



# NEWSLETTER

JAN 2024

<https://www.morganranchacc.org/>

## MRACC/CC&R's

The Morgan Ranch real estate developer established the covenants, conditions, and restrictions (CC&R's). These rules are a legal document that is filed with the county recorder's office and made a part of the official real estate records. These rules are deeded with the property and are enforceable. They define what residents can and cannot do with their properties. They provide a roadmap to homeowners/renters of what is expected and permitted in the neighborhood. The Morgan Ranch Architectural Control Committee (MRACC) was also established. The elected Board of Directors have the power and legal authority to administer and enforce the rules and regulations.

The committee is to notify the homeowner/renter of any violation with the expectation that everyone will follow the rules and regulations.

There are specific regulations and restrictions in the CC&R's; improvements (roof, fence, paint, etc.), landscaping, grading, pets, refuse disposal, parking of vehicles, signs and other items. The complete CC&R's for Morgan Ranch and Morgan Ranch West are available on the MRACC website.

# Thank You !

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Many thanks to those of you who take pride in our neighborhood by taking care of your properties and abiding by the CC&R's.

## Did You Know.....

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There are 402 homes in Morgan Ranch.

The speed limit in Morgan Ranch is 25 MPH.

Morgan Ranch has CC&R's that are legal documents.

CC&Rs preserve and enhance property values in the area.

Landscaping can add 15% to the value of your home!

Every dollar invested in landscaping can return up to 400% when you sell your home.

Open burning is prohibited in the City of Grass Valley. Only BBQ grills are allowed in Morgan Ranch.

Weeds and dry grass (4 inches or more) and combustible materials must be removed by May 1 every year and maintained throughout the fire season.

A neighbor's home that is unkempt, can devalue your own home by 10%. Please be the neighbor you would want living next to you.

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# Benefits of Working with Plants

By: Plant Girl

When I sit in my garden, I think about how important plants are to me. Plants have always been a part of my life. They fill my yard with beauty and give me peace. I have always shared my love of plants with family, friends and neighbors. I understand the benefits of gardening. At one time in my life, I was part of the California Horticulture Society. We composed a list of the “Benefits of Working with Plants”. We shared our list with gardeners and therapists that used horticulture as a form of therapy. Read through the list below and see if some of the benefits listed are important to you. Sometimes, I have found some of the statements listed are more important than others. Then my mood changes and something else on the list becomes the focus of my gardening experience.

## Emotional/Psychological Benefits

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- Provides opportunities to anticipate future events.
- Helps us develop a sense of responsibility.
- Satisfies some of our needs to be nurturing and caring.
- Gives us opportunities to be creative and imaginative.
- Gives us a way to be active that wins the respect, approval and admiration of others.
- Exercises our patience.
- Builds a “can do” attitude.

## Intellectual Benefits

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- Teaches us a new skill and techniques in horticulture.
- Increases our interest in gardening.
- Stimulates our understanding of abstract concepts such as a time, growth, death and change.
- Gives us greater awareness of living things around us.
- Exercises our minds in terms of memory and logic.
- Gives us practice in following directions.
- Exercises our attention span.



## Physical Benefits

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Exercises the eyes, through visual scanning, seeing near and far, and improves seeing spatial relationships.

Let's us practice eye-hand coordination.

Helps us learn to see differences in size, color, shapes and textures.

Exercises our hands, fingers, arms and upper body.

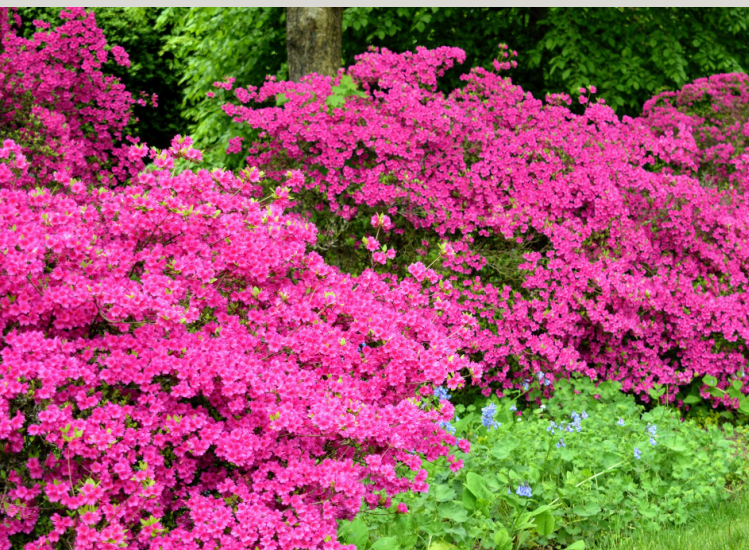
Motivates us to walk, stoop, bend, reach and keep our balance.

Gives us mild to moderate exercise in coordination strength, stamina, and endurance.

Gets us involved in physical activity where often nothing else does.

Gives us enormous pleasure through our senses of seeing, smelling, feeling and tasting.

Motivates us to use adaptive equipment, if needed.



## Social Benefits

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Promotes interaction by having something to talk about (Master Gardeners!)

Lends itself to many social activities-clubs, fairs, contests, special meals, and parties.

Gives a chance to feel good about asking other for help, including physical assistance, advice, ideas, and supplies-promoting healthy inter-dependence in a family, neighborhood, community, and among staff in an agency.

Gives us a chance to relate to each other on an equal level as one gardener to another.

Allows us to practice being leaders and to become comfortable teaching others.

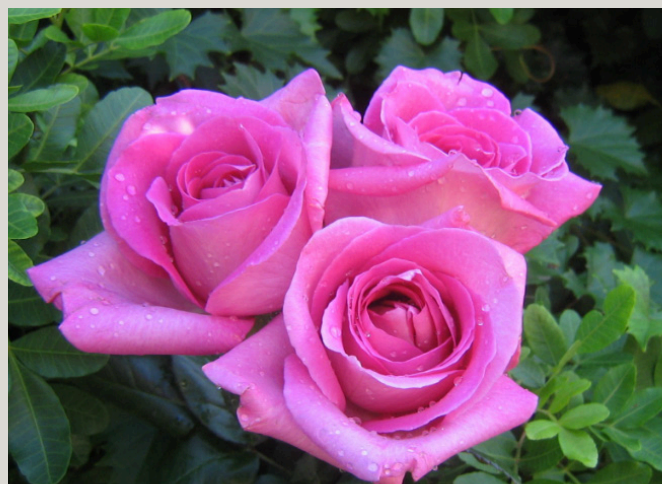
Helps us to learn good work attitudes and behaviors.

Gives us practice in expressing our opinions, being descriptive, asking questions, and exploring our humor.

Gives us a topic about which we can be relaxed, informal, interested and challenged all at the same time.

Motivates us to work cooperatively with other people as a team.

Let's us explore horticulture as a hobby.



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**Age is an issue of mind over matter. If you don't mind getting older, then it really doesn't matter.**

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# Dogs and Monet's Gardens at Giverny

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There are reasons dogs are not allowed in Monet's Garden. Dogs can ruin plants and paths. Claude Monet's Garden was an important aspect of his artistic life as well as his place of enjoyment and pleasure. Just like Claude Monet, many homeowners in Morgan Ranch, enjoy their yards and the valuable plants and lawn they have in their gardens. Their garden is a source of great pride and enjoyment. We ask all dog owners in Morgan Ranch to respect the time, effort, money, and beauty the gardens of Morgan Ranch contribute to our community. While walking your dogs, please do not allow your dogs to void or defecate in other homeowner's yards. Create a way to walk your dog and have your dog "do his business" in your own yard before heading out on your walk. Always carry a dog bag for unexpected times. Find a place, other than someone's yard, to have your dog void. Please be considerate of your neighbors and community. Be the neighbor you would like to have next door. Some dog walkers in Morgan Ranch make the Grass Valley City nature park at the top of Woodcrest/Northridge, a destination. Please respect the space and follow the Grass Valley City ordinances and pick up your dog's feces and remove it from the area. We want to keep the park a place of enjoyment for both homeowners and dogs.



**We don't stop playing because we grow old; we grow old  
because we stop playing.**

**George Bernard Shaw**

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# CC&R Article

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The Declaration of Covenants, Conditions, and Restrictions, commonly known as the CC&Rs, is a legal document that is filed with the county recorder's office and made a part of the official real estate records that run with the land that is part of the community.

The CC&Rs are initially recorded by the real estate developer to create the homeowner's association and give the association's elected Board of Directors the power and legal authority to administer and enforce the community rules. Importantly, the CC&Rs outline the processes and procedures community members must follow to implement changes to the recorded declaration.

The CC&Rs can be thought of as the rules, limitations, and requirements that determine what property owners can do with their property. Simply put, the CC&Rs provide a roadmap to homeowners living within communities of what is expected and permitted in their neighborhood.

Some of the basic restrictions that are typically included in the CC&Rs are the rules that determine how properties can be used within the community. A few examples include an owners' ability to rent the property, prohibitions of commercial and recreational vehicles, and strict limitations of exterior changes to the property. In addition, the CC&Rs generally include the owner's responsibility to maintain the property in good condition and repair at all times, such as removal of noxious weeds, unsightly objects, and trash cans on non-collection days.

One of the more often litigated issues typically involves parking of recreational vehicles on a property. There may be rules that prohibit the parking of boats, trailers, and the like for more than 48 hours at a time.

Another area often covered by the CC&Rs include requirements that govern the construction and design of a property. Typically there are minimum square footage requirements, set back requirements, and sometimes even rules that govern what type of construction materials must be used.

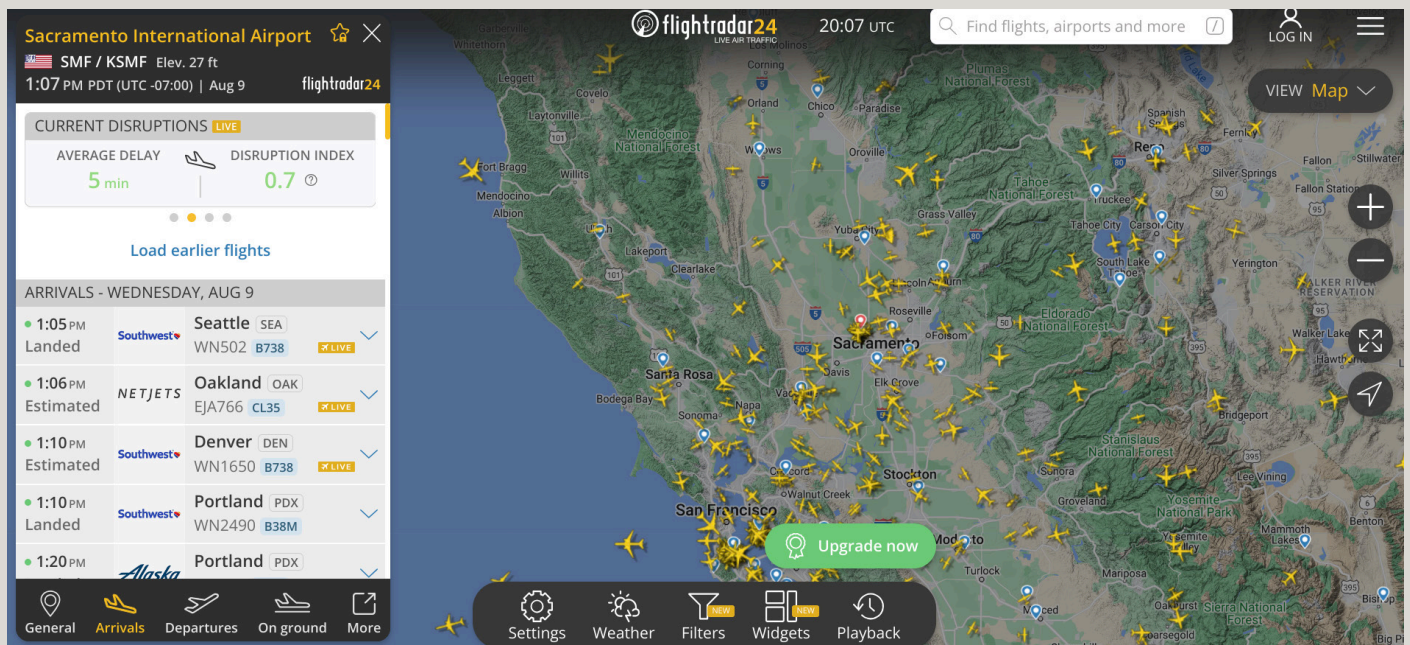
Most communities have design approval requirements that include a process for homeowners to gain the approval of construction plans before they may begin construction. In most cases, there are also rules regarding landscaping, removal of trees, and construction of additional structures such as free-standing garages or gazebos.

For prospective buyers of a property, it is important to understand how building requirements might impact the overall cost, design, and use of a particular property before they purchase. The failure to consider these common restrictions could lead to an extremely unpleasant surprise.

The CC&Rs can undoubtedly do a lot to protect the integrity and value of properties. However, they can also make it more difficult for property owners to have the full use and enjoyment of their properties. Thus, homeowners need to carefully consider the CC&Rs in determining whether to purchase a property.



Flightradar24 is a flight tracker that shows live air traffic from around the world. Flightradar24 combines data from several data sources including ADS-B, MLAT and radar data. The ADS-B, MLAT and radar data is aggregated together with schedule and flight status data from airlines and airports to create a unique flight tracking experience on [www.flightradar24.com](https://www.flightradar24.com).

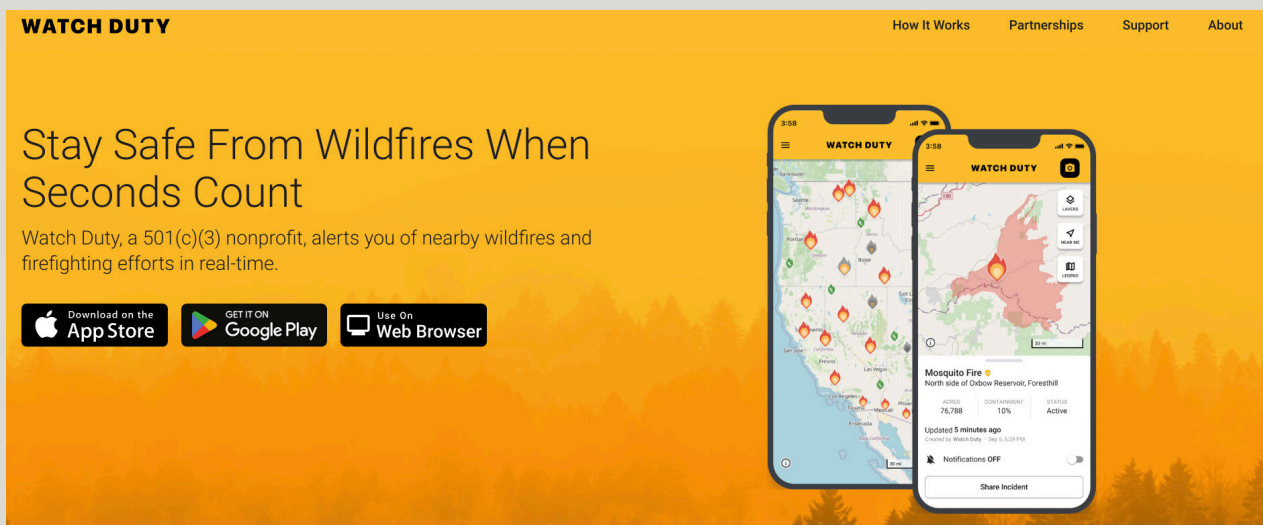


## Newsletter Ideas

If you have ideas to share with your neighbors, (tech-tips, recipes, DIY, websites, etc.) send an email to the committee and include Newsletter in the subject line.

Watch Duty is a non-partisan and non-government organization focused on disseminating public safety information in real-time from verified sources. Our service is powered by real people – active and retired firefighters, dispatchers, and first responders – who diligently monitor radio scanners and collaborate around the clock to bring you up-to-the-minute life saving information.

Our mission is to publish only the facts that provide true situational awareness in case of emergency, without editorialization or prediction. We honor integrity and correctness over speed or sensationalism so we can build and maintain trust with not only our community but our first responders. As such, we adhere to a strict code of conduct for all of our reporting.



## MRACC Committee

The Architectural Committee is always looking for people willing to visit with neighbors and assist with communication of mutual concerns. Committee members are all volunteers. If you are interested, send an email to the committee and include Committee Member in the subject line.



# Reminders

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Consider Flu shot.

Consider RSV (Respiratory Syncytial Virus Vaccine).

Consider COVID shot.

Consider Shingles vaccine.

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