
Mill Creek Handbook

Mill Creek Summer Homeowners Association
Mill Creek-Lassen Mutual Water Company



Spring 2018

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Welcome to Mill Creek

Hi, there! If you are a newcomer to Mill Creek, welcome to our little piece of heaven. If you are already a resident, great to see you back.

This is a handbook of basics for cabin owners and visitors. We've included a few facts, ideas and links to make your life a little easier in discovering all there is to know.

The very best sources of information are other cabin owners. So, if you have a question, knock on a cabin door, meet a neighbor, and ask away. You'll get your answers and meet some great people.

Emergency Numbers

Fire 911

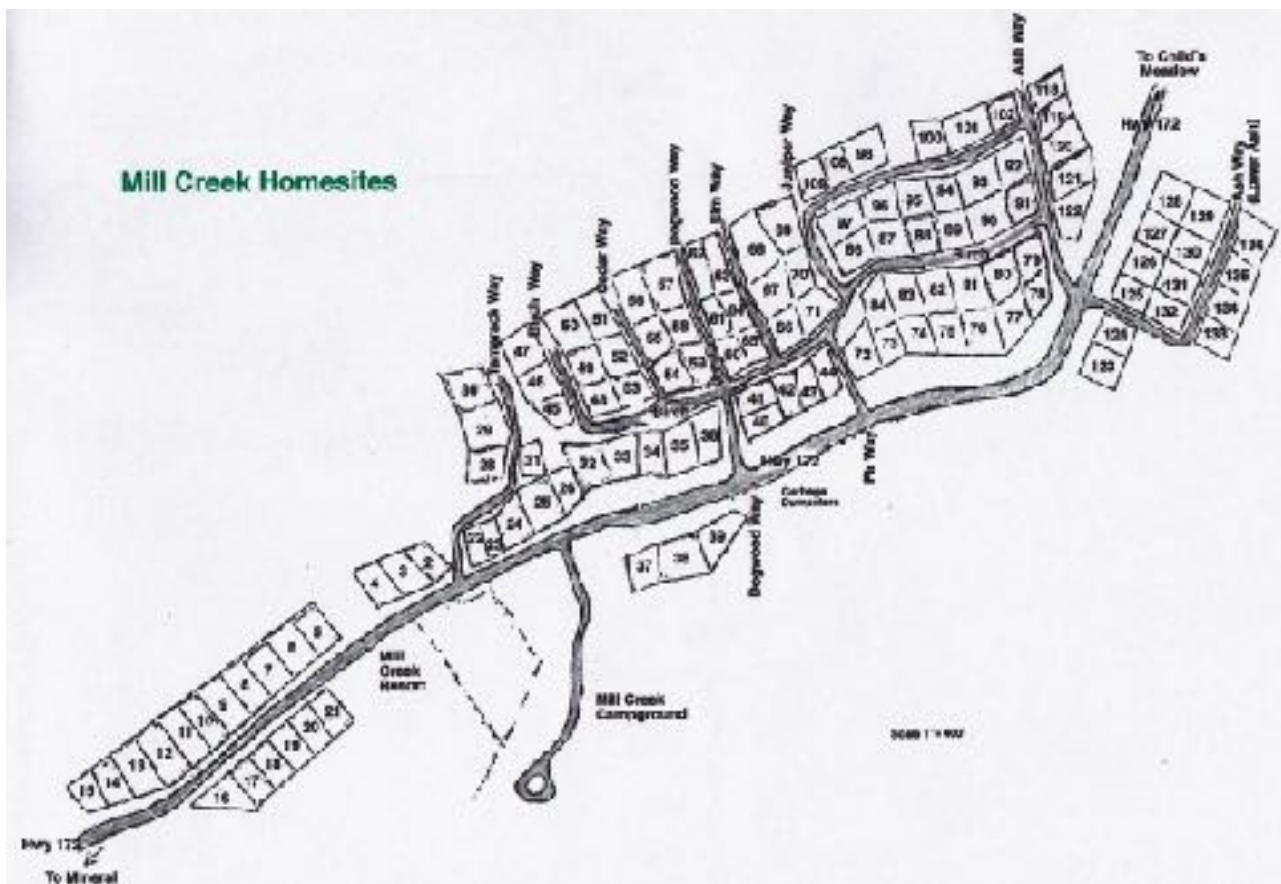
Sheriff 911

Hospital 911

Air-Evac 911

PG&E 1-800-743-5000

Water System Problems 530-595-4449



Annual Meeting

The Mill Creek Summer Homeowners Association has an annual meeting usually scheduled each year on the Saturday of the July 4th holiday weekend. All cabin owners are invited to attend and there will be proxies available for those cabin owners who cannot attend.

ARC Architectural Review Committee

The Architecture Review Committee is responsible for the overall appearance of our properties, and conformance with US Forestry Service rules that we have adopted. Please submit any questions or plans to any ARC member. (www.millcreeklassen.com)

You must have prior approval to do any work on cabin, deck or outbuildings. Please read the CC&Rs (available online) prior to application to avoid delays and problems with your projects. Projects must also comply with California and Tehama building codes.

Burn Policy

“Residential Burning” is allowed in Tehama County only on designated days of the year. Usually this means no burning during July, August, September, and October. However, during especially dry years, this can be changed to include other months. **YOU MUST HAVE A BURN PERMIT AND FOLLOW THE TEHAMA COUNTY FIRE PROTECTION CODE.** Fire permits are free and can be obtained from CalFire.

<http://calfire.ca.gov/indexe>.

If you are going to burn, you must check with Tehama County to see if burning is permissible on that day. Call 527-3717 and hit #4 (Residential). A recording will tell you if it is a burn day and, if so, what hours are allowed. Most years burning is allowed from after the first rains of autumn to late May, but be sure to call first! Often burning is restricted due to high winds or hot, dry days even earlier in the year.

CalFire Assessments

The state of California has an assessment billed by the Board of Equalization for our cabins. This assessment is separate from all other billings and is required for all cabin owners because Mill Creek is in high danger Fire zone.

Cattle Drive

Yee Haw, partner! Yup, Mill Creek has its very own cattle drive twice a year, once in the spring and once in the fall, when the wranglers drive the cattle herd on Hwy 172 between Mineral and the lush pastures of Mill Creek. It's quite a sight to see: the horses, cattle, dogs, and wranglers. Oh! If you drive your car on 172 after they come through, you might want to hose your car off.

Cleaning of Property

While each cabin owner owns their own land, we are required to meet the Tehama County Fire Protection Firebreak requirements, as well as to maintain our properties as outlined in the MCSHA CC&Rs.

<http://www.tehamacountyrfd.org/library/handouts/Fire%20Foresight/Handouts/FirebreakRequirementsverview.pdf> www.millcreeklassen.com

These include the cleaning of our properties. Obviously, fire risk is important to all of us. Simply stated, we do not want a fire. So, each year in the spring, cabin owners are expected to clean their property of dried needles, downed limbs, and other combustibles.

This means raking and disposing of the material. Some residents haul their material home for disposal. Others obtain a fire permit and with approval from CalFire (see Burn Policy) burn to dispose of debris. You can also choose to pay to have the cleaning and disposal of material done by a service. If you cannot get your burning or disposal done by July 1st, you must cover any piles of debris with a tarp (black plastic) to reduce accidental fire danger.

Of course, there may be other types of materials that need to be cleared and hauled away such as construction debris, old furnishings, and regular garbage. The cabin owner is responsible in removing this as well.

In July, MCSHA conducts a Fire Inspection of the community to be sure lots have been cleared of needles, downed branches and fire danger. We also double check for both your cabin # and your actual street address to be sure they are clearly posted with reflective lettering so that emergency vehicles can easily find your cabin if necessary. The results of this Inspection are usually reported at the annual meeting in July.

Covenants, Conditions, and Regulations (CC&Rs)

There are Covenants, Conditions and Restrictions (CC&Rs) for the Mill Creek Summer Homeowners Association. Included are rules for building, repair or construction, noise, property usages and many other things. CC&Rs are available at the association website at www.millcreeklassen.com. Please refer to them for any in-depth questions you might have about our community.

Complaint Process

In any community, disputes and disagreements arise. Almost always they can be resolved by simply talking politely with the other party. However, sometimes more help or conflict resolution is needed. The complaint process is initiated by completing a form (it's available at the website: www.millcreeklassen.com or from any board member) and submitting it to the MCSHA Board of Directors. The Board will research the issue and work to find a solution consistent with the association CC&Rs and bylaws.

Dues, Assessments and Fees

The Mill Creek Summer Homeowners Association and the Mill Creek-Lassen Mutual Water Company each collect assessments to keep our community running. The fees are set annually by the Boards. Check the website www.millcreeklassen.com for further information. Additional assessments for major repair or replacement projects of roads, common land or the water system are presented and voted on by Cabin Owners; the process is prescribed in the MCSHA or MC-L Mutual Water Company bylaws.

Billing for these assessments from both entities comes from: Russell & Co (542 Union Street, Red Bluff, CA 96080, phone: 530-529-9506).

Emergency Services

There is a volunteer fire department in Mill Creek/Mineral area. If available they will respond for fires or medical emergencies. Call 9-1-1.

Air Ambulance Services

Residents may subscribe to an air ambulance service as well. It's essentially an insurance service in case you have an emergency that requires immediate evacuation by helicopter. The current cost of an uninsured Air Ambulance trip is about \$26,000, so it is a good investment. There are three services currently operating in our area, please contact them for more information about joining.

PHI, Mineral/Mill Creek VFD, contact is 1-888-435-9744.

Enloe Flightcare, Mill Creek/Mineral group, is 530-332-7300

Air-Med Care, (REACH & CALSTAR) Mineral/Mill Creek Group Tammy Thayer
(530-351-4042) or www.airmedcarenetwork.com

4th of July Parade and Pancake Breakfast

One of the coolest events in the world is the annual Mill Creek/Mineral Volunteer Fire Department 4th of July Pancake Breakfast and Parade. The event raises funds to support the volunteer fire department and you will want to be there.

It is held on Sunday of the 4th of July weekend at the Mill Creek Resort. Cabin owners (yup, that's all of us) assist with the set up, cooking, serving, selling, and clean up. Many folks dress in red, white, and blue and donate raffle gifts as well as their time and aid. After the breakfast there is a raffle and auction.

To cap things off in proper style, the annual 4th of July parade occurs right there on Highway 172. Kids on bikes, antique cars, dogs with hats, costumed families, babies in strollers, and the fire department pumper are among the participants. Anyone can be in the parade, and it is great fun (check out pictures from last year on the MCSHA website).

Garbage

Please do not leave used or leftover building materials or other types of garbage around your site at any time. Household garbage attracts the native critters and can be a health nuisance.

There are two dumpsters available for your garbage disposal during the summer of the year. They are not attended to once the snow is on the ground, the tentative dates are the last week in April until the last week of October. The dumpsters are located in a flat area on the creek side of the highway between Dogwood and Fir.

At the end of the summer a larger dumpster is provided for the end of the season. Please follow all the same rules for disposal of items no longer necessary at the cabin.

Dumpster rules:

1. Dispose only household garbage. It's better if the garbage is bagged. No furniture, building debris, appliances, autom or electronics.
2. We have bears here - smart bears - smart hungry bears. You get the picture. On the dumpster there is a bear-proof latch that isn't so bear-proof unless you attach the bolt and nut to secure it. Please do so and be sure to close and replace the bolt or clip that secures the lid and keeps critters out.
3. Do not leave any garbage outside of the dumpster. It is unsightly, unhealthy and an attractive nuisance to the aforementioned bears. If the dumpster is full, you must take your garbage home.
4. If there is snow on the ground **DO NOT LEAVE GARBAGE** as the dumpsters will not be dumped, take that garbage home. If the dumpsters are locked or missing, **DO NOT LEAVE GARBAGE**. Even if you can get to the dumpsters by snowmobile, those big garbage trucks can't. Leaving your garbage will cause odors and an unhealthy situation for all of us.
5. Service will be discontinued as soon as it starts snowing, usually by December 1st each year. But heavy snowfall early will change that date. Service is restarted in the spring as soon as the snow is gone, usually by May 1st.
6. There is usually a community clean up dumpster in late August or early September, please look for an announcement. Household and minor construction waste only. Please do not use this to dispose of electronics, appliances, tires or excessive construction waste -we will incur additional costs if these items are dumped.

7. Regular household garbage and clean up debris is also accepted at the local Transfer Station. Located west of Mineral on CA-36 (on the right just before Battle Creek). Charges vary by load and type of waste. Summer hours are 9-5 on Saturday, Sunday and Monday.

Big Stuff to Dump?

So, where can I get rid of building debris, old furniture, and stuff that isn't normal household garbage? Answer: The Green Waste of Tehama Transfer Station is located off of Highway 36 just north of the Battle Creek Bridge near Mineral. Follow the signs.

The station maintains a variable schedule:

May through October: 9:00 AM to 5:00 PM Saturday, Sunday, and Monday

November through April: May not be open at all, check!

The cost is \$7.70 per cubic yard and \$5 to \$15 for most bulky items.

Needles, Branches & Wood construction debris can be hauled to Mt. Lassen Power near Chester. Call prior to transit to be sure gates will be opened and they are accepting waste. For more information call 530-256-3155, hours are Tuesday-Saturday 8:00am to 4:00pm. Mt. Lassen Power is on Hwy 147 (turn right on A-21 to Cider Log with Mt Lassen on Log). No treated wood, no screws or bolts. There is a charge of 1.50 per cubic yard of needles, branches and construction waste.

Guests

Please be sure that your guests are clear on the MCHSA rules about noise, lights, quiet time, water usage and garbage disposal. This is especially true if you have visitors who are unfamiliar with the area. Lost guests driving circles on the roads late at night, racing snowmobiles through the homesites or having loud parties into the wee hours are unacceptable. Many of the issues we face, from loud noisy parties to improperly dumped garbage exist only because the cabin owner didn't take the time to explain things to their guests.

History Project

A complete history of the Mill Creek area was done by Marilee Meuter several years ago and it is available to read on the website. A limited number of additional copies may be available contact Marilee Meuter, mrmeuter1@hotmail.com, 530-342-4663 or 530-521-0318.

Mill Creek Summer Homeowners Association (MCSHA)

All cabin owners are members of the MCSHA (Mill Creek Summer Homeowners Association). The business of the MCSHA is conducted by a volunteer board of directors and dictated by the bylaws and CC&Rs. Members of the Board are elected at the annual

meeting. The Board collects dues, budgets for expenses and future needs, proposes assessments, maintains the roads and common areas, moderates conflicts, establishes committees, and enforces the CC&Rs. Meetings are open and held periodically through the year as needed in accordance with the bylaws. Notice of the Board meeting is posted at the Mill Creek Store prior to the event.

The Annual meeting is traditionally held on the Saturday of the 4th of July weekend. All cabin owners are notified of the Annual meeting by mail. We usually meet in the morning in the grove near the Mill Creek Store (bring a folding chair).

You may contact any of the board members during the year through e-mail or by phone (www.millcreeklassen.com). All cabin owners are urged to actively participate by attending the Annual meeting and volunteering to serve on committees and the Boards.

Mill Creek-Lassen Mutual Water Company

As a cabin owner you are also a member of the Mill Creek-Lassen Mutual Water Company. The water company has a board of directors elected from our cabin owners. They are responsible for the collecting of annual dues and necessary additional assessments, budgeting for maintenance and future needs of the water system, maintaining water quality and making sure the water keeps flowing. The water company hires a water manager to regularly check water quality, conform to state and county regulations, and keep the system running.

MCSHA Website

The Association maintains a website www.millcreeklassen.com. The website contains all kinds of great information including the by-laws, CC&R's, the MCSHA board members, the Mill Creek Lassen Mutual Water Company members, the Architectural Review Committee and lots of other information. Check it out!

Mill Creek Resort

The Mill Creek Resort is our local restaurant, store and meeting place. The store, campgrounds and restaurant have posted hours of operation that vary by the season. The food is delicious, the milkshakes are out of this world! They carry a variety of groceries and household necessities, the advice is reliable, and the friendships are priceless. The resort cabins or campgrounds are also a terrific place for overflow guests. The Post Office is also located in the Mill Creek resort.

Noise and Lights

The CC&R's provide for relatively quiet life at Mill Creek. All homeowners and their guests are asked to avoid loud noise and be respectful of their neighbors. Also, please minimize lights taking care to not shine outdoor lights at your neighbors. We all love to see the stars.

Quiet time is between 10:00 at night and 8:00 in the morning. Residents are asked to keep their voices low and their loud equipment turned off during this time. So, have a cup of coffee and check your watch before you start that chain saw!

Painting, Building, Landscaping, etc.

The CC&Rs contain all the rules that deal with building, repairing, remodeling, painting; in other words how our cabins look. When MCSHA was formed, cabin owners agreed that they wanted to restrict cabin expansion, use natural forest colors and adhere to the Forest Service Code formerly enforced in this area. The CC&Rs exist to govern these items: square footage, color, and height.

The MCSHA Board formed an Architectural Review Committee (ARC) comprised of cabin owners that reviews all projects. If you are planning to build, remodel, repaint, repair or undertake some other related project, contact ARC and submit a form describing your project. You must also follow all California and Tehama building codes. Forms for ARC review may be obtained on the website www.millcreeklussen.com.

ARC Guidelines

1. Before you start, please read through the CC&Rs and understand any and all cabin construction/reconstruction/repair needs to also meet the permits and requirements of Tehama County, and conform to state building codes.
2. Application for ARC approval can be made either electronically or by regular mail. There is a form that will guide you through this process.
3. ARC will respond within 10 days of the date of electronic application. If the application is sent by normal mail the ARC will respond within 15 days from receipt of application.
4. Homeowners will provide information requested on the ARC application forms (either electronic or printed) on the web site.
5. Applications should have projected start date for the project and an estimated completion date.
6. Additional information may be requested by ARC for incomplete forms or for projects they have questions about.
7. ARC will report to the MCSHA Board of failure to comply with CC&Rs.
8. A simple majority of vote by ARC is required for approval or non-approval. If a tie vote, the MCSHA Board will make determination of approval or non-approval.
9. Tree removal and lot cleaning are not functions of ARC. Guidelines for lot cleaning and tree removal can be located in the CC&Rs.

Landscaping is discouraged, our cabins are in a naturally beautiful area, very little is necessary to make it more beautiful. Introduction of non-native plants is usually unsuccessful in the long run at this elevation. If you want some summer color, a plant in a pot might be just the thing, and delightful deer neighbors enjoy it as well (albeit for dinner).

Pets and other Animals

There are lots of animals both domesticated and wild in our area. We ask that you keep all dogs on a leash or tie down so they are not roaming the community. You may find your dog delights in chasing the local wild life, cars on the highway or your neighbors who walk by if they aren't under control. Barking dogs may need to be kept indoors so they don't disturb your neighbors. Beware of the dangers of the highway as well, fast moving cars can kill your dog especially if your dog is running free.

It is recommended that you keep your cat indoors if you do bring it to Mill Creek. There are predators in the area and house cats often have difficulty surviving in the woods.

The **deer** are beautiful and often wander through the home sites during the mild part of the year. It is illegal to feed them, leave out salt licks or keep them by use of fences or ropes. Please be aware that dogs may find the deer great to chase and that can end badly for either the deer, the dog or both. Also, deer that have been fed may not be very nice to small children or animals when approached.

Squirrels (most around here are Douglas Squirrels also called chickaree or pine squirrels), mice, pack rats and other rodents live here as well. While some are cute, if they gain entrance to your cabin they can really cause a mess. Bats can also get inside and mess things up. Be sure to close windows and doors when you leave.

Bears and raccoons are occasionally seen in our area as well and are attracted to food and garbage left on decks or porches, as well as our garbage dumpsters. Keep the area around your cabin free from the things a they would enjoy eating. Some of these critters are smart enough and strong enough to rip open ice chests and tear apart aluminum cans.

And, although we don't see them very often there are **other predators** like mountain lions and bob cats in the area as well. Just because they don't come around very often doesn't mean they don't exist. This is their home, too.

Post Office

The Mill Creek Post Office is located at 40271 Highway 172 96061-9711 (Mill Creek Resort) and hours are seasonal. (800) 275-8777

Mineral Post Office is located at 38450 Highway 36 E. Mineral 96063-9998, Monday through Friday 8:00am to 4:00pm, closed Saturday and Sunday. (530-595-3372)

Private Property

Aretha was right! R-E-S-P-E-C-T is what it's all about; and we're talking about private property. Please don't walk or drive on the property of another homeowner without permission.

Meadows may look as if they are able to be negotiated in a vehicle and PG&E does travel under their power lines occasionally, but these are not areas for vehicles, 4-wheel drive vehicles, off-road vehicles, all terrain vehicles, mountain bikes or even snowmobiles in winter. There are plenty of logging roads and appropriate places for adventure driving, please use them.

During the winter months, this is especially critical. Driving a vehicle on snow could damage water lines, septic tanks, propane tanks, or other things hidden by snow.

Please don't park extra vehicles where they will block roadways or the driveways of others. Usually parking is available on the creek side of the highway. Parking on dirt areas of your own lot is acceptable in short term.

Propane

If your cabin has propane appliances, you will need to secure your own propane. MCSHA does not offer support for this service.

Roads

The roads, except for highway 172 (thank you CalTrans) are owned and maintained by MCSHA (that's us). That means any damage or regular maintenance is paid for by MCSHA (that's us again). So, please, be careful with the roads. When the roads are covered with snow or after a heavy rainfall they are particularly vulnerable. Clearing of roads when covered with snow should only be done in case of an emergency. Otherwise, it is likely the roads will be damaged. In the case of a homeowner who damages the road they will be responsible for the cost of repairs.

If you hike in to your cabin during the winter, park your car on the southern shoulder of the highway (that's the side where Mill Creek is!). And, if it looks like snow be sure to pull your windshield wipers off the window as they can freeze tight to the windshield on a cold night. Be sure you aren't blocking someone else's driveway or an access road.

If you do need to plow an interior roadway during the winter (remember, emergency only!) please leave no berms or high areas in the center of the roadway, all snow need to be moved off the roadway. Yep, it is more work but it is also unfair to neighbors to have to climb large snowbanks to get to their cabins during heavy snow conditions. Please do not put up barriers in the roadways at all, even temporarily.

Septic Systems

All cabins in Mill Creek are on Septic Systems. Each cabin's septic system is the responsibility of the cabin owner and you will want to maintain it properly. Keep in mind, anything washed, flushed or drained into a septic tank that doesn't degrade will need to be removed from that septic tank later.

They should be checked and maintained on a regular basis. <http://www.wikihow.com/Care-for-a-Septic-System> or <http://www.inspect-ny.com/septic/septtexr.htm> are two sites with lots of information about septic systems.

Snowmobiles, Off Road Vehicles & ATVs

We are very close to some nice areas for off road vehicles, so please use your vehicles in those nice areas.

Snowmobiles are allowed for essential transportation to the home sites during the winter. But they can be driven only on the established roads, with no cutting across lots, meadows or fire breaks. That means, no one should be running a snowmobile around and around for hours at a time, disturbing the peace and making everyone's dogs bark. Getting to your cabin from the highway, you will want to be properly attired and have a helmet. For the "fun and games" part of snowmobiles, please use the snow park at the end of highway 172 (where the pavement ends and the snow starts).

Off road vehicles or ATVs are restricted. If your vehicle is street legal and licensed it may be used as you would use a car on the streets within the home sites, you must obey all safety laws. If it isn't licensed for street use, it can't be used. And, although there is a temptation to run it off roads between the cabins, across the meadows, under power lines or areas that have been recently regraded or repaired, it is not allowed so don't do it.

Tehama County

As cabin owners, we are under the jurisdiction of Tehama County. In addition to being approved by the Mill Creek Architectural Review Committee all building projects must meet Tehama County requirements. This includes building permits and inspections. For more information contact the Tehama County Building Department in Red Bluff at 527-7002.

You will also get your annual property tax assessment from Tehama county in the Fall.

Trees

As cabin owners, we are each responsible for the care of trees on our property. Dead trees may be removed by the property owner or a licensed cutter. Several are available in our area. Check the bulletin board at the store, the MCSHA website, or ask around if you need to find lumberjacks to help.

There are rules about tree removal (Article IV, section 4.25 of the CC&Rs). Basically, if the tree is 4 inches in diameter or less at chest height, it can be removed. If it's bigger, certain conditions have to be satisfied. Just to be safe, check out the CC&Rs on the Association website. If a tree poses a threat to a power line, PG&E may remove it at their expense. Contact PG&E for further information.

Water System

The bulk of our water system was completely redone in the summer and fall of 2008, with the final new lines being installed in 2014. Our spring fed water supply provides high quality water for drinking, domestic use, and fire suppression. Each cabin has its own turn-off and there may be bleeders (drips at the end of the lines) installed to keep the lines from freezing.

As a side note, there is NO landscape watering allowed in the cabin sites. Our landscape is beautiful and manicured plantings are not necessary. Native plants will survive on the natural water available to them. And, some non-native plants are considered invasive or will become fodder for some of our nearest neighbors (yeah...Bambi!).

Please notify the Water Company as soon as possible about any difficulties with the water system: a break, a loss of pressure, no water at your cabin. All these things may indicate a far bigger issue with the water system.

Very Important: Whenever you leave your cabin after a visit, **turn your water off**. This may prevent damages to your cabin and will help protect the water system if a pipe breaks while you are gone. A broken pipe may cut off water to your entire section of homes.

Water Flags

You may have noticed blue flags on street signs throughout the neighborhood. Those flags indicate the drinkability of our water. Blue, or no flag indicates it is fine for drinking and up to our traditional clear mountain spring standards. Yellow indicates there is some concern about bacteria or contamination, so please boil before drinking. Red is an indicator that something is seriously wrong and you should not use any water. When in doubt, please check with the Mill Creek Lassen Mutual Water Board.

Winterizing your Cabin

Most owners close-up their cabins for the winter. This means winterizing your cabin. Nothing can make the first cabin visit in the spring a more memorable event than to find broken plumbing and the accompanying natural ice sculptures caused by a frozen pipe breaking or a redecoration project undertaken by squirrels. Here is a basic guideline:

1. Turn off your electricity (although some folks leave it on so the refrigerator doesn't get icky), if you have nothing that needs to be on, turn it off.

2. Turn your water off. This is **mandatory** as a leak in the winter can drain the system and ruin your cabin very silently.
3. Open all of your spigots and faucets.
4. Open your bleeder line or lines.
5. Drain your toilet tank.
6. Drain your hot water heater.
7. Put some environment friendly, non-toxic anti-freeze in all drains, the toilet, and the washing machine.
8. Check and remove food or items that will morph into moldy messes and soda cans that might explode with cold. Check your refrigerator, cupboards and storage spaces.
9. Check to be sure windows and doors are secure.