

ROCKBRIDGE

Spring
2019

Neighborhood News

COMMON AREA MAINTENANCE

On the advice of Middleton Irrigation, our insurance company and legal team, the Rockbridge HOA is obligated to inform all home owners that maintenance of the Rockbridge Common Areas of any kind is prohibited due to liability protection.

While we appreciate the intent, the HOA has the responsibility for maintaining the common area and has liability if it permits a lot owner to maintain the common area for the HOA. As such, we ask that home owners please contact Dev Services for any items that need attention – particularly any safety issues.

In fact, some activities are so inherently dangerous that our liability insurance requires that we contract only licensed and insured businesses to perform them (electrical work, anything in relation to canals or ponds, plumbing work on pressurized sprinkler systems, etc.). Things like picking up trash or weeds and such are certainly acceptable, appreciated and even required in the case of pet waste. However, mowing, trimming, fertilizing, pruning bushes or trees, pest control or especially structural maintenance or painting of any kind should not be done by homeowners and can actually increase the liability, risks and costs we all pay for upkeep of the common areas.

Lastly, with the start of the irrigation season, the valley irrigation companies again urge parents to make sure their children understand that they should never play in or around any irrigation canals or ponds, noting that the district's canals and banks are private property.

Thank you for helping keep Rockbridge beautiful.



Seneca Springs Access Request Update



At our annual meeting on Feb 11th, a developer's proposal was presented requesting potential access off of Seneca Springs at the main entrance. The proposed plan was met with tentative approval and with a few suggested changes. The board was directed to proceed with the discussions and present any proposed agreement to a full special meeting of the HOA.

After the meeting, the board privately discussed some of the proposed changes and restrictions and forwarded the access issue to our legal representative who reviewed the HOA documents to clarify any addition legal issues or liabilities that would need to be addressed.

Their finding was that:

"I cannot advise the Board that it has the legal authority to grant the requested easement without a supermajority vote of the members amending the bylaws and CC&Rs to permit such an encumbrance."

The board therefore determined that the administrative and legal costs would be too great to proceed and so notified the developer. We will pass along any updates regarding the property as they become available and encourage all homeowners to contribute to the public hearing, zoning and permit processes.

In alignment with other local subdivisions, the Rockbridge community yard sale will take place on Saturday, June 8th

Questions, Comments, or Concerns?
Please contact Development Services Inc.

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