

A message from your Alder Point Board of Directors

You recently had the opportunity to vote on changes to our bylaws pertaining to vehicle parking. We want to thank those that participated in the vote and especially want to thank those that remain compliant with our new rules which basically allow for an additional car (up to two) to be parked in your driveway once your garage has the number of cars for which it is intended already parked inside. Street parking is intended for guest parking and then only on the side of the street not designated as a fire lane. You may have noticed the bright new signs highlighting the "NO PARKING" areas.

Speeding remains an issue in our community especially since our streets also serve as our walkways and an occasional play place or bike/scooter path for children. Our posted speed limit is 14 MPH. Below is shown the travel time and time saved for traveling our entire subdivision at various speed increments:

Travel Time @ "X" MPH				
Speed	14	20	25	30
Seconds	159	111	89	74
Seconds Saved		48	70	85

Since we typically only travel from one of our gates to or from our driveway, the actual travel time would be less than the maximums shown. Do you have the extra few seconds needed to help ensure the safety of our neighbors???

Gate access codes are changing beginning July 1, 2024 and all existing codes will be erased from the system. New codes are as follows and are applicable to both the front (East Roseville Pkwy) and rear (North Cirby Way) gates:

Resident Code: # [REDACTED] (this also works for the pedestrian gates)

Visitor Code: # [REDACTED] (active only between 7:00 AM to 8:00 PM)

We have a beautiful neighborhood and it is nice to see our fellow homeowners taking pride in their property. Please be sure to keep up with basic maintenance; house painting, landscape health, tree trimming, weed pulling, gutter cleaning, etc. Also remember to return your green waste and garbage containers to your property promptly after pickup day which is currently on Wednesday. Portable basketball hoops must be placed out of view of our common areas by the end of each day.

If you plan to undertake a major project that will change the street appearance of your property such as: front yard landscaping; new fencing; driveway or walkway concrete work, roof replacement or changing the color(s) of your home, please remember that you must submit an application for these changes to our Architectural Control Committee and have it approved before any work can begin. For additional information regarding projects on your property, please contact Rob Hessing at Johnson Ranch Management, 916.784.6605 or rhessing@johnsonranch.biz

Please consider becoming active in your homeowner's association. Our committee members and board of directors serve as volunteers and it is always beneficial to have fresh ideas from new participants. Enjoy your summer!

ALDER POINT OWNERS ASSOCIATION

◆ 2140 PROFESSIONAL DRIVE, SUITE 260 ◆ ROSEVILLE, CA 95661 ◆ (916) 784-6605 ◆

An area where we hope to better control expenses is our stationery/ mailing expenses. Currently, only 40% of our owners have opted to have their Association correspondence emailed to them, which is one of the lowest percentages in Johnson Ranch. A greater enrollment in electronic receipt of Association correspondence and documents would help the Association reduce the almost \$2,200 expense that has been budgeted for in 2024. **Please email rhessing@johnsonranch.biz if you would like to join the list of members that receive their Association information via email (if you are receiving this via email you are already signed up – thank you!).**