

TRINITY ALPS PRESERVE PROPERTY OWNERS ASSOCIATION
TAPPOA, INC - A NONPROFIT MUTUAL BENEFIT CORPORATION
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President: Larry Francis
Vice President: Patricia Richardson

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2020 & 2021 Shasta Acres Lot Policy

Dear Shasta Acres lot owner,

Five years ago, TAPPOA researched all non-exempt Shasta Acres lots via Google Earth in order to find those lots which appeared 100% vacant and used this information to adjust billing as necessary. Those Shasta Acres lots appearing completely unused had their past due accounts adjusted to the new fee schedule listed on the back side of this page. Further, Shasta Acres accounts will *not* be billed a higher percentage rate in the future unless and until there is evidence of use on said property.

Those properties showing signs of use will be billed annually based on a set price per mile and all past dues will be adjusted accordingly. The fee may increase in the future with 30 days written notice as stated in the Bylaws by 20%, or by a larger amount if voted on and approved by the members.

Signs of “property use” may include the following:

- Driveway/s
- Road/s
- House/s
- Trailer/s
- Building/s
- Structure/s
- Large Junk Pile/s
- Abandoned Vehicle/s

If these items were already existing on the property when it was purchased by the current owner and the property is no longer used, please inform us right away and provide proof if possible to avoid a higher billing rate. If your property is only used on rare occasions, please let us know right away as well. Please keep in mind, each and every TAP lot owner must pay the full annual fee whether or not they have ever used their property. The only difference between a Shasta Acres lot and a Trinity Alps Preserve lot in terms of paying dues, is determined by the date the property was originally purchased - before 1979 or after 1979. This is why it is so important we all pitch in with our neighbors and share the maintenance costs together.

Please keep in mind, all Shasta Acres lots are *legally obligated* to pay their share of maintenance costs according to the CC&Rs, easement laws, and CA civil codes. These rules require the cost of maintenance to be shared equitably by the landowners benefiting from those roads. In the absence of an agreement, the cost shall be shared proportionately to the *use* made of the easement by each owner. We feel that using a price-per-mile method is both fair and reasonable in determining use. Our governing CC&Rs state that TAPPOA has the 100% exclusive obligation of maintaining the roads. This is why *all* lots must remit their share to our Association, which consists of volunteer landowners, so we can then hire the road work to be performed using these funds.

Those Shasta Acres lot owners who disagree with the estimate of “use” shown on their invoice may negotiate a fee they feel is more suited to their individual road use.

As of January 1, 2013, CA Civil Code section 845 now allows the Association to take non-paying Shasta Acres owners to Small Claims Court without the need for any Arbitration. For this reason, it is important to pay your invoice as estimated by the due date, or to contact us right away if you feel your proportional use was not accurately estimated as shown on your bill, in order to avoid Court action. We are more than willing to work with you to determine a fair and accurate estimate of “use”.

We have adjusted your enclosed bill and past dues accordingly and also issued credits on accounts where necessary which will count toward future dues, please see the chart on page 2.

Detailed Proportionate Use Fee Schedule and Blank Lot Fee

Year	SA Proportionate Use Price per mile estimate	Minimum flat rate of 15% of the Annual Fees to cover basic expenses
2021 Fees \$276.00	\$92.00 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$41.40 per year
2020 Fees \$265.92	\$88.64 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$39.89 per year
2019 Fees \$260.40	\$86.80 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$39.06 per year
2018 Fees \$255.60	\$85.20 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$38.34 per year
2017 Fees \$252.00	\$84.00 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$37.80 per year
2016 Fees \$71.52	\$23.84 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$10.73 per year
2015 Fees \$71.04	\$23.68 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$10.66 per year
2009 - 2014 Fees \$70.00 per year	\$23.33 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$10.50 per year
2008 Fees \$167.00	\$55.66 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$25.05 per year
2007 Fees \$356.90	\$118.97 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$53.54 per year
2006 Fees \$353.15	\$117.72 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$52.97 per year
2005 Fees \$61.80	\$20.60 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$9.27 per year
2004 & older Fees \$60.00 per year	\$20.00 per mile max 3 miles	No signs of use or less than 1/2 mile from County Road = \$9.00 per year

Your mileage will be printed on your invoice, and is calculated from the closest County Road to your driveway (or an available entry/access point) using Google Maps. If your property is 3 or more miles away from a County Road we simply charge the same Annual Fee as a TAP lot which can be found in the left hand column above.

Examples: 2005 - Lot is 1.4 miles from nearest County Road = $\$20.60 \text{ per mile} \times 1.4 \text{ miles} = \28.84
 2008 - Lot is blank and not used = \$25.05 (15% of the \$167.00 Annual Fee)
 2011 - Lot is 0.3 miles from nearest County Road = \$10.50 (15% of the \$70.00 Fee)
 2015 - Lot is 5 miles from nearest County Road = $\$23.68 \text{ per mile} \times 3 \text{ or more miles} = \71.04

If you have any questions, do not hesitate to contact us. Please remember, we are here for you and are willing to work out payment plans when needed or requested. The number one complaint or concern we hear from neighbors is the less than desirable condition of the roads. We are trying our best to come up with solutions to repair the roads in a manner that is both fair and reasonable for everyone.

Our sincere thanks, The TAPPOA Board of Directors, approved on this 23rd day of October, 2020.