

# SAN BERNARDINO MOUNTAIN ADVISORY

Rev. July 2024

Property Address: 33186 Arrowbear, Running Springs Area, CA 92382

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This Advisory is provided for informational purposes only and is intended for new purchasers of residential Real Estate within the mountain communities and is subject to change.

**1. Weather Conditions:** Mountain communities experience extreme weather conditions such as snow, ice, hail, rain, sleet, white-outs, fog, high winds, thunderstorms, road closures, and freezing temperatures. These conditions lead to various hazards like "slip and fall" accidents, dangerous driving conditions, and challenges in commuting to and from the mountain communities.

Buyers are advised that mountain living differs from other areas they may be familiar with. They should be prepared for seasonal factors, including but not limited to:

**A.** Buyers are advised to have qualified professional drain plumbing pipes inside and outside and winterize receptacles to prevent freezing during winter conditions. Using anti-freeze in interior plumbing/fixtures is not recommended as it may cause damage to septic systems and emit toxic fumes.

**B.** During ice storms, there may be downed trees, limbs, and branches posing a threat to homes, power lines, vehicles, and individuals.

**C.** Structures built before 1980 may not adhere to current insulation and energy efficiency standards unless updated. This could result in increased heating costs based on usage.

**D.** Seal access doors, air vents, and cracks, but avoid sealing furnace or water heater areas. Familiarize yourself with the location of your main water shut-off valve.

**2. Roads:** Buyer is advised that certain roads in the vicinity may not be maintained, repaired, or have snow removed by government road maintenance departments. It is recommended that buyer verifies how the maintenance and snow removal of any road is handled. Brokers do not guarantee maintenance or snow removal by private individuals or public entities. Buyer is also informed that certain roads are governed by a private road maintenance agreement instead of or in addition to county or state maintenance. Properties in mountain areas may have limited off-street parking or vehicle storage options, and on-street parking might be restricted during heavy snow conditions. Buyers should anticipate traffic delays due to various incidents such as road washouts, rock slides, fallen trees, and necessary maintenance or repairs during severe weather. Priority is given to primary roads, highways, and Interstates over secondary roads in such conditions. Certain areas may belong to special service districts or associations that charge fees for services provided. The quality and frequency of snowplowing and road maintenance can vary. Brokers do not guarantee the adequacy of maintenance or snow removal on any road, nor do they have control over government agencies and road closures.

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**3. Access Roads:** Buyer should be aware that area access roads, such as private road easements, are not maintained, paved, or snow-plowed by the County of San Bernardino or any other Governmental Agency. Maintenance and snow removal of these access roads are the responsibility of the property owners who use them and organize such services. Any maintenance, paving, or snow plowing is typically arranged by the individual property owners unless covered by a separate association or agreement. It is important to note that many access roads have suffered damage due to inadequate upkeep, and some are unpaved. Failure to maintain access roads may impact access, fire/rescue services and insurance coverage.

**4. School Busing:** School transportation for most students involves an additional annual cost per student. Buyers need to assess the cost of busing, locate current bus stops for convenience, and determine suitability. In snowy conditions, schools may close early, resulting in students arriving home earlier or later than usual due to road conditions. Parents should ensure someone is available for their children's safety in such instances. Buyers are encouraged to refer to the Rim of The World School District at (909) 336-2031 or the emergency information and homework hotline at (909) 336-4160 for updates on snow day attendance and local district policies.

**5. Sewer:** Properties connected to sewers are subject to sewer fees, which can change at any time. Buyers should contact the sanitation district office for the subject property to inquire about current fees. Some properties outside sewer service areas may not have sewer connections and instead use cesspools, septic systems, holding tanks, or other private waste control systems. Owners of properties not connected to sewers may be required to connect, if available, at significant cost. If a sewer line becomes available to an unconnected property during a sale or title transfer, connection may be mandatory at the owner's expense. Buyer is encouraged to verify home is actually connected to sewer. Mountain Water Companies advise all home owners to perform a sewer lateral inspection to prevent sewer backup. Buyers and sellers should consult the San Bernardino County Department of Environmental Health for guidance.

**6. National Forest:** Certain property boundaries adjoin National Forest areas where visitors may use various vehicles like 4-wheel drives, mountain bikes, and motorcycles, potentially causing nuisances. Camping in the area is allowed with the necessary permits, such as annual or day passes, hiking passes, adventure passes, and fire permits. National Forests are federally owned and may be sold for private development in the future. Potential buyers interested in properties near National Forest should be aware that the forested area may not remain undeveloped if sold to private ownership. Agents do not confirm if contiguous parcels are part of the National Forest or privately owned. Buyers are advised to conduct their own verifications. Adventure passes are mandatory for accessing specific National Forest Service facilities and are available at select local retail locations, as well as the San Bernardino County Rangers Station office located at 602 South Tippecanoe, San Bernardino, CA 92408. For inquiries, please contact (909) 382-2600.

**7. Natural Habitat:** The mountain community areas are home to various potentially hazardous wildlife species, including bears, mountain lions, bobcats, and coyotes, as well as deer, bats, skunks, and other animals. Additionally, an array of insects such as mosquitoes, ticks, flies, beetles, and spiders can be found in the area.

**8. Lake Levels:** Buyer acknowledges that water levels in man-made bodies of water in our area, such as Lake Arrowhead, Lake Gregory, Grass Valley Lake, Green Valley Lake, and Arrowbear Lake, may fluctuate due to natural conditions or user demand. During droughts or low water levels, access to docks and facilities may be limited. Owners are responsible for taking precautions to protect their docks, facilities, and boats from potential damage.

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**9. Fire Regulations:** Property owners must adhere to strict fire abatement regulations, which involve tasks such as clearing pine needles, standing brush, weeds, and general debris from around structures up to the property line. Buyers should verify the precise clearance requirements with San Bernardino County. This clearance work should be finished by June 1 annually. Additionally, debris must be cleared from roof surfaces, and tree branches overhanging chimney stacks must be trimmed back. Regulations are subject to updates. Local fire agencies and code enforcement may conduct annual property inspections. Non-compliance may result in sanctions from San Bernardino County. Additionally, residential street address must be visibly posted as per County regulations. For more details, visit [www.sbcfire.org](http://www.sbcfire.org).

**10. Fireplaces:** Buyers should ensure that their fireplaces and chimneys are regularly cleaned and maintained by a professional. It is important to check spark arresters and remove any obstructions, especially in fireplaces of vacant homes.

**11. Air Pollution:** In mountain resort communities, smog and air pollution levels can vary based on weather conditions, particularly during the warmer summer months. The frequency and intensity of air pollution incidents depend on factors such as traffic volume, wind patterns, weather, and inversion layers. For real-time air quality updates in your area, visit [www.aqmd.gov](http://www.aqmd.gov) and enter your zip code.

**12. Southern-Exposed Homes:** Potential buyers should be aware that homes with a southern exposure or those situated on the "Rim" may be more susceptible to weather elements, including wind, sun, snow, and water presence. These conditions can lead to issues like drafts, windows and doors that rattle, and fading or dampness in carpeting and drapery, potentially damaging furnishings. Maintenance of the exterior of southern-exposed homes is essential, with regular tasks like painting, caulking, and weather stripping being necessary to address the impacts of these conditions.

**13. Insurance Disclosure:** A property currently covered by homeowner's insurance may experience changes in insurability at the close of escrow. If coverage is available, it may come with different terms or premiums compared to the current policy. Additionally, insurers often rely on the Comprehensive Loss Underwriting Exchange (CLUE) report to assess property and buyer risk. Based on this report and underwriting guidelines, insurers may deem the buyer or property uninsurable. It is important to be prepared for potential insurance changes and underwriting considerations when purchasing a property. Due to constantly changing rating systems, insurance rates and availability may be impacted, potentially resulting in insurance claims on the Property. Prospective buyers should not assume that the property is insurable or that the current homeowner's insurance premium will apply to them. It is recommended that buyers promptly seek homeowner's insurance coverage for the intended purchase. Special insurance may be required for homes utilized as rentals, be it long or short-term. Real Estate Brokers are not certified to provide guidance on insurance matters.

**Buyer(s) agree that it is their responsibility to acquire homeowner's insurance for the purchased home and that they have not based their decisions on any representations, whether explicit or implicit, by the Real Estate Brokers regarding the availability of homeowner's insurance coverage.**

**14. Insurance / Flood:** Buyers in Mountain Communities may need to purchase flood insurance based on FEMA flood maps. It is recommended that buyers verify with insurance providers whether flood insurance is necessary for the property when seeking coverage before close of escrow.

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**15. Evacuations:** Buyers should understand that they may need to evacuate in hazardous mountain conditions upon request from various authorities, such as law enforcement, forestry personnel, fire departments, State or County Personnel, or the Military. These conditions could include fires, floods, heavy snow, rain, or national crises. It is important to shut off utilities at meters before evacuating. It is advisable for buyers to plan a meeting point with family or friends off the mountain before a mandatory evacuation is ordered. Familiarity with the access roads to and from mountain communities is essential for safe travel, including awareness of roads on both the front and back sides of the mountain areas.

**16. Mail Delivery:** USPS Door-to-door mail delivery is not available in mountain communities. Postal Service delivery is done through Post Office Boxes at community Post Offices. Box holders are responsible for collecting their mail. Property owners have the option to pay for a private postal service that offers home mail delivery and pick-up. Please note that during bad weather or other circumstances, mail delivery to Post Offices may be delayed.

**17. Medical Services:** Buyers should note that medical services in the area are offered by independent health care providers as well as Mountains Community Hospital. These services could be reduced or terminated suddenly without advance notice. Property owners in the hospital's service area might face compulsory fees or assessments from the facility. Individuals with cardiac or respiratory issues may experience additional challenges due to the higher altitudes of the mountain area. It is recommended that such individuals consult a physician before considering a visit or relocation to this region.

**18. Noise Levels:** The mountain community areas are a popular vacation destination known for increased traffic and visitor activity on weekends and holidays. Recreational activities, including those on the lake, may start as early as 7:00 AM, leading to potentially high noise levels. It is important for buyers to evaluate and determine their own tolerance for noise levels, considering factors such as nearby schools, entertainment venues, commercial sites, flight patterns, and other permitted activities that could impact noise levels.

**19. Crime Registry:** Buyer is notified that law enforcement agencies maintain a registry of individuals convicted of certain crimes. It is highly recommended that the Buyer obtain this information prior to the escrow closing. Should the Buyer wish to access this information, they are responsible for reaching out to the relevant law enforcement agency. Listing and Selling Brokers do not guarantee the accuracy of this information.

**20. Pets:** Buyers in the San Bernardino Mountains should provide covered shelter and blankets for outdoor pets due to winter weather conditions like cold, wind, snow, and ice. It is essential that all dogs stay on a leash or under the owner's control to ensure their safety. Additionally, caution should be taken with small pets around wildlife in the area.

**21. Permits:** Buyers and sellers should consult the San Bernardino County Planning Department regarding permits for structures involved in this transaction.

**22. Private or US Forest Service "Leased Land":** Some local areas or sections may involve "Leased Land" owned by private entities or the U.S. Forest Service. Buyers are responsible for researching and understanding any restrictions or fees related to these properties.

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**23. Property Taxes:** According to California property tax law, the County Assessor is required to re-assess the value of real property when there is a title transfer or when the county is informed of a new property owner. The San Bernardino County Assessor may take up to nine (9) months to notify of the property re-assessment. Buyer is advised to verify the county has an accurate mailing address for the homeowner.

**24. New Assessed Property Value:** When ownership of a property changes, a new assessed value is used to calculate property taxes. For inquiries about the newly assessed Property Value, reach out to the Assessor at [www.mytaxcollector.com](http://www.mytaxcollector.com) or (909) 387-8307. You can estimate your new taxes on the website by choosing "New Homeowner Information" under the Tax Collector tab.

**25. Roofing Ordinance:** A San Bernardino County ordinance, effective since January 1, 2009, mandates compliance for properties within San Bernardino County Fire Safety Zones. From July 1, 2016, all such properties must adhere to the roofing ordinance stipulating that roof coverings must be non-combustible or fire retardant material without organic fiber components, meeting a minimum Class A fire rating. Non-compliance with the ordinance could affect insurability of the property.

**26. Short-Term Private Property Rentals:** Buyer should be aware that a County ordinance mandates property owners renting homes, cabins, or private residences for 30 days or less to undergo inspection by a code enforcement officer and secure the necessary permit.

Agent cannot provide guidance on vacation rental status, represented income details, or availability. Clients are recommended to verify income information independently with qualified professionals and contact San Bernardino County for inquiries regarding vacation rental permits. The county can be contacted via email at [shorttermrental@lus.sbcounty.gov](mailto:shorttermrental@lus.sbcounty.gov) or through their website at <https://str.sbcounty.gov>.

**27. Television / Internet / Telephone / Cellular Phones:** In many mountain communities, residents need a cable or line signal device for quality reception. Fees for cable TV and satellite services differ based on the chosen options. Buyers should be aware that interruptions in service or dead zones can occur at times due to weather conditions or transmission challenges. Internet, cable, or satellite services may not be available in all mountain properties.

**28. Trash Collection:** All residents in the mountain area, including both part-time and full-time residents, must utilize trash collection services. Mountain Disposal (909) 337-0678 offers three options for trash collection: 1.) Curbside pickup; 2.) Collection sites; and 3.) Dump services, all accessible to mountain residents.

**29. Treatment / Recovery Facilities:** Buyers are advised to refer to various state and county agencies for information on treatment facilities in California including their types, sizes, and locations. It is strongly recommended that Buyers obtain this information before the escrow closes. For more details, please contact the Director of the California State Department of Alcohol and Drug Program at 1700 K Street, 2nd Floor, Sacramento, CA 95811-4037; (916)445-1943; Email: [askadp@adp.ca.gov](mailto:askadp@adp.ca.gov). Listing and Selling Brokers do not provide any warranty or guarantee regarding the accuracy of this information.

**30. Home Owners Associations:** Buyer should be aware that there are multiple HOAs and Property Management Companies in the Mountain Communities, each with its own set of restrictions and fees. It is recommended that the buyer obtains copies of CC&Rs, Rules and Regulations, and any other important documents related to the specific HOA and Management Company governing the property being purchased.



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**31. Trees, Foliage, Shrubs, and Flowers:** Buyers should be aware that the mountain areas experience high pollen levels during the spring and summer seasons, which may exacerbate allergies, asthma, or respiratory conditions. Sensitivity to these environmental factors can be heightened during specific seasonal periods due to various factors, including wind, pollen levels, and air pollution. Additionally, the region also contains poison oak, poison sumac, stinging nettles, and other plants that may trigger severe reactions. Drought conditions may affect the health of trees within or around the property. The bark beetle can pose a threat to trees during times of stress, potentially leading to damage or tree mortality. It is recommended for both buyers and sellers to engage a tree horticulture expert to assess potential risks or current conditions that could result in tree loss. San Bernardino County may cite property owners who fail to remove dead or dying trees that present risk.

**32. Unincorporated Areas:** Many mountain resort communities are not incorporated areas and do not have traditional city structures. Essential services such as fire, police, and road maintenance are typically provided by San Bernardino County and/or the State of California through elected or appointed officials and personnel.

**33. Values/Resale:** Property values and demand for mountain resort areas can vary due to factors such as weather, local conditions, economic trends, and interest rates. Listing and selling brokers do not provide guarantees or warranties regarding future values or demand projections for mountain resort properties.

**34. Waiver of Inspections:** If the Buyer chooses to purchase a property without a professional inspection, it is against the advice of both the Listing and Selling Brokers. The Buyer assumes all responsibility for investigating the property independently. By engaging in the transaction without obtaining necessary inspections or reports, the Buyer acknowledges and accepts the potential risks and physical conditions that may be present on the property. Such conditions may include, but are not limited to, issues with the home systems, mold, roof, pool/spa, foundation, and chimney.

**35. Arrowhead Lake Association (ALA) & Lake Rights:** Lake Arrowhead is a man-made lake and is managed by the Arrowhead Lake Association (ALA). The lake is private and its use is restricted to Arrowhead Woods property owners and their guests for recreation activities like fishing, swimming, boating, and designated foot travel. ALA owns and operates the Lake, Burnt Mill, and Tavern Bay Beach Clubs, Marina Peninsula Park, and Grass Valley Lake. ALA also owns and maintains the reserve strip reserve addition and numerous accesses which allow property owners, who are not lakefront, access down to the Lake at specified areas. The reserve strip is the land around the shoreline just above the high-water level ALA also owns the land under the Lake.

Buyer is advised and hereby acknowledges that the owners of properties outside of the geographical area known as Arrowhead Woods are not entitled usage of the lake or amenities constructed around the lake. Buyer is advised to get information directly from the Arrowhead Lake Association regarding rules for guest use of Lake Arrowhead.

Before any construction, repair or landscaping on ALA property a permit and adherence to ALA guidelines are required, along with a permit fee. Tree or vegetation alteration on ALA land requires ALA's written consent.

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Any boat used on Lake Arrowhead must be registered in accordance with the rules of the State of California in the name of the property owner who is a member of the ALA. The use of personal watercraft, such as jet skis or wave runners, is NOT permitted.

**Arrowhead Lake Association (ALA) and Lakefront Lots:** There are no true residential Lakefront Lots on Lake Arrowhead. Lots are considered Lakefront by ALA pursuant to a definition adopted by the ALA which provides that the term Lakefront lot is defined as a lot, the boundary of which is common to the reserve strip or buffer zone, excluding drainage areas. Notwithstanding the foregoing definition, all lots on the peninsula (as described in Exhibit 2 of the Compromise and Settlement Agreement of 1964) are Lakefront lots. No lots in the Lakeside Resort, the Village or future divisions thereof, or any condominium or planned unit development now or in the future, are or shall be considered Lakefront lots. Moreover, should any Lakefront lot be thereafter divided, only one parcel of any such lot so divided shall thereafter be considered a Lakefront lot, and such parcel so considered shall be determined at the discretion of the Board of Directors, provided however, that to qualify for determination as a Lakefront lot, any lot created after January 1, 1977 shall have a minimum of 10% of the perimeter of the lot common to the aforementioned ALA property.

Buyer is advised that Pier Site easements will not be issued to owners of Lakefront lots by ALA without a survey and marking of the common property line and confirmation that the owner/buyer of the lot has actual knowledge of the location of that property line.

**Arrowhead Lake Association (ALA) and Tenants:** Tenants of Arrowhead Woods property owners or ALA members DO NOT HAVE LAKE RIGHTS. Owners of Arrowhead Woods property, or ALA members with tenants should seek information directly from Arrowhead Lake Association regarding the rules for tenants use of Lake Arrowhead

Full ALA documentation and regulation details are available online at [www.ala-ca.org](http://www.ala-ca.org) or by contacting ALA directly at (909) 337-2595.

**36. Arrowhead Woods Architectural Committee (AWAC):** Properties within Arrowhead Woods jurisdiction require approval from the Arrowhead Woods Architectural Committee (AWAC) for various modifications including tree removal or trimming, exterior changes, new construction, remodeling, additions, re-roofing, painting, solar panels, and fencing. Non-compliance may result in fines and damages. Buyers are advised to visit [www.awac.biz](http://www.awac.biz) or contact AWAC at (909) 336-2755 for complete information.

**37. Arrowhead Villas:** Arrowhead Villas is situated outside the Arrowhead Woods area and does not grant lake rights to its property owners for recreational use. Currently, there is a building moratorium in place with no known date for its removal. Residents are responsible for an annual fee covering Water Distribution, Trash Collection, Road Maintenance and Repair, and Snow Removal, while sewer services are managed and billed through the Lake Arrowhead Community Service District (LACSD). Arrowhead Villas does not have any Homeowner Associations (HOAs) or associated fees with HOAs or CC&Rs. For further details on fees, rules, and regulations, visit [www.avmsc.com](http://www.avmsc.com) or contact (909) 337-4259. To learn more about the LACSD, visit [www.lakearrowheadcsd.com](http://www.lakearrowheadcsd.com) or call (909) 336-7100.

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**38. Lake Gregory:** Lake Gregory in Crestline is a Regional Park offering boating, fishing, parking, and swimming in specified areas for a fee, depending upon season and weather conditions. It is managed by The Lake Gregory Community Recreation Company. For inquiries, contact them at (833) 360-5253 or visit [www.lakegregory.com](http://www.lakegregory.com)

**39. Domestic Water Usage / Drought Conditions/ PFAS:** Buyers should be aware that during droughts or water shortages, local water agencies may impose restrictions on domestic water usage and landscape watering. It is recommended to contact the property's water service provider for specific restrictions. New water connections require authorization. Drought conditions could impact lake levels, restricting lake access, water activities, and launch or dock usage.

**PFAS:** In 2023, LACSD started testing its drinking water for PFAS (Per- and Polyfluoroalkyl Substances) in accordance with guidelines from the Environmental Protection Agency (EPA). The district found that some of these chemicals are present in our drinking water and the District is acting quickly to reduce these levels. The district will continue to update the public on their PFAS Updates page. Additional information can be found on their PFAS FAQ page. Further information and links to the pages listed above can be accessed by visiting [www.lakearrowheadcsd.com](http://www.lakearrowheadcsd.com). Other mountain properties not served by LACSD, may have similar substances in their drinking water. Buyers are encouraged to inquire as to water quality by reaching out directly to the water provider servicing the property in question.

**40. Water Companies & Mutual Water Company Stocks/Shares:** Buyers should be aware that the property price may or may not include mutual water company shares or stocks, which may be transferred through escrow. Buyers may need to negotiate with the seller to acquire these shares or stocks. It is recommended that buyers contact the local water company specific to their property for further information.

**41. Green Valley Lake:** Green Valley Mutual Water Company manages the water supply and lake operations at Green Valley Lake Recreation. For inquiries, contact 909-867-2912 or visit [www.gvlwater.org](http://www.gvlwater.org). Property owners are automatic shareholders and can avail boat access for a fee and discounted rates on beach and fishing privileges. Visit [www.green-valley-lake.com](http://www.green-valley-lake.com) for Recreation information, and [www.gvlfishing.com](http://www.gvlfishing.com) for fishing and stocking details. The Sewer System is overseen by the County under Special Services District (CSA 79), with bi-monthly billing. An Advisory Board of GVL Residents is appointed by shareholders at the annual meeting.

**42. Lake Arrowhead Country Club / Lake Arrowhead Yacht Club:** Please note that LACC and LAYC are private membership clubs and are not open to the general public. For additional information, please contact LACC at (909) 337-2441 or LAYC at (909) 337-0725.

**43. Smiley Park:** Situated in Running Springs, Smiley Park lots are on leased land. Buyer is encouraged to conduct their own research and verify information concerning the leasehold. For further details, visit [www.smileyparkcc.com](http://www.smileyparkcc.com) or call 909-867-3936.

**Accuracy of Information Provided:** Information from various sources like Sellers, Real Estate Professionals, Agencies, and governmental entities may be inaccurate or incomplete, leading to errors in MLS listings and official documents. It is essential to independently verify information for accuracy and reliability.



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Real Estate professionals are not qualified to verify the accuracy or completeness of the supplied information, including square footage. Buyers are advised that Agents, Sellers, the Local Realtor Association, and the Local MLS have not and will not attempt to verify the information provided. Additionally, the information provided is in no way warranted or guaranteed by the Sellers, Agents, Association, or MLS.

Buyers are strongly urged to thoroughly investigate, verify, validate, and confirm any information provided by conducting their own independent research and/or by retaining the services of a qualified third-party specialist.

It is recommended that new purchasers rely on their own qualified professionals to obtain advice as to how best maintain their specific property.

Buyer(s) and Seller(s) acknowledge receipt of pages 1-9 of this Mountain Community Advisory.

**PRINT NAME**

**SIGN NAME**

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: Mark A. Strader Trust

 Mark A. Strader Trust

04/15/25

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Buyer Agent: \_\_\_\_\_

Date: \_\_\_\_\_

Firm Name: eXp Realty of Greater Los Angeles

Seller Agent: Sylvestre Maldonado

 Sylvestre Maldonado

04/15/25

Date: \_\_\_\_\_