



RESOLUTION NO. 01-2022

HVCSD UPDATE OF 1965 CUSTOMER RULES AND REGULATIONS REGARDING PROPERTY MAINTENANCE AND BLIGHT VIOLATIONS

WHEREAS The Del Norte County Code: Title: 7 - Health and Welfare Chapter: 08 – Nuisances; Section: 310 - Declaration of Nuisance Paragraph 11 states in part: Any condition that constitutes a visual blight is any unreasonable and/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 and/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 visible yard property to be used as storage of disabled vehicles, automotive parts, and debris proving injurious to the aesthetics of the community, detrimental to neighborhood property values and a health and safety concern providing a refuge for vermin.

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. Please note that the subdivision does not have fire hydrants.

WHEREAS HVCSD has verbally notified 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 HVCSD 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 HVCSD Rules and Regulations.

NOW, THEREFORE, BE IT RESOLVED by the HVCSD Board of Directors as follows:

1. HVCSD Board of Directors will mail to Hunter Creek Subdivision property owner(s) in violation of HVCSD Customer Rules and Regulations with official notification to Del Norte County Code Enforcement Division and CalFire Enforcement Division to establish a 30-day notice requiring homeowners to mow and cut down the grass and weeds.
2. HVCSD Board of Directors, after allowing 30 days for the property owner to act upon HVCSD request to maintain their landscaping and lawns to an acceptable clearance and height, HVCSD shall post a notice on homeowner's door and mail with registered return receipt with a seven (7) day notice to comply.
3. After seven (7) days, HVCSD Board of Directors may take the initiative and perform the required maintenance once only and charge the property owner \$250.00 **plus** that hourly wage charged by the individual providing the one-time work provided. A 20% delinquent payment fee with accrue monthly until paid in full. If not paid in full, the amount incurred will be a debt against the property owner's next Annual Water Fee service billing cycle and shall constitute The primary debt to be paid off prior to applying any acceptable credit to any HVCSD future Annual Water Fee billed.
4. HVCSD water services shall be disconnected if all billed fees are not paid timely and in full. A property owner shall also be charged additional disconnection and reconnection fee in accordance with HVCSD list of charges i.e., a \$300.00 reconnection fee and \$100.00 backhoe fee. 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.

Blight Violations:

1. HVCSD Board of Directors will mail to Hunter Creek Subdivision property owner(s) in violation of Blight Violations Ordinance a 30-day notice requiring homeowners to remove Junk, trash, debris, scrap metal or rubbish, abandoned, discarded or unused objects or equipment such as furniture, stoves, appliances, refrigerators, freezers, cans or containers, automotive parts and equipment, abandoned, wrecked, disabled, dismantled or inoperative vehicles,
2. After 30 days, HVCSD Board of Directors may take the initiative and file a written complaint to the Del Norte County Code Endorsement against the property owner and resident.

HVCSD Board of Directors 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 HVCSD on June 3, 2022, by the following vote:

AYES: 3
NOES: 0
ABSENT: 0
ABSTAIN: 0

Paul Crandall GM and Treasurer

Attest:

Bob Rodgers – Board Member

Sally Rodgers – Board Member

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