

Our Mission:

Our mission is to increase a sense of shared community within SYR and to relate information regarding activities and projects in The Ranch. We also wish to actively welcome new residents, so they feel they are a part of the community. Our goal is to have positive intent in all communication. We look forward to hearing from you!

We can be reached at
syrnewsletter@gmail.com

Freddy Howell & Darci Phillips

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"Wildlife Chums" by Jan McKibben

Disclaimer:

The information below does not purport in any way to be the official minutes of the SYR HOA Board Meeting.

This is a summary only and is meant solely to inform SYR members of what happened during the meeting to keep them up to date. The official minutes are produced by HOAMCO.

Happening Now

Ron thanks Wayne Bishop for all his work on the repair of the waterfall. Wayne reports: "I found the waterfall not working and looked into the Vault which was half full of water. The water came from the leaking shaft seal and leaking air vent valve. With the help of local vendors and myself, we replaced the pump shaft seal, pump face plate where seal is located (corroded from iron reducing bacteria) the air vent valve, sump pump, and the control transformer (from being submerged). Due to iron-reducing bacteria in the water system, I have added chlorine to combat the corrosion. The waterfall has been working fine since the repairs, and we all get to enjoy it once again."



photo by Freddy Howell

General HOA BOD Meeting - July 15, 2026

Summary by Freddy Howell

Board Members: Dave Belmont, Pete Palm, Ron Northrop and Jim Bruhns.

HOAMCO: Terry Weinert

Members: 15

Open Forum:

Scott Robinson: Board responses to owners comments. Change review from 28 to 30 days.

Stan Hilling: 28 day review for CC&Rs. Fire prevention and weed abatement priorities over front gate landscaping, open forum comments to be detailed in the SYR newsletter

Freddy Howell: Resident Directory, Portal Tutorial

Frank Mineo: Delivery companies leaving packages outside the secondary gates

Items Approved:

Previous Meeting Minutes: April 22, 2026 approved.

Monthly Financial Statements: Approved Operating account=\$157,884.85. CD \$708,231.65. Reserve=\$1,239,216.17. Monthly allocation to reserve transferred.

Western Alliance Bank/Landing Rock CD-Maturity Date: September 21, 2026: Looking for longer term. Put off until October meeting.

Opened Western Alliance Bank CD 3.05% APY-Maturity Date: May 4, 2028

Management Report: Terry Weinert, HOAMCO-Delinquent accounts have been reduced as owners are learning the new system and the new company. Late fees have been waived.

Supporting the Board with correspondence. Earthquake insurance renewal completed.

Coordinating ARC communications. A lot going on regarding election compliance.

Old Business:

Governing Documents Restatement Project Update/Approval: Jim Bruhns reported that the revised draft documents updating to AB 130 have been completed with comments from the lawyers. However, there was a problem with the document formatting which had to be done manually in the conversion to a pdf file. The update now will be sent to the County for their approval. Pete Palm offered that the time line for this is unknown, but shouldn't be long as we are not changing the original county approval. Upon approval from the County it will then be sent to residents for the 30-day comment period with comments responded to. (Editor's note: the following, by Scott Robinson, is included to clarify why revisions were necessary) "The SYR CC&R's were revised four times from 2002-2015. It has now been 11 years with no revisions. The 2015 version of CC&R's and By-Laws contains incorrect items in the incorrect document. The purpose of the current revision that will be mailed to owners for their approval vote is to update the CC&R's with required state mandates, and to correctly place items in the document that they belong in. By-Law items will be in the By-Laws and CC&R items will be in the CC&R's. The new version is a clean effort to put all items in the proper document in which they belong. Each owner will need to return their ballot voting for the approval of the CC&R's and By-Laws. Any owner with specific questions is encouraged to reach out to the Board Member, Jim Bruhns, at jim@hogueinc.com or homeowner, Scott Robinson, at srob2346@att.net."

Adopt Rule Enforcement, Hearing Procedure & Fine Schedule Policy: Comments adopted and will distribute for 30 day review.

Landscaping at Front Entrance Gate Renovation Proposal: Will be part of the 2027 Reserve Study. Several of the items, such as replacement of the lake aerators and the Hanging Tree Gate "Quick Close", have already been completed. We will be able to use some of those funds (\$17,000) for other projects, including landscaping and replacing some equipment in the Gate House.

New Business:

2027 Reserve Study Update Recommended Funding Approval: As part of the discussion, it was noted that other Reserve funds would also be used to replace the pavement on the spur off of Burnt Rock. In 2028, projects are recommended to include the gate house and tennis courts. The Board would like to increase the reserves from the current 51% which is considered "fair". Any excess funds would be put into reserves with the hopes of reaching 60% by 2028. 2029 has \$75,000 for renovations to the Lake. Raising the homeowner assessment will be discussed at the October Board meeting.

Association 2026/2027 Earthquake Insurance Renewed: Ratified \$1,507.74 premium.

Next Meeting Date: October 14, 2026, 10:00AM

Committee Reports

Architectural Review

Dave Belmont, Chair
Pete Palm, Board Liaison

Things have slowed down. One new house plan submitted. Another was submitted, but pulled and the lot is now for sale. There have been several other submittals for landscaping, patio covers and paint color.

Under Construction as of 7/24/26: 1-WSL, 1 FRL, 1 BuR total=3

Community Preparedness/Fire Safety

Dave Belmont, Chair

In 2020, we set a goal to become a Fire Safe Community and started the process. We received a \$33,000 grant to start the process. We followed that with receiving a \$20,000 grant to write a Wildlife Protection Plan, which unfortunately was never finished by the CalPoly student hired for the job. The reasons for pursuing the Fire Safe designation are to pursue more grants and acquire insurance breaks for homeowner. We restarted the application process in April and are hoping to complete the 8 step process in 6 months. This will include setting up a committee of 8 volunteers, one from each area, to educate residents on what is required and then to physically inspect, catalog and improve the fire safety of the ranch. The committee would publish the Fire Wise Guide with what percentage would be done each year. An annual meeting would be held at the tennis courts with CalFire to review progress. Dave will appoint members to the ad hoc committee.

Gate

Gwen Erskine, Chair
Pete Palm, Board Liaison

New signs for the gates will be here within 30 days. Stop signs have been replaced. There have been several near misses due to speeding. Please be careful.

Continued issues with subcontracted delivery services (eg: Uni Uni and Go4) leaving packages outside gates. If you happen to see a undelivered package at any of the secondary gates, please take it to the main gate.

Only UPS, FedEx, USPS, and food deliveries are allowed to enter outside vendor hours. All exceptions requires advance request and approval by the Property Manager.

Residents are urged to remind contractors and service companies that they MUST leave by the main gate.

Many vendors using GPS are ending up at the secondary gates. Dave Belmont suggested giving vendors the Gate House address of 1966 S River Road, Paso Robles in addition to the house address.

The SYR observed holidays (no work days) for the next quarter: September 7, Labor Day

Ranch Manager

Ron Northrop, Chair

Ron reported that the goats and sheep left at the end of June. Another area on the ranch has been approved for SLO Goats & Sheep to come back next year. A second “Mow” letter has been sent out. Ron and Steve Hattersley mowed several areas of HOA property for a second time. The pond and waterfall were recently treated with algae and weed control agents which will be continued through the summer on an as needed schedule. If you are fishing, please do not stand on the steep bank along Prospect Ave. (the road on the east side of the lake) as dirt, rocks and other debris are being pushed into the lake. The main gate landscaping upgrades have started with the limbing up of the Brazilian peppers around the entrance. Next is to upgrade the lighting and convert the equipment from mechanical to digital and will start in September.

Trail Maintenance

Mike Daly, Chair

The Trail Committee Team helped Ron Northrop with a couple of projects around the ranch, involving gate and barbed wire removal. Otherwise, the trails are in good shape and thank you for all of your work. Enjoy the trails!

Welcome New Residents

Welcome Greeter Committee-Bonnie Webb, Chair

Thomas, Jennifer and Kayden Akers, 1661 Burnt Rock
We recently moved from Petersen Ranch in Templeton and have been North County residents since 2005. Thomas is an executive at an aero space company in SLO, Jen is dedicated to dog and cat welfare, and Kayden is starting her senior year at Templeton High School. We look forward to getting to know all of our new neighbors!



Matthew French and Barbara Schreihans, 1410 Fire Rock Loop



Barbara grew up all over the central coast, graduated her undergrad and masters from Cal Poly. Matt grew up on the east coast in the DC area. They met in San Jose where Barbara was working at PwC and Matt was stationed in the military at the Defense Language Institute learning French. They quickly married and the military moved them to North Carolina and then Arizona. Barbara started her company, Your Tax Coach, 7 years ago and convinced Matt to leave the military early to help grow and scale their business. They now have

employees in 20 different states and clients in all 50 states helping business owners save money on taxes. Their son is 8 years old and has already visited over a dozen countries. They love to travel, work out, go to the beach, hike, and enjoy a good glass of wine or champagne. If you see any little doodles running around, they're probably theirs. We'd love to meet any and all of our neighbors, feel free to come by anytime.

SYR Book Club

Jan McKibben, Chair

Hosting SYR Book Club is a great house-warming experience, offering the opportunity for wonderful neighbor-friends to get together, enjoy a meal, socialize, and become exposed to a wide variety of great books! We meet the second Tuesday of each month at a different member's home, on a rotational schedule. There are no dues, rather each member should expect to volunteer to host a meeting on a rotational basis, ie., roughly once every 2-3 years. SYR Book Club is open to and welcomes all Santa Ysabel Ranch residents and has proven to be a wonderful way for new neighbors to meet one another and where friendships develop and deepen!

Anyone interested in joining can contact me by phone, text or email: #1-805-235-1692 or jan@mckibbenenterprises.com

Pickleball

Mark Eaker, Chair

A reminder to all our pickleball enthusiasts. Please put down and secure the umbrellas and close the gate as you finish your game and leave.

Water Company Update

Randy Walti, President, SYR Mutual Water Company

Water production and water use is normal for this time of year. Depth to groundwater and water- over- well intakes has been consistent with past years, although depth to groundwater has increased a bit over the last few years, reflecting an increase in groundwater use in Atascadero Groundwater Basin where our wells are located. Currently the Atascadero Groundwater Basin is not in an overdraft situation as is the Paso Robles Groundwater Basin to our east.

Overall water demand is running at a seasonal average of about 250,000 gallons a day for both residential and HOA usage (including the pond). Our tank capacity is 225,000 gallons, but we fill to about 220,000 gallons to allow for a "slosh factor" in case of earthquakes. We currently run one well at a time, and the average run time for our 2 current wells is about 7.5 hours a day per well this time of year. We could run multiple wells at the same time; but because of the back pressures/storage tank uphill location, output of each well would be degraded a bit. We try to avoid running the wells in peak PG&E charge times between 4 PM and 9 PM. Although we have an extensive solar system near the tennis court, pumping demand exceeds power output during the hot summer months.

Regarding capital improvements, we identified installing a third well, adding a second water storage tank, installing more solar panels, and adding infrastructure to allow wells 1 and 3 to run at the same time as potential projects. Our \$85/month /lot capital fee is designed to accumulate funds for capital improvements, along with any excess funds we earn from monthly water use fees.

The latest capital improvement completed has been the installation of well 3 south of the tennis courts. Well 3 is ready for production pending final approvals. Another capital improvement contemplated is direct connection of well 3 to the distribution system so wells 1 and 3 can run at the same time. This project would involve adding an independent power source for well 3 and adding piping near the tennis court to connect well 3 water discharge directly to the tank uptake line in the street near the tennis courts. With regard to the second tank, the cost of a second tank of the same capacity as our current tank is estimated to cost around \$800,000+. The water company may proceed with permitting and site preparation in the near future.

As always in California, water conservation is top of mind for water system operators and regulators. Although the local 2025-26 water year has seen average rainfall in our area and most surface water storage/lakes/groundwater levels appear to be adequate for now, some areas of the county may face water rationing/groundwater extraction limitations in the future. So it behooves residents to be sensitive to extensive water use, particularly when it comes to landscaping.

Holiday Celebration

Mary Bakich, Chair

Report emailed to residents 7/31/26.

Nature & Wildlife

Freddy Howell, Chair

“Birds, Boxes, and a Bit of Patience”

by Kelly Pope and David Bulfer of Warm Springs Lane

David and I had no idea about animal “boxes” when we first moved to Santa Ysabel Ranch. We were forced into learning about bat boxes first, when we discovered bats in our outdoor stairwell. We put up two small bat boxes. Four years later, we haven’t seen any bats actually use them, but we have seen bats in the early dawn, so we know they are still around - and not in our stairwell!

After bat boxes, we moved on to owl boxes. What pushed us over the edge here in SYR was all the ground squirrels and gophers that were not equally sharing our fruits and veggies!



We built a big box (much bigger than the bat boxes), specifically for barn owls.

Year 1-No Luck Yet.

Year 2-Still Waiting.

Year 3-They Found Our Box! Last year, lo and behold, we were graced with our first barn owl! What a thrill to watch the birds make their nest and then come out to hunt in the twilight! We were so curious, but we knew we needed to stay far away (or inside) so we wouldn't scare our new friends off. We ended up buying special night-vision binoculars!



Year 4-Out Hunting Close to Home!

We weren't sure what would happen this year. In late May, David heard some loud screeching at the edge of our yard. We didn't see any evidence, but could these be our barn owls again? We heard them every night. Finally, I was out in the garden one afternoon in June. I looked up into my nectarine tree (in daylight) and saw this guy. Wow! They were here again and out hunting for their young ones. I felt so fortunate to catch a glimpse of this wonderful, majestic bird. Since then, we have learned that barn owls don't migrate. They also tend to come back to the same place to nest if it is comfortable for them, i.e., they are able to find enough food (not a problem in SYR!). Because they live for 2-4 years, I'm hoping to see them again. Maybe some of their offspring will grace the new owl boxes seen around SYR. We just need to be patient!

Service Provider Recommendations

The services listed in this newsletter are shared only as recommendations from other homeowners. The HOA and Newsletter Committee do not endorse these businesses and are not responsible for the results of any services provided. Homeowners should use their own judgment when choosing service providers. If you would like to highlight any of your outstanding service providers, please send them to Freddy Howell at jandfhowellz@icloud.com.

My name is Jennifer Riedel and live in Santa Ysabel Ranch on Fire Rock Loop. I have been a small animal veterinarian for 20 years. I started providing mobile veterinary acupuncture to bring the healing practice of acupuncture to dogs and cats in the privacy and comfort of their own home. My practice focuses on neuromodulation, using modern medicine to explain why centuries-old acupuncture helps normalize nerve function. Whether you have a dog with arthritis or a cat with irritable bowel disease, acupuncture decreases inflammation, reduces trigger points in sore muscles and alleviates nerve constriction.

Jen Reidel mobile veterinary acupuncture
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