



RESOLUTION NO. 01-2022  
September 8, 2023

**HVCSD UPDATE OF 1956 CUSTOMER RULES AND REGULATIONS REGARDING  
PROPERTY MAINTENANCE CDN HEALTH AND SAFETY CODE AND BLIGHT  
VIOLATIONS**

WHEREAS The Del Norte County Code: Title: 7 - Health and Welfare

Chapter: 08 – Nuisances; Section: 310 -Declaration of Nuisance Paragraph C. - 5 states in part:

Any condition that constitutes a visual blight is any unreasonable or unlawful condition or use of real property, premises or building exteriors which by reason of its appearance is detrimental to the property of others or to the value of property of others, offensive to the senses, or reduces the aesthetic appearance of the neighborhood. Visual blight includes, but is not limited to, the keeping, storing, depositing, scattering over or accumulation on the premises any of the following:

- a. Junk, trash, debris, scrap metal or rubbish,
- b. Abandoned, discarded or unused objects or equipment such as furniture, stoves, appliances, refrigerators, freezers, cans or containers, automotive parts and equipment,
- c. Abandoned, wrecked, disabled, dismantled or inoperative vehicles,
- d. Overgrown vegetation, which is unsightly, a fire hazard or likely to harbor rats or other vermin.

WHEREAS the Hunter Valley Community Services District Board of Directors was established 1965 and was granted Local Management authority with a Special District status, the responsibilities manage and enforce the written Customer Rules and Regulation for Hunter Creek Subdivision's management in accordance with the California State and County of Del Norte regulations,

WHEREAS some property owners in Hunter Creek Subdivision have allowed their front yard property is be used as storage of disabled vehicles, automotive parts, and debris proving injurious the aesthetics of the community and property values of neighborhood properties,

WHEREAS some property owners in Hunter Creek Subdivision have failed to mow the accumulation of overgrown grasses and vegetation reaching 3+ feet in height creating a fire hazard to the community.

WHEREAS HVCSD has attempted to notify such property owners several times of their violations to Del Norte County Code and HVCSD Customer Rules and Regulations with little or no impact.

WHEREAS HVCS D right of way access to community water mains and infrastructure is being obstructed by property owner's collection of yard debris and lack of landscaping practices in violation of compliance to HVCS D Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED** by the HVCS D Board of Directors as follows:

1. HVCS D Board of Directors will communicate with Hunter Creek Subdivision property owners to establish understanding of their adherence to the Rules and Regulations, establish a time frame for the specified corrective action to be accomplished and discuss with the property owner the consequences of their inaction.
2. HVCS D Board of Directors, after allowing sufficient time for the property owner to act upon HVCS D request to maintain their landscaping and lawns to an acceptable clearance and height, HVCS D shall take the initiative and perform the required maintenance once only and charge the property owner \$500.00 for that one-time work provided. The \$500.00 will be a debt against the property owners Annual Water Fee billing cycle and shall constitute the primary debt to be paid prior to the acceptance of any HVCS D future Annual Water and Park Maintenance Fees billed.
3. Water service shall be disconnected if all billed fees are not paid timely and in whole. A property owner shall also be charged additional fees a disconnect water service fee, in accordance with HVCS D list of charges. These additional fees are \$300.00 - reconnection fee plus a \$50.00 hr. (two-hour minimum charge) backhoe fee and these fees will be added to the customer's account.
4. HVCS D Board of Directors will mail a copy of this Policy Resolution 01-2022 to each customer upon ratification and approval by signature of each Board Member.
5. HVCS D Board of Directors and with Hunter Creek Subdivision community support shall present written formal complaints and refer such written complaints to the County of Del Norte Code Enforcement and CalFire Enforcement Divisions for prosecution in such cases where property owners are non-responsive in correcting addressed specific violations.

**PASSED AND ADOPTED** at a meeting of the HVCS D on the 8<sup>th</sup> day of September 2023, by the following vote:

AYES: 5


NOES:     

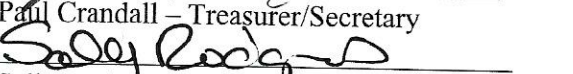
ABSENT:     

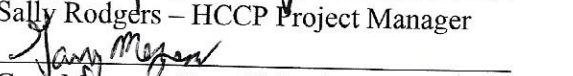
ABSTAIN:     

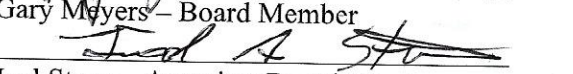
Attest:

  
\_\_\_\_\_  
Bob Rodgers - GM

  
\_\_\_\_\_  
Paul Crandall - Treasurer/Secretary

  
\_\_\_\_\_  
Sally Rodgers - HCCP Project Manager

  
\_\_\_\_\_  
Gary Meyers - Board Member

  
\_\_\_\_\_  
Joel Stone - Associate Board Member