Welcome to the La Cresta Property Owners Association. This letter contains information about La Cresta. The Welcoming Committee wants to make your transition to La Cresta and Plateau living easier and answer any questions you may have. There is additional information about living on the Santa Rosa Plateau and safety preparedness and planning available on our web site listed at the end of this letter. If you prefer you may contact Avalon Mgt. (listed below) to arrange a time for us to bring the pamphlets to your home.

The La Cresta Property Owners Association (LCPOA) is governed by our By-Laws and CC&R’s. You will have received a copy of these during escrow. A five (5) member Board of Directors (BOD) serves a two (2) year term to manage the association’s finances, roads, building approvals and violations. There are three (3) members elected in the odd years and two (2) members elected in the even years. The annual Members’ Meeting is held on the last Sunday in September. Elections are held at this time.

Current BOD members:
- Rick DeAndro – President, board2@lacrestapoa.com
- Cal Westra, Vice President, board1@lacrestapoa.com
- Dr. Alex Hernandez, Treasurer, board5@lacrestapoa.com
- Bill Brady, Secretary, board4@lacrestapoa.com
- Rich Hubbard – Member-at-Large, board3@lacrestapoa.com

LCPOA also engages a management company to assist with the day to day operations. Our current management company is Avalon Management.

Avalon Management has requested that in any communications, La Cresta property owners contact Avalon Mgmt, Property Manager. You can call (951) 699-2918, or email LaCresta@AvalonWeb.com.

There are five (5) committees in the LCPOA. Four (4) are volunteer groups that assist the BOD in the management of specific areas. These are the Beautification, Road, Safety and Trails Committees. The Architectural Committee (AC) is presently manned by one board member and two property owners. The AC reviews all the submissions for any type of construction on and modifications to your property. You should have received an Architectural Guideline during escrow. Please review.

The following are descriptions of the other four (4) committees submitted by the current committee chairs. Please call the chair for more information and consider volunteering for one.

**LCPOA BEAUTIFICATION COMMITTEE**

The purpose of the Beautification Committee is to encourage the residents of La Cresta to maintain and enhance the appearance of their properties and to help instill pride in our community.

The Committee has worked to accomplish this purpose by having roadside cleanups, giving "Looking Good" awards for outstanding property appearance and giving holiday decoration awards. At the entrance we designed and had built the native stone monument with our name, installed the banner posts and park bench and we improve the plantings on an ongoing basis. Lately, we planted the 150 roses along the white fences on Ave. La Cresta and do some maintenance of them. We meet about quarterly to share other ideas for projects that might help to meet our goals.

Cheryl Westra, Beautification Committee Chair
LCPOA TRIALS COMMITTEE

Dear New La Cresta Resident,

Welcome to the Santa Rosa Plateau, this Delightful Area we call Home, La Cresta!

La Cresta is noted for its quality of life, clean air, mild climate, oak tree studded hills, wildlife and great people.

We of the Trails Committee are a dedicated group of volunteers continuing the commitment for our recreational trail system. If you feel our trails are unique and a valuable asset to our community, please feel free to volunteer your time and meet great people. Our trails are open to hikers and equestrians for their enjoyment.

The responsibilities of the Trails Committee are:
1. Overseeing Trail Maintenance in coordination with the Roads Committee
2. Obtaining new trail easements and rights to pass within the La Cresta Boundaries.
3. In the course of business, we are currently updating the La Cresta’s Trails Master Plan, Policy and Procedures, Charter and Guidelines.

Please come join us and learn about the recreational trails.

LCPOA SAFETY COMMITTEE

The LCPOA Safety Committee is one of five fixed committees and is considered an extension of the Board that addresses on-going activities and/or situations. The primary objective of the Safety Committee is to provide support to BOD and the community related to community safety as well as issues that may represent a potential liability. Findings are documented in reports provided to the Board.

The LCPOA Safety Committee may at times review, research and make recommendations to the LCPOA Board on any safety suggestion, concerns or issues. This includes, but is not limited to traffic safety, vandalism, wild animal sightings, crime incidents, communication, and pedestrian and equestrian safety.

This safety committee encourages safety awareness among all Residents through the LCPOA website and other media. The Safety Committee is also responsible for providing the following:

1. Sponsor Open Santa Rosa Plateau Town Hall Meeting(s)
2. Sponsor Annual Plateau Wide Family Picnic
3. Develop and direct community training and safety meetings for the community
4. Manage the Welcoming Committee (Sub-committee)
5. Discuss and report on unfinished business from previous meetings
6. Discuss new business
7. Maintain appropriate records and forward to AVALON management

Other Principal Responsibilities of the Safety Committee are as follows:

- Assemble on a monthly basis to conduct safety meetings
- Assemble for work sessions and/or event planning as necessary
- When requested by the Board, perform inspections of common areas and provide reports concerning safety issues
When requested, review draft policies, reports accident/injury reports and provide input as needed

Develop and direct community training and safety meetings for the community
Develop crime prevention or awareness programs for the association such as a Neighborhood Watch Program

Promote and maintain the interest of the LCPOA property owners in safety issues
Provide an opportunity for the free discussion of safety problems and possible solutions

Remain in regular contact with the Riverside County Sheriff’s Department to be informed of potential criminal situations and issues in the area; and to notify the Board of Directors as appropriate and inform the community of impending issues by email and/or posting on the LCPOA website

Our goal is to develop a group of individuals with sound skill sets that can work together as a team, and who are willing to do what they can to promote safety in our community. It is also important that we have an equal balance in the number of representatives from various areas of La Cresta.

The Safety Committee asks each of you to encourage your neighbors around you to become involved and share in the discussion of safety issues and concerns.

Bill Brady, Safety Committee Chair

**LCPOA ROAD COMMITTEE**

La Cresta Property Owners Association's (LCPOA’s) Road Committee (RC) is responsible for providing support to the LCPOA Board of Directors (BOD) in maintaining more than twenty-six miles of roads within the Community which involves expenditures averaging around $500,000 per year. The RC assists the BOD working with Voit Management to contract with outside professional resources to accomplish the following tasks within LCPOA’s budgetary constraints:

- Provide the safest roads possible.
- Provide the best value roads possible.
- Provide the best value drainage systems for our roads and to maintain and keep drainage systems and culverts in good working order.
- Provide and maintain directional and traffic control signage within regulatory standards.
- Develop the ground-level input for road budgeting and five year planning. Individual RC Members monitor six clearly defined areas covering all LCPOA maintained roads looking for needed improvements. RC maintains tracking logs of potential projects and budgets and the RC collectively prioritizes them for approval by the Board.
- Monitor the utilities that cross our roads and interface with utility companies to resolve issues and minimize costs to LCPOA.
- Keep the association trees trimmed to provide mandated clearance.
- Spray and/or mow to keep the road sides clear of weeds, brush and other undesirable growth.
- Recruit personnel and create training opportunities to develop expertise in the above areas which will extend well beyond a typical two-year LCPOA Board assignment. All BOD Members are also encouraged to participate in RC’s specific training and development activities.

If meeting and working with your neighbors to assist our BOD with these types of projects sounds like something you would be interested in learning more about, we encourage you to contact us for more
information. Even if your other commitments do not allow you the time to be an active participant, we always appreciate hearing your ideas about ways to improve our road system.

Andrew Agopian, Road Committee Chair

The Welcoming committee would like to set a time that is convenient for you to bring you more Plateau and La Cresta information. Please call or email management with your times and a number where we can contact you to arrange the meeting. Thank you.

If you would like more information about any of our committees please contact our Property Manager at Avalon Management. You can call (951) 699-2918, or email LaCresta@AvalonWeb.com.

Complete information about the Plateau and safety planning, preparedness and recovery are included at the following web sites.

http://www.lacrestapoa.com/welcome.html
http://www.lacrestapoa.com/safety-information.html

They are linked at the Association Info Page: http://www.lacrestapoa.com/association-info.html

Again, welcome to La Cresta and the Santa Rosa Plateau.