

La Costa Ridge Landscape Maintenance Standards

All plants should be maintained in a **healthy** and aesthetically pleasing condition with the **best landscape maintenance practices**. Landscape plays a significant role in enhancing La Costa Ridge's character. Consistency of design emphasizes the cohesive community image. The theme is strengthened by the use of Approved Plants.

***Natural-like clusters** of trees and plants support the landscape concept.



Essential:

- Detail, including weeding, trimming, and trash removal, **all three entrance areas daily**.
- Look for and remove **weeds** throughout the community.
- Maintain the **turf** at 2.5 inches in warm weather and 1.5 inches during the rainy season.
- Maintain the **carex** at 3-6" in the parkways in front of homes.
- Keep the carex from growing over paved areas.
- **Remove** all leaves, clippings, material from the trees, and all other **debris** from the entire community. Don't forget the mailboxes, signs, light posts, gate equipment, sidewalks, gutters, and the center of the street.
- Remove all **dead plant** material.
- Remove all **litter** from La Costa Ridge.
- Allow plants to spread in a natural manner and maintain **proper separation** between plants*.
- Empty, haul away, and dispose of trash from the community **waste cans**.
- Keep clearance around trees, removing suckers, plants, and weeds as necessary.

Irrigation:

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

Fire Suppression: to the Preserve as identified by the second row of sprinklers.

- Stay on the fire suppression schedule.
- Maintain clearance between homeowners' property lines and the first row of sprinklers.
- Remove all dead plant material and cuttings.
- Limb trees in the fire suppression zone up to eight feet.
- Clear all plant material under trees in the fire suppression zone to prevent fire ladders.

Special Area Standards

El Fuerte and Abrazo Entrances:

- Trim the rosemary, lantana, and carex on an angle at the hardscape to avoid a walled, hedge-like effect.
- Allow the carex in the parkways to grow taller where there are no homes.
- Trim the carex lower at the edges.
- Deadhead the roses regularly.

Abrazo Entrance:

- Allow the rosemary in the center of the gates to grow to its full height to conceal the gate mechanism.
- Allow the carex in the parkways to grow taller where there are no homes.
- Trim the carex lower at the edges.
- Deadhead the roses regularly.

LA COSTA RIDGE LANDSCAPE ADVISORY COMMITTEE MEETING NOTES OCTOBER 25, 2022, 10:00 A.M.

Location: Rosaleen's Home

In Attendance

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

Last Meeting Follow-up

- The landscape maintenance company has been progressively working on improving problem areas identified by the LAC committee.
- BrightView will plant bougainvillea without charge.
- Erna Markwith will supervise the planting of bougainvillea on Corintia inside the El Fuerte gate. No other members wish to participate.
- Landscape Standards were discussed.

New Business

- Landscape Advisory Committee Meetings will be at monthly at 1:00 p.m on the third Friday.
- The Corintia street trees need to be limbed up.
- To ensure excellent community landscaping, the committee suggests including a performance incentive bonus in the new contract.
- The committee prefers an incentive bonus rather than a penalty clause.
- Discussion about fire suppression experts.

Action Items

- We need a volunteer to host the next meeting.
- Dan moved. We need someone to review Dolcetto monthly.
- Invite fire suppression experts to attend a LAC meeting.
- Zone Reports should be sent to Erna on or before the last Saturday of each month.
- Does any zone require additional landscape standards?

Announcements:

- **NEXT MEETING: 1:00, Friday, November 18**
- Additions for individual zone standards are due Tuesday, November 1.
- Zone reports are due on Saturday, October 29

Landscape Advisory Committee Action Items

Prioritize and develop plans for future enhancements:

- The hillside behind the homes on the south side of Oceano
- The corners of Corintia, Oceano, and Tamarindo
- Add plants inside the Avellana gate.
- Refresh the Avellana entrance.
- The Cordero slope
- The corners of Sendero and Langosta
- The slope across from 7020 and 7024 Corintia
- The corner of Monticello and Cordero
- Substitution for Carex in the walkways.
- Bare spots throughout the community.

Revise the LAC Charter and Mission Statement

Meet with Fire Suppression Experts

Evaluate the height of the carex outside sidewalks



Look at the carex on the corner of Sendero and Langosta.