

## **2025 Annual Notifications to Owners of R-Ranch Property Owners Association**

### **Assessment Amounts and Reserves**

The amount of the Assessment for 2025 will be \$1,498.00. On October 19th, 2024 the Board adopted the budget for 2025, set the annual assessment, and determined that 2% of the assessments will be placed in the Reserve Account for repair or replacement of the capital improvements of R-Ranch. At this time the Board does not anticipate any special assessments.

### **Statement of Where the Records of the Association are Kept**

The records of R-Ranch Property Owners Association, including a roster of the names and addresses of the Members of the Association, are kept at 225 Ditch Creek Road, Hornbrook CA 96044 in the Headquarters Office.

### **Right to Receive Board Minutes**

Members have a right to the minutes of the Association. The minutes are available in the Owner Portal of our website [www.r-ranchca.com](http://www.r-ranchca.com), or by contacting our Headquarters office at 530-475-3495 and requesting them.

### **Alternate Dispute Resolution Disclosure**

Civil Code § 5930. ADR Prerequisite to Litigation.

(a) An association or a member may not file an enforcement action in the superior court unless the parties have endeavored to submit their dispute to alternative dispute resolution pursuant to this article.

(b) This section applies only to an enforcement action that is solely for declaratory, injunctive, or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of the jurisdictional limits stated in Sections 116.220 and 116.221 of the Code of Civil Procedure.

(c) This section does not apply to a small claims action.

(d) Except as otherwise provided by law, this section does not apply to an assessment dispute.