

STERLING POINTE OWNERS ASSOCIATION

650 COMMERCE DRIVE, SUITE A ♦ ROSEVILLE, CA 95678 ♦ (916) 786-6000 EXT. 324

Resolution #2003-06 Vacant lot fuel reduction

Residents of Sterling Pointe, along with local fire officials must reduce the potential wildfire fuel on vacant lots in the development. Wildfire is a real danger – last year a wildfire started in Loomis, spread to Granite Bay and consumed several homes. The year before a wildfire started near Clos du lac (a development adjacent to Sterling Pointe) which required the involvement of aerial tankers to control. Sterling Pointe is virtually surrounded by open space so it is even more important that we maintain low fuel levels within the development.

The Board of Directors is committed to enforcing the decision made by last year's board which required the reduction of fuel loads on vacant lots via mowing and dead brush removal. We appreciate the fact that this may be a significant expense or a significant amount of work but a wildfire within our community could cause a devastating loss – not only to existing homes but also to the value of vacant lots. Imagine a Sterling Pointe without the canopy of natural oaks but instead with a lifeless landscape of burned, dead trees. Reducing the risk of that scenario is a wise and responsible investment.

The Board authorizes retaining a firm to mow and remove dead brush from vacant lots which were not sufficiently mowed and cleared by the June 15, 2003 deadline. The work will be limited to a 30' wide section (a "defensible buffer zone") around the perimeter of the lot. No work will be done within easement areas. If an easement line constitutes the effective border between the lot and the next property line then a 30' wide defensible buffer will be created around the easement. Grasses and ground cover will be mowed and dead brush or other fuel sources will be removed. In order to facilitate the work, the Board authorizes the payment of up to \$500 per lot for this work. The firm which is retained to perform this work must provide a separate invoice for the work done on each lot. That amount will then be billed to that lot owner.

Recorded in the Book of Minutes: June 3, 2003

Signed: _____, 2003

Director Gravlin

Circle: Approve Reject

Director Rathbone

Circle: Approve Reject

Director Penrod

Circle: Approve Reject

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