

# La Costa Ridge

Community Association

FALL 2020



*“La Costa Ridge is a desirable community with an inspiring lifestyle and great quality of life, including enjoyment of friends and family”*

## FIREWISE EVALUATION

In 2013, the Board commissioned Firewise 2000, to do a review of La Costa Ridge and highlight areas that we needed to address in an effort to reduce our exposure to wildfire. Seven years have elapsed since then, so the Board decided to update the review. The Board contracted with Firewise to perform a comprehensive inspection and report on our common areas.

There are several reasons to hire an independent firm:

- One can never be too prepared when it comes to wildfire preparedness and prevention
- Firewise can use tools that the City of Carlsbad does not have to look for areas of concern. As well, they can allocate a good deal more time than the City's inspector
- Some residents of our community and others in our area are having increasing trouble securing property insurance; this follow-up study reinforces how seriously La Costa Ridge is taking wildfire prevention and may help you, should your insurer decline in coming years

Firewise reported: *“The purpose of [the] review was to determine if those common areas, managed by the La Costa Ridge Homeowners Association (HOA), were being maintained effectively to reduce the threat from a wildfire originating in the adjacent open space. Areas needing immediate attention were found and recommendations made to correct problems. The majority of the landscaping in La Costa Ridge is now well-maintained. However, FIREWISE 2000, LLC found a few locations that need attention.”*

The Landscaping Committee worked with our landscape company, Heaviland, and all HOA property areas that need attention have been corrected. Additionally, Firewise identified some areas belonging to adjacent properties, such as the condominiums on El Fuerte, that require attention. Management is reaching out to them to help them understand how they can help reduce everyone's exposure to wildfire danger. A copy of the current Firewise report is on our website: [www.LaCostaRidgeHOA.com](http://www.LaCostaRidgeHOA.com).

## AVALON MANAGEMENT CONTACT INFORMATION

### For Accounting/Payment Questions:

Member Services:

Email: [ar@AvalonWeb.com](mailto:ar@AvalonWeb.com)

Phone: (951) 244-0048 ext 109

### For Architectural Applications:

Email: [Oceanside@AvalonWeb.com](mailto:Oceanside@AvalonWeb.com)

Phone: (760) 481-7444 ext 102

### For Management Issues:

Community Manager:

Melissa Brown, AMS, PCAM

Email: [LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com)

Phone: (760) 481-7444 ext 103

### Assessment Payment Mailing Address:

La Costa Ridge Community Association

c/o The Avalon Management Group

PO Box 52982

Phoenix, AZ 85072-2982

### Correspondence Mailing Address:

3618 Ocean Ranch Blvd.

Oceanside CA 92056

### Websites:

[www.AvalonWeb.com](http://www.AvalonWeb.com) (Avalon)

[www.LaCostaRidgeHoa.com](http://www.LaCostaRidgeHoa.com) (Yours)

## SAVINGS MEMBERS

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## BOARD OF DIRECTORS:

President, Steve Ross  
Vice President, Susan Rhoads  
Chief Financial Officer, Thomas O'Hara  
Secretary, Diane Monroe  
Director, James McCormick

# Meeting Information, Community Updates, & News

## MEETING INFO

### BOARD MEETINGS:

Board Meetings are generally held the second Tuesday of the month at the Stagecoach Community Center, located at 3420 Camino de Los Cochés.

Due to the COVID-19 pandemic, Board meetings are being held virtually via Zoom. The next regularly scheduled Board meeting is on October 14, 2020 at 6:00 pm. Information on how to attend the meeting virtually, either via computer, or mobile device, or via telephone will be sent via email to all homeowners the week prior to the meeting with the meeting agenda. This information will also be published on the community website the Friday prior to the meeting. If you have any questions on how to attend virtually, please contact Avalon Management at (760)481-7444 or via email at [LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com).

## HOUSE PAINTING

As a result of COVID-19, review and enforcement of compliance with the exterior maintenance section of the CC&Rs was temporarily suspended in March, 2020. (This does not apply to maintenance items noted prior to March of 2020.) The Board's opinion is that by 2021, everyone will have had time to evolve a way to accomplish exterior maintenance safely.

Our homes are all well over a decade old and the original paint may be fading or failing on homes that have not had their paint refreshed. Paint typically begins to wear or fade within 5-10 years – shorter for surfaces exposed to weather and direct sun. To help ensure that La Costa Ridge continues to look like the premiere community it is, our management team will again be inspecting the neighborhood.

Here is the CC&R provision: "7.7 Exterior Maintenance and Repair; Owner's Obligations. No improvement within a Residential Lot shall be permitted to fall into disrepair, and each improvement shall at all times be kept in good condition and repair by the Owner of the Residential Lot."

To help you get ahead of these inspections, here are some things to check on your own house:

Exterior paint on stucco surfaces

Accent paint and/or downspouts  
Garage doors  
Shutters  
Front door and decorative window finishes  
Metal railings

If you have repainted your stucco in the last several years, consider pressure-washing to remove any staining. We hope you will take the initiative to evaluate the state of your exterior paint and will remedy any deficiencies. Charts with specifications for the original paint colors are available on the Website [lacoSTARidge-hoa.com](http://lacoSTARidge-hoa.com). Simply click on DOCS in the menu and a series of paint schemes is contained in a collection of PDF files. Choose among the files that correspond to the "village" in which your home is located. If you don't know which applies, feel free to contact management at (760) 481-7444, or email [lacosta@avalonweb.com](mailto:lacosta@avalonweb.com) for further guidance. **IMPORTANT:** If you plan to change any of the paint colors, you must file an Architectural Change Request and have it approved prior to beginning your work. Again, note that the colors available, even for a change, must be drawn from those in your "village." The Architectural Form is under the forms tab: <https://www.lacoSTARidgehoa.com/forms.html>.

## COMMUNITY PROJECTS

In September, the Board approved conversion of our existing street lighting to LEDs. There were many motivations for the change. Here are a few:

1. LEDs fail less often than older technologies, such as the ones we currently have installed. The warranty for these LEDs is 10 years.
2. The electricity cost of LEDs promises to be lower. We are in contact with SDG&E to find out how much our lighting bills will be reduced, but that is just icing on the cake; our primary savings will be in reduced maintenance.
3. Economy of scale. The Board was presented with a cost comparison between changing to LEDs as lamps failed versus the cost of performing the conversion across the entire community. In round numbers, the complete conversion is roughly 75% that of doing the work one at a time.

Additionally, in preparation for painting the Gatehouse, the Board authorized termite inspection, then termite treatment (because an infestation existed). After the termite treatment, the Gatehouse was painted to preserve the wood surfaces and to freshen the interior walls.

The Board also authorized painting of the three gate locations: El Fuerte, Abrazo, and Melrose. This work includes the pedestrian gates.