parked on the street not wind up on the sidewalk as it puts neighbors who walk at risk when stepping into the street to go around them.

**APPROVALS:** The 5 biggest things needing approval are: Painting, roofs, landscaping, solar and trees. There are others as well so please remember to fill out an application and submit your \$25 for approval from the Committee. THANK YOU!

**TO CONTACT THE COMMITTEE:** email address is [morganranchacc@yahoo.com](mailto:morganranchacc@yahoo.com) and the mailing address for applications or letters is MRACC, PO Box 2055, Grass Valley, CA 95945.