

La Costa Ridge Landscape Advisory Committee August 10, 2022 Report to Board of Directors

Action Items:

1. Additional trash cans are needed in the Caballero park and two inside the El Fuerte gate on Corintia, on the south side at the easternmost overlook, and on the north side, near the light post at Corte Pacifica. Quite a bit of trash and debris is being left in these areas.
2. When does the Budget Committee need the LAC's list of the suggested landscape enhancements for the 2023 budget?
3. To support individual homeowners with tree issues (i.e., views, debris, etc.) the LAC recommends enacting a revised Community tree trimming and removal process. Please see attached draft.

Please see the attached for your approval:

- Suggested Nuisance to Individual Homeowner Tree and Plant Removal and Trimming Process

For your information

1. Comparison of Olive Removal Process to the Draft Nuisance Tree Removal Process
2. Landscape Maintenance Standards Working Draft
3. Report from July 19, 2022, Brightview Meeting
4. June 25, 2022, Approved Minutes
5. July 26, 2022, LAC Agenda
6. July 26, 2022 Draft Minutes

Thank you for your consideration and support,
La Costa Ridge Landscape Advisory Committee

LA COSTA RIDGE COMMUNITY ASSOCIATION

Community Guidelines

NUISANCE TO INDIVIDUAL HOMEOWNER TREE AND PLANT REMOVAL AND TRIMMING POLICY

Purpose: How to work with the Association to have community trees trimmed or removed.

This Tree Trimming Policy (“Policy”) is to enable more frequent trimming or removal of trees and plants that the La Costa Ridge Community Association (“LCRCA”) would otherwise undertake for the maintenance of trees located on LCRCA property (the “Subject Trees and Plants”). This Policy is intended specifically to enable homeowners who wish to contribute to the maintenance of the Subject Trees and Plants without burdening the LCRCA and its other members with the costs associated with this additional maintenance.

This Policy pertains only to the conditions by which homeowners may request that LCRCA perform supplemental trimming or removal of the Subject Trees and Plants at the expense of the homeowner.

The Association will continue to routinely inspect the Subject Trees and Plants and perform any trimming needed to the Subject Trees and Plants, along with all other trees and plants located in Common Maintenance Areas and Community Association Property, to preserve the health and appearance of the trees and plants. The maintenance performed by the Association will still be treated as a common expense paid for by the LCRCA following Sections 1.10 and 5.4.1 of the Covenants, Conditions, and Restrictions (“CC&Rs”).

Nothing in this Policy is to be interpreted as amending or limiting any provision of the Covenants,

Conditions and Restrictions (“CC&Rs”), including but not limited to Section 7:14, which states:

7.14 View Impairment. There is no representation that any view exists from any Lot. Each Owner, by accepting a deed to a Residential Lot, acknowledges that grading of, construction on or installation of improvements, including landscaping and the growth of landscaping, on other Lots within the Covered Property and on surrounding real property may impair whatever view may exist from the Owner's Residential Lot and each Owner consents to such impairment and waives any claim for view impairment. Each Owner and the Community Association, by accepting a deed to a Lot or any Community Association Property, respectively, acknowledges that any construction or installation by Declarant or a Merchant Builder or by other Owners following Architectural Committee approval as provided in Article 6 hereof may impair the view of such Owner, and each Owner and the Community Association on behalf of the Members hereby consent to such impairment.

There is no right to a view within the LCRCA community and this Policy is not intended to create one.

Notwithstanding the foregoing, the purpose of this policy is to enable individual homeowners, to pay for additional tree trimming or removal of one or more Subject Trees and Plants to preserve

the views from their respective lots. All requests for the approval of additional trimming and/or tree removal covered by this policy must be submitted to the Board for approval.

A – Scope of this Policy

Subject Trees and Plants do not include any trees located in the mow-strips along the streets, nor any trees not located within LCRCA property.

All homeowners in La Costa Ridge are eligible to request trimming of Subject Trees and Plants that they would like trimmed more frequently than needed to preserve the health and appearance of the trees and plants. This request must be made using the form available for download from the LCRCA website.

No Subject Tree trimming shall take place without the prior written authorization of the LCRCA Board. All Subject Tree trimming or removal shall be performed in strict accordance with all conditions and limitations imposed by this Policy and in the notice of authorization provided by the LCRCA.

All homeowner requests for trimming or removal of Subject Trees and Plants must be submitted to LCRCA's management company.

A written report from LCRCA's arborist specifying the extent to which a Subject Tree may be trimmed without incurring harm will be required before any trimming of a Subject Tree. Trimming will only occur in the season appropriate for the tree as recommended by LCRCA's arborist

The management company (Management) will contract for and supervise the performance of the work undertaken.

This Policy may be amended or repealed with thirty days written notice to homeowners following California Civil Code Section 4355.

This Policy does not constitute a guarantee that the Board will approve every homeowner's application to trim or remove Subject Trees and Plants. Each application will be duly considered based on the location, type, size, and health of the Subject Tree(s), as well as any other factors deemed pertinent to LCRCA's arborist and the Board.

Common area trees within 100 feet from community streets may only be trimmed and not removed except in the opinion of the LCRCA arborist that the tree(s) are not healthy. If a Subject Tree is diseased and LCRCA's arborist advises that (i) trimming would provide only a temporary cure, and (i) removal at some point is inevitable, the homeowner may request permission to have the Subject Tree removed.

B – Implementation of this Policy

1 - A homeowner requesting a Subject Tree or plant be trimmed or removed will be at that

homeowner's expense and must submit such a request to Management on an application downloaded from the LCRCA website, identifying the location, number, and type of the Subject Tree(s). The application form attached hereto is subject to change by the Board.

2. A sketch map of the location and photos of the tree are required. The application will be deemed incomplete if the homeowner fails to obtain the signatures on the application of any neighbor(s) to whom the Subject Tree or Plant is visible from that neighbor's property (and within 100 yards of the Subject Tree(s) or Plants). The neighbor's signature confirms that the neighbor(s) is aware of the proposed additional trimming or removal.

3 – If an owner requests tree trimming, no less than six weeks before a Board meeting Management will contract with the LCRCA arborist to generate a written report with recommendations for additional trimming, if any, to which the Subject Tree can be subjected without damage. Management will use reasonable efforts to schedule the visit of the arborist to accommodate the schedules of the homeowner so that they can permit entry to the property by the arborist. The inspection date will be the date convenient for the arborist and the applicant homeowner(s). If any homeowner is unavailable to grant the arborist access on the inspection date, that homeowner will have the option of (a) making arrangements for a representative to provide the needed access to the arborist; or (b) arranging a separate inspection by the LCRCA arborist of his or her Subject Trees and Plants. The homeowner(s) must bear the entire cost of the arborists' visit and report or (c) withdraw his or her request for supplementary trimming and Management will take no further action.

4 – Management will advise the Landscape Advisory Committee ("LAC") chairperson of the schedule for the arborists' visit and one or more members of the LAC will accompany the arborist during his visit, subject to their availability. LAC will review the arborist's report, the requests, and any objections by neighbors before preparing its recommendations to the Board for either approval or rejection of each request. If members of the LAC wish to re-examine a Subject Tree from the homeowner's property, the homeowner will be required to cooperate in scheduling such a re-examination, or his/her application will be deemed withdrawn. The arborist's report will be posted on the LCRCA website promptly after delivery to Management.

5 – Upon approval by the Board, Management will obtain quotations from at least three tree trimming companies (each a "Company") to perform the trimming/removal as approved, which quotations will specify the costs to perform the trimming/removal specified in each approved request on a home-by-home basis.

6 – Management will present the quotations for Board approval at the next Board meeting.

7 – Each applicant homeowner will be provided with a copy of the accepted quote identifying the cost for trimming the Subject Tree(s) in his/her application. . If the homeowner does not agree in writing to Management within ten (10) calendar days to reimburse the HOA in the amount of the quote the request will be deemed withdrawn and the HOA will take no further action.

8 - The selected Company will be required to follow the guidance of LCRCA's arborist in trimming a Subject Tree.

9 - The Board will not offer the selected Company any waiver that would permit the Company to trim a Subject Tree other than as recommended by LCRCA's arborist.

10 – After the work is complete, the La Costa Ridge Landscape Advisory Committee will inspect and confirm that each of the Subject Trees were trimmed in conformity with the arborist's recommendations.

C – Fees:

1 – Administrative Fee: Each application will result in a non-refundable one-time charge of \$45 to cover the administrative costs incurred in implementing this policy. No application will be accepted that is not accompanied by a check for \$45.00.

2 – Arborist Fee: The costs incurred by LCRCA to obtain the arborist's written report will be shared equally by the homeowners then seeking approval for trimming of Subject Tree(s). The applicable share of the arborist's invoice will be billed to the homeowners in the month that Management pays the arborist.

**Homeowners will pay their share of the arborist fee depending on the number of applicants. To assist homeowners in understanding what their respective share may be, based on 2018 rates, the share would be about \$115 per homeowner if there were ten applications, and between \$350 and \$400 if there were only one application.*

*The preceding paragraph is for informational purposes only, and the Board of LCRCA does not assure that these rates will apply to any future application.

3 – Trimming/Removal Fee: For each homeowner whose request for trimming/removal was approved, Management will bill them in the month following the completion of the trimming/removal of an amount equal to the amount specified for that homeowner in the quotation from the Company selected by the Board.

LA COSTA RIDGE COMMUNITY ASSOCIATION TREE TRIMMING/REMOVAL

This application must be accompanied by a check for \$45.00

Homeowner's Name: _____

Address: _____

Phone Number (s): _____

To: Board of Directors, La Costa Ridge Community Association

Subject: Request for Trimming of Subject Tree(s) or Removal of a Tree on LCRCA

Community Association Property or Common Maintenance Area.

Following the Tree Trimming Policy, I hereby request supplemental trimming or removal of the following identified Subject Trees and Plants at my expense. I have read and understand the requirements of the Tree Trimming Policy, and agree to comply with all requirements thereof, including but not limited to paying fees.

Homeowners Signature _____, Date of Request: _____

Number and Type of Tree(s) _____

Location of Tree(s) _____ (A sketch map and photos of the location of the tree(s) or plants is required.)

Description of Desired Tree Work _____

All Owners who may view and are 100 yards from the Subject tree from their home must approve of any trimming or removal of a tree:

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Use additional sheets of paper for all necessary signatures.

Any neighbor who objects to the proposed trimming/removal should so advise Management in separate correspondence.

Please submit this form to La Costa Ridge Community Association
c/o Avalon Management, 3618 Ocean Ranch Blvd., Oceanside, CA 92056
Fax: 800.646.1887, Email: LaCosta@AvalonWeb.com

LA COSTA RIDGE
COMMUNITY ASSOCIATION
Community Guidelines

Approved

NUISANCE TO INDIVIDUAL HOMEOWNER
TREE AND PLANT REMOVAL AND TRIMMING POLICY
TREE TRIMMING POLICY

Approved January 8th, 2019

Purpose: How to work with the Association to have community trees trimmed or removed.

This Tree Trimming Policy (“Policy”) is ~~being adopted~~ to enable more frequent trimming ~~than~~ ~~the~~ ~~or removal of trees and plants that the~~ La Costa Ridge Community Association (“LCRCA”) would otherwise undertake for the maintenance of ~~certain~~ trees located on LCRCA property (the “Subject Trees and Plants”). This Policy is ~~intended~~ specifically to enable homeowners who wish to ~~preserve or enhance their views to~~ contribute to the maintenance of the Subject Trees ~~in such a way that their view is maintained or improved~~ and Plants without burdening the LCRCA and its other members with the costs associated with this ~~additional~~ maintenance.

This Policy pertains only to the conditions by which homeowners may request that LCRCA perform supplemental trimming ~~or removal~~ of the Subject Trees ~~in accordance with guidelines provided by~~ and Plants at the expense of the homeowner. ~~LCRCA’s arborist, and at the expense of the homeowner.~~

The Association will continue to routinely inspect the Subject Trees and Plants and perform any trimming ~~needed~~ to the Subject Trees and Plants, along with all other trees and plants located ~~on~~ in Common Maintenance ~~Area~~ Areas and ~~Community Association Property~~, to preserve the health and appearance of the ~~same trees and plants~~. The ~~maintenance~~ performed by the Association will still be treated as a common expense paid for by the ~~LCRCA~~ in accordance with following Sections 1.10 and 5.4.1 of the Covenants, Conditions, and Restrictions (“CC&Rs”).

Formatted: Font: 18 pt

Formatted: Font: 18 pt

Formatted: Centered

Formatted: Font: 18 pt

Formatted: Font: 18 pt

Formatted: Centered

Nothing in this Policy is to be interpreted as amending or limiting any provision of the Covenants,

Conditions and Restrictions (“CC&Rs”), including but not limited to Section 7:14, which states:

7.14 View Impairment. There is no representation that any view exists from any Lot. Each Owner, by accepting a deed to a Residential Lot, acknowledges that grading of, construction on or installation of improvements, including landscaping and the growth of landscaping, on other Lots within the Covered Property and on surrounding real property may impair whatever view may exist from the Owner's Residential Lot and each Owner consents to such impairment and waives any claim for view impairment. Each Owner and the Community Association, by accepting a deed to a Lot or any Community Association Property, respectively, acknowledges that any construction or installation by Declarant or a Merchant Builder or by other Owners following Architectural Committee approval as provided in Article 6 hereof may impair the view of such Owner, and each Owner and the Community Association on behalf of the Members hereby consent to such impairment.

Formatted: Font: 10 pt

There is no right to a view within the LCRCA community and this Policy is not intended to create one.

Notwithstanding the foregoing, ~~The Board~~ the purpose of LCRCA wishes this policy is to enable individual homeowners ~~who are concerned about one or more Subject Trees~~ to submit a request to the Board pay for additional ~~tree trimming~~ for which or removal of one or more Subject Trees and Plants in order to preserve the homeowner would pay views from their respective lots. All requests for the approval of additional trimming and/or tree removal covered by this policy must be submitted to the Board for approval.

A – Scope of this Policy

Subject Trees and Plants ~~do not include~~ any trees located in the mow-strips along the streets, nor any trees not ~~located~~ within LCRCA property.

Formatted: Underline

Formatted: Underline

Formatted: Underline

All homeowners in La Costa Ridge are eligible to ~~make a request~~ pertaining to trimming of Subject Trees and Plants that ~~they would like trimmed more frequently than needed to preserve the health and appearance of the trees, so as to preserve or enhance the view from their property~~ and plants. This request must be made using ~~the form then~~ available for download from the LCRCA website.

No Subject Tree trimming shall take place without the prior written authorization of the LCRCA Board. All Subject Tree trimming or removal shall be performed in strict accordance with all conditions and limitations imposed by this Policy and in the notice of authorization provided by the LCRCA. ~~limitations imposed by this Policy and in the notice of authorization provided by the LCRCA.~~ ~~No Subject Tree trimming will occur more than once in any twelve month period, and such trimming will take place in that part of the year recommended by LCRCA's arborist for such trimming.~~

~~If a Subject Tree is a diseased olive tree (an "Olive Tree"), and LCRCA's arborist advises that (i) trimming would provide only a temporary cure, and (ii) removal at some point is inevitable, the homeowner can request permission to have the Olive Tree removed.~~

All homeowner requests for trimming or removal of Subject Trees ~~pursuant to this Policy and Plants~~ must be submitted to LCRCA's management company ~~between July 1st and September 15th of each year. The Board will consider such requests only during the November Board meeting, or if no such meeting takes place, during the first Board meeting thereafter. Any requests received between September 16th and June 30th will be automatically denied.~~

A written report from LCRCA's arborist specifying the extent to which a Subject Tree may be trimmed without incurring harm will be required before any trimming of a Subject Tree ~~or removal. Trimming will only occur in the season appropriate for the tree as recommended by LCRCA's arborist of an Olive Tree is approved.~~

The management company (Management) will contract for and supervise the performance of the work undertaken.

This Policy may be amended or repealed ~~upon~~with thirty ~~days'~~days written notice to homeowners in accordance with California Civil Code Section 4355.

This Policy does not constitute a guarantee that the Board will approve every homeowner's application to trim or remove Subject Trees and Plants. Each application will be duly considered based on the location, type, size, and health of the Subject Tree(s), as well as any other factors deemed pertinent to LCRCA's arborist and the Board.

Common area trees within 100 feet from community streets may only be trimmed and not removed except in the opinion of the LCRCA arborist that the tree(s) are not healthy. If a Subject Tree is diseased and LCRCA's arborist advises that (i) trimming would provide only a temporary cure, and (ii) removal at some point is inevitable, the homeowner may request permission to have the Subject Tree removed.

B – Implementation of this Policy

1 - A homeowner ~~interested in having~~requesting a Subject Tree or plant be trimmed or ~~an Olive Tree removed will be~~ at that homeowner's expense and must submit such a request to Management on an application downloaded

Formatted: Font color: Text 2

from the LCRCA website, identifying the location, number, and type of the Subject Tree(s), or the location of the Olive Tree. The application form attached hereto is subject to change by the Board.

2. A sketch map of the location and photos of the tree would be helpful are required. The application will be deemed incomplete if the homeowner fails to obtain the signatures on the application of any adjacent neighbor(s) to whom the Subject Tree or Plant is visible from that neighbors' neighbor's property confirming (and within 100 yards of the Subject Tree(s) or Plants). The neighbor's signature confirms that such the neighbor(s) is aware of the proposed additional trimming or removal, as the case may be.

Formatted: Underline

3 - 2 - The schedule laid out herein is designed to enable If an owner requests tree trimming to take place during the winter months. To that end, homeowners should understand that any request to have a Subject Tree trimmed or an Olive Tree removed must be submitted to Management by the deadline stated above. no

3 - No less than six weeks prior to the before a Board meeting in November, Management will compile the requests, and contract with the LCRCA arborist to generate a written report with recommendations

for (a) additional trimming, if any, to which the Subject Tree can be subjected without damage, and/or if appropriate, (b) removal of an Olive Tree. Management will use reasonable efforts to schedule the visit of the arborist to accommodate the schedules of each the homeowner so that they can

permit entry to the property by the arborist. The inspection date will be the date convenient for the arborist and the greatest number of applicant homeowners/homeowner(s). If any homeowner is unavailable to

grant the arborist access on the inspection date, that homeowner will have the option of: (a) making arrangements for a family member, friend or agent representative to provide the needed access to the arborist; or

(b) arranging a separate inspection by the LCRCA arborist of his or her Subject Trees and reimbursing LCRCA for the cost of this additional inspection; or (c) withdrawing his or her request for supplementary trimming.

Notwithstanding the preceding, if there is only a single request, Management will contact the Plants. The homeowner to confirm that they are willing to(s) must bear the entire cost of the arborists' visit and report:

If the homeowner declines, or (c) withdraw his or her request for supplementary trimming and Management will take no further action.

4 - Management will advise the Landscape Advisory Committee ("LAC") chairperson of the

schedule for the arborists' visit, and one or more members of the LAC will accompany the arborist during his visit, subject to their availability. LAC will review the arborist's report, the requests, and any objections by neighbors ~~prior to before~~ preparing its recommendations to the Board for either approval or rejection of each request. If members of the LAC wish to re-examine a Subject ~~Tree~~ ~~or~~ ~~an Olive~~ Tree from the homeowner's property, the homeowner will be required to cooperate in scheduling such a re-examination, or his/her application will be deemed withdrawn. The ~~arborists~~ arborist's report will be posted on the LCRCA website promptly after delivery to Management.

~~report will be posted on the LCRCA website promptly after delivery to Management.~~

5 – Upon approval by the Board, Management will obtain quotations from at least three tree trimming companies (each a "Company") to perform the trimming/removal as approved, which quotations will specify the costs to perform the trimming/removal specified in each approved request on a home-by-home basis.

6 – Management will present the quotations for Board approval at the next Board meeting.

7 – Each applicant homeowner will be provided with a copy of the accepted quote identifying the cost for trimming the Subject Tree(s) ~~identified~~ in his/her application ~~and will be given no less than~~

~~. . . If the homeowner does not agree in writing to Management within ten (10) calendar days from the date to reimburse the accepted quote is provided to notify Management in writing if he/she wishes to withdraw his/her request. Unless Management receives written notice of a homeowner's request to withdraw his/her application within this timeframe, the homeowner will be deemed to have consented to reimbursing LCRCA the amount identified HOA in the accepted quote amount of the quote the request will be deemed withdrawn and the HOA will take no further action.~~

8 - The selected Company will be required to follow the guidance of LCRCA's arborist in trimming ~~the a~~ Subject Tree ~~or if applicable, in removing an Olive Tree.~~

9 - The Board will not offer the selected Company any waiver that would permit the Company to trim a Subject Tree ~~or remove an Olive Tree~~ other than as recommended by LCRCA's arborist.

~~10 The Company will be responsible for repair of any damage done to other plants, irrigation equipment, or any other items owned by LCRCA, which damage was caused by the Company in its performance of the contract.~~

~~11~~

10 – After the work is complete, ~~Management~~ the La Costa Ridge Landscape Advisory Committee will inspect and confirm that each of the Subject Trees ~~was were~~ trimmed ~~removed~~ in conformity with the arborist's recommendations.

C – Fees:

1 – Administrative Fee: Each application will result in a non-refundable one-time charge of \$45 to cover the administrative costs incurred in implementing this ~~Policy~~ policy. No application will be accepted that is not accompanied by a check ~~in the amount of~~ for \$45.00.

2 – Arborist Fee: The costs incurred by LCRCA to obtain the arborist's written report will be shared equally by the homeowners then seeking approval for trimming of Subject Tree(s) ~~and/or~~. ~~The applicable share of the arborist's invoice will be billed to the homeowners in the month that Management pays the arborist.~~
~~removal of Olive Trees. The applicable share of the arborist's invoice will be billed to the homeowner in the month that Management pays the arborist.~~

~~*Homeowners who submit an application will realize that will pay their share of the arborist fee depends depending on the number of applicants. In order to assist homeowners in understanding what their respective share may be, based on 2018 rates, the share would be about \$115 per homeowner if there were ten applications, and between \$350 and \$400 if there were only one application.~~

~~*The preceding paragraph is for informational purposes only, and the Board of LCRCA provides no assurance does not assure that these rates will apply into any future application.~~

3 – Trimming/Removal Fee: For each homeowner whose request for trimming/removal was approved, Management will bill them in the month following the completion of the trimming/removal of an amount equal to the amount specified for that homeowner in the quotation from the Company selected by the Board.

~~4 – Inspection Fee: Management will charge LCRCA at its then current rate (in 2018, \$450) for time spent on site in supervising and inspecting the work performed by the Company. These charges will be divided equally among the homeowners whose requests were approved and billed along with the Trimming/Removal Fee discussed in the previous paragraph.~~

D – Finality of Decision

~~All decisions of the Board shall be final. A homeowner whose request was rejected may re-submit his/her request in the following year.~~

.

**LA COSTA RIDGE COMMUNITY ASSOCIATION
_TREE TRIMMING/REMOVAL FORM**

This application must be accompanied by a check ~~in the amount of~~for \$45.00

Formatted: Centered

Homeowners Name: _____

Homeowner's Name: _____

Address: _____

Phone Number: (s): _____

To: Board of Directors, La Costa Ridge Community Association

Subject: Request for Trimming of Subject Tree(s) or Removal of ~~an Olive~~ Tree on LCRCOA Community Association Property or Common Maintenance Area.

In accordance with

Following the Tree Trimming Policy, I hereby request supplemental trimming or removal of the following identified Subject Trees and Plants at my expense. I have read and understand the requirements of

the Tree Trimming Policy, and agree to comply with all requirements thereof, including but not limited to paying fees ~~as set forth in the policy~~.

Homeowners Signature _____

, Date of Request: _____:

Number and Type of Tree(s)

Location of Tree(s) _____ (A sketch map and photos of the location of the tree(s) ~~would be helpful~~ or plants is required.)

Description of Desired Tree Work _____

Confirmation of Neighbors Being Aware of Proposed Trimming/Removal:

All Owners who may view and are 100 yards from the Subject tree from their home must approve of any trimming or removal of a tree:

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Signature _____ Address _____ Phone number _____

Print _____

Use additional sheets of paper for all necessary signatures.

Any neighbor who objects to the proposed trimming/removal should so advise Management in

Formatted: Line spacing: Multiple 1.15 li

separate correspondence.

Please [mailsubmit this](#) form to: La Costa Ridge Community Association
c/o Avalon Management
3618 Ocean Ranch Blvd
Oceanside, CA 92056
Fax: 800.646.1887
Email: LaCosta@AvalonWeb.com

Formatted: Font: TimesNewRomanPSMT, 12 pt

Formatted: Space After: 0 pt, Line spacing: single,
Don't adjust space between Latin and Asian text, Don't
adjust space between Asian text and numbers

Landscape Maintenance Standards

All plants should be maintained in a healthy and aesthetically pleasing condition, using the best landscape maintenance practices.

Essential:

- Detail, including weeding, trimming, and trash removal, all three entrance areas daily.
- Maintain the turf at 2.5 inches in warm weather and 1.5 inches during the rainy season.
- Keep carex from growing out or over paved areas.
- Maintain the carex to a proper height in the parkways.
- Remove all leaves, clippings, and debris in the gutters.

And always:

- Stay on fire suppression schedule
- Keep Carex at a height of four to six inches.
- Look for and remove weeds, (if we can see them, you should also be able to).
- Keep a three-foot clearance around trees, removing suckers and weeds as necessary.
- Maintain plantings, including proper separation, at focal areas and on interior slopes
- Remove all dead plant material.
- Empty, haul and dispose of trash from the community waste cans.
- Remove all litter from La Costa Ridge.

Irrigation:

- Immediately repair all broken equipment and irrigation leaks.
- Check WeatherTrak every day to identify possible sprinkler leaks.
- Maintain proper coverage and prevent excessive runoff.
- Do not allow water onto hard surfaces including stucco fences.
- Keep heads free of debris.
- Avoid standing water.

Fire Suppression:

- Maintain clearance between homeowners' property lines and the first row of sprinklers.
- Clear all dead plant material on community property.
- Dead trees should be removed.
- Trees on community property in the fire suppression zone should be limbed up to six feet to the second row of sprinklers.
- To prevent fire ladders, clear all plant material under trees in the fire suppression zone.

Brightview Meeting, July 19, 2022

Attending:

Terry Mahoney, Brightview Senior Branch Manager
Mario Cornejo, Brightview Associate Account Manager
Mellissa Brown, CCAM, PCAMCC, Avalon
Steve Ross, LCR President
Erna Markwith, LCR VP and Landscape Chair

Warranty Items:

- Fill in the north slope at the El Fuerte entrance with enough agave and two Arbutus trees for an attractive and mature appearance.
- Replace the dead bougainvillea throughout LCR, at corners, and along Corintia with burgundy shrub roses.
- Replace missing lantana and roses at Tamarindo and Corintia.

Ongoing landscape issues were discussed:

- Carex in the parkways will be maintained at 4-6".
- Carex on the outside areas of the sidewalks will not be trimmed as often.
- Carex trimming, will start at Abrazo hill, and proceed outward in both directions at the same time to keep the carex uniform throughout the community.
- Remove all dead material throughout the entire community, including spent Pride of Madera blooms, rosemary, conifer needles, lantana, myoporum, and debris
- Prune the rock roses on Caballero
- Continue to remove all weeds, including but not limited to all planting areas, drains, mailbox pathways, DG easements, the park, streets, and sidewalks.
- Maintain negative space under trees. Remove all weeds and suckers,
- All three entrances should be detailed daily including trimming, deadheading, and removing weeds, trash, and dead material.
- Continue to remove trash in the community, including at the end of the cul de sacs.
- Stay on the fire suppression schedule, including removing all dead material and keeping the concrete swales cleared
- Continue to limb-up and remove dead material from trees during regular rotation.
- Prune out broken tree branches including on Caballero
- Pride in work includes the removal of grass clippings, cobwebs, and debris from mailboxes, signs, lampposts, etc.
- Fill dirt to be placed in all areas where sidewalks were moved.
- Encourage healthy growth of all plants, including but not limited to stressed sod on Langosta, Pacifica, Caballero, and carex on El Fuerte, and vinca minor on Abrazo
- Inspect all irrigation regularly. Including testing, and checking for clogged or misdirected sprinklers. Immediately repair all leaks.
- Prevent the flow of water onto hard surfaces including sidewalks and walls.

Follow up:

- Brightview will provide maintenance and fire suppression rotation schedules.
- La Costa Ridge members and Management will meet with arborists.
- Identify a replacement for the rosemary throughout the community.
- Orientation meetings will be scheduled.
- Chris of Brightview will provide plans and recommendations for additional plants to improve the community.

Landscape Advisory Committee Minutes
June 25, 2022
Approved July 19, 2022

Attendance:

- David Foster
- Erna Markwith
- Govind Shah
- Michael Chobotov
- Nahid McCormick
- Nick Nixon
- Rosaleen Derington

Erna Markwith called the meeting to order at 3:00.

Discussion and Agreements:

1. Monthly meetings: 10:00, on the fourth Tuesday each month, except July.
2. The committee will survey the community on Monday, July 11.
3. Each committee member, including Dan Lunsford via email, agreed to monitor a portion of the common area landscape maintenance. See attached map. Representative photos, with a description, will be emailed to Erna Markwith by the second Saturday of each month.
4. The committee reviewed the "Landscape Theme" and "Approved Plants" sections of the La Costa Ridge Governing Documents
5. The "La Costa Ridge Common Area Community Plan" was accepted.
6. Nick Nixon will create a new Mission Statement to be emailed for edits and comments by July
7. All committee members will review and edit the Committee Charter.
8. The "La Costa Ridge Association Community Landscape Process" will be reviewed in the future.

Erna Markwith adjourned the meeting at 4:00.

The committee will meet on Corintia, inside the El Fuerte gate at 10:00. Monday, July 11.

July 20,2022 LANDSCAPE ADVISORY COMMITTEE AGENDA

10:00 at Erna's. 7048 Corintia, 760-304-4306

- I. I. REQUESTS FROM THE BOD (10:00)
 - A. Approval of June Minutes
 - B. Tree Removal Policy ~ See attached.
 - C. . Landscape Enhancement Pories ~ See attached.
- II. Zone Reports
- III. Document Review
 - A. LAC Mission Statement ~ See attached.
 - B. Charter Documents <https://www.lacostaridgehoa.com/my-account.html>>Committees>Landscape
 - C. C. LAC Process Documents<https://www.lacostaridgehoa.com/my-account.html>>Committees>Landscape
- IV. IV. New Business
 - A. Landscape Maintenance Standards
 - B. Sprinklers please review:
https://hydropoint.learnupon.com/users/sign_in
 - i. Username: steve@lacostaridgehoa.com
 - ii. Password: WeatherTRAK
 - C. Committee Suggestions
- V. V. ADJOURNMENT (11:00)
- VI. Next meeting:
Date: Tuesday, August 23, 2022
Time:10:00 A.M.
Place:_____

Landscape Advisory Committee Minutes
July 26, 2022

Attendance:

- Rosaleen Derington
- David Foster
- Govind Shah
- Nahid McCormick
- Nick Nixon
- Michael Chobotov
- Erna Markwith

Erna Markwith started the gathering at 10:00.

Discussion and Agreements:

1. The committee reviewed and edited, word by word, the “Nuisance to Individual Homeowner Tree and Plant Removal and Trimming Policy”.
2. Each committee member, including Dan Lunsford via phone, agreed to continue to monitor a specific portion of the common area landscape maintenance. Two representative photos for each zone, with descriptions, will be emailed to Erna Markwith by the second Saturday of each month. Each report may contain the same photos from the previous month(s) with notes stating that the problem still exists, or has improved.
3. To assist the BOD in developing a satisfactory 2023 budget for community landscape enhancements each committee member will take photos of areas that need additional plants or other changes. Committee members may focus but are not limited to their zone. Requests for 2022-2023 improvements will be sent to ernamarkwith@yahoo.com by midnight, Saturday, August 6.
4. Landscape Advisory Committee Organizational Documents will be reviewed at future meetings.
5. The Committee will meet at 10:00 on the fourth Tuesday of each month.
6. Michael Chobotov will host the August 23 meeting at his house.

Erna Markwith closed the gathering at 11:30.

Landscape Advisory Committee
Community Familiarization Tour Notes
July 11, 2022

Attendance:

- Rosaleen Derington
- David Foster
- Govind Shah
- Nahid McCormick
- Nick Nixon
- Erna Markwith
-

Absent: Michael Chobotov

The committee toured La Costa Ridge reviewing, boundaries between fire suppression zones, and HOA property and boundaries between HOA Community property and homeowner parcels.

Community landscape maintenance was discussed and shortfalls noted..