

Heritage at Diamond Oaks

NEWSLETTER

JANUARY 2025



Board of Directors

Tim Herman DDS - President (2025)
Dorothy Peterson - Vice President (2026)
Uma Amirtharajah - Treasurer (2027)
Vivian Marguleas - Secretary (2027)
Heather Monahan - Member at Large (2027)

HOA Board Meetings

The HOA will now be meeting quarterly on the **second Tuesday** of April, July, October, January. The open session for homeowners will start at **6:00 PM**. The closed Executive Session will follow at 7:00pm. The **meetings will be held** in the Johnson Ranch Management Company's office at **2140 Professional Drive, Suite 260**, Roseville, CA 95661.

New Management Company

Starting January 1, 2025, Heritage at Diamond Oaks will be using a new management company, Johnson Ranch Management. The Board interviewed several companies and felt this was the best. It is a non-profit, mutual benefit corporation located in Roseville. The director, Jennifer Richardson and manager, Rob Hessing, are certified by the California Association of Community Managers, in addition to other certifications. They have over 30 years of combined experience in association management profession. They are backed by a licensed CPA firm, Lucksinger Accountancy, also located in Roseville.

Highlights of Jan 7, 2025 Meeting

The January meeting of the Heritage at Diamond Oaks HOA was held on Tuesday, 7 January, in the offices of the new management company, Johnson Ranch Management. Discussion covered new meeting dates and time, review of work orders, committee reports and open forum for those in attendance. Dorothy Peterson, after a total of over 17 years on the Board, submitted her resignation effective on 4 February, 2025.



Johnson Ranch Management

2140 Professional Drive, Suite 260
Roseville, CA 95661

Phone: 916-784-6605

Fax: 916-784-6638

Accounting: Lucksinger Accountancy
916-780-7700 or cpahoa@gmail.com

COMMUNITY CONTACTS

Community Manager

Jennifer Richardson

Phone: 916-784-6605

Email: jrichardson@johnsonranch.biz

Heritage at Diamond Oaks has a new Web Portal. Click link below to view

<http://www.johnsonranch.biz>

**And select Heritage at Diamond Oaks
After hours emergencies: 916-978-2396**

- **Emergency calls to Management Company**
Most notices will be handled the next day. If a true emergency, such as continuously running water, gushing water, etc., an afterhours handyman will be called. Things such as a damaged gate, etc., are not considered dire emergencies (we have two gates so it is always possible to enter/exit the community) will be handled the next day. For downed wires/trees, notify the City of Roseville.
- **Involvement and participation of members is necessary for a successful community.** Please consider attending the quarterly one hour HOA meetings, running for the HOA Board, keeping your speed below the posted limit of 25 mph, keeping the storm drains near your property clear of debris, keeping the pull-outs open for guest parking.
- **Please keep your dogs on a leash** at all times when walking the dog in the development. Keeping your dog on a leash can help keep your dog safe, prevent accidents, and promote good behavior.
- **Pickup after your Dog.** Please be a good neighbor and pick up after your dog. Thank you