

# La Costa Ridge

Community Association

FALL 2023



## NEW MEETING DATES

*Our virtual Board Meetings are now on the third Thursday of each month. The next meeting is: December 21st at 6:00 PM.*

## GATE CODE & VISITOR ACCESS

### Important: Do Not Share Personal Gate Codes

But how do I let my visitors into La Costa Ridge?

Simple: There are three ways:

**Give them your Directory Code**, (not your entry code) located next to your name in the gate call box directory. When you receive a call from the gate, answer, and push 9 on your phone keypad. The gate will open.

A La Costa Ridge homeowner has a great idea to help your visitors use the call box. Type and save instructions for using the call box on your phone and your computer. When you expect a visitor, **copy and paste the instructions** into an email or text and send it to them. It's really handy and easy to use over and over.

### Example of gate instructions to send to visitors:

- Tap the Green Box 'Phone Call'
- Tap the Middle Green Box 'I Have Directory Code'
- Enter the code 1234 to reach Jane Doe or 1235 for John Doe. [Insert your code(s) and name(s)]
- Tap the Green Box at the bottom of the screen 'Call' to call my cell phone and I'll open the gate.

Make sure everyone in your household has the instructions on their phone/computer to quickly text/email anyone who needs help using the call box. Also, print instructions out for use throughout your home so you can easily refer to them when you're talking to someone on the phone and want to give them instructions verbally.

Another Way: **Visitors may also look up your name at the call box** and press the associated phone icon for you to open the gate by phone if you opted to be listed in the gate Directory. If you are not listed and wish to be in the directory email [LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com).

## NEW BOARD OF DIRECTOR

When Steve Ross resigned on Nov. 8, 2023, **Nahid McCormick** graciously stepped up to serve.

Nahid is a major contributor to the La Costa Ridge Landscape Committee and also serves on the board of a La Jolla HOA, where she serves as board secretary and chair of the board's Governance Committee. She previously served as President, Treasurer, and Director for other San Diego HOAs.

With a career portfolio that includes design, finance, and real estate, she may help our Board implement a strategic plan to safeguard the beauty, privacy, views, and enjoyment of our homes while ensuring a sound financial footing and adherence to State requirements. Nahid graduated Summa Cum Laude from CSU San Diego in Environmental Design with an emphasis in architecture and a Master of Business Administration with an emphasis in finance and international business. She worked as a project manager, analysis officer for policy decisions, and operations manager. She has also worked in real estate and designed and built her own home.

Her hobbies include designing and modernizing projects, spending time with family and friends, and volunteering time to help others succeed. She also enjoys traveling and has traveled around the world.

## HELP OUR COMMUNITY

Be a volunteer. The Association needs your help. There are two new opportunities:

**The Fire Suppression Information Committee (FSIC)** The FSIC will research fire suppression information to reduce the risk of losing homes to wildfire. In addition to sharing information about home-hardening and fire-smart landscaping, the committee hopes to keep homeowners informed about fire suppression laws and legislation. The committee may also investigate the potential benefits and the process of becoming a Firewise Community.

**The La Costa Ridge Advisors to the Board of Directors** If you have expertise in any topic, please volunteer to provide your guidance as needed. We may need help with information technology, bids, contracts, street resurfacing, stonework, painting, lighting, engineering, electrical, plumbing, signage, traffic calming, architecture, irrigation, security, governmental compliance, property management, enforcement, security, safety, insurance, accounting, financial recommendations, and various other issues. Please offer your assistance, acting as an advisor requires very little time. Your insight could help our Association develop requests for proposals (RFPs), vet vendors, review bids and contracts, check references, oversee vendors, inspect finished work, and other activities.

Please complete a Volunteer Application at <https://www.lacostaridgehoa.com/forms.html>

## LANDSCAPE ADVISORY COMMITTEE (LAC) UPDATE

The condition of La Costa Ridge's landscape has been disappointing. In the hope of improving our community, the Association hired a new landscape management company, Andre Landscape Service Inc. Andre is a family-owned business with over 30 years of experience. It is headquartered in Azusa, CA. Whereas our previous landscape company, BrightView, was nationwide, Andre operates solely in southern California. Andre's San Diego branch manager was awarded the prestigious Beautification Achievement Award twice by The California Landscape Contractors Association (CLCA) for outstanding landscaping in planned communities. The judges evaluated aesthetics, best design practices, installation, maintenance, lighting, and water conservation.

**How everyone can help to keep our neighborhood beautiful:** When an Association area needs attention, please immediately email Avalon Management at [LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com). Management and the LAC will monitor to ensure completion. If you are not satisfied with the progress, please send a reminder to Avalon. You may also notify the Board and the LAC. We sincerely appreciate input from homeowners. When you see something, say something. No one can see everything everywhere. Do not interrupt the workers. There is no accountability when Avalon and the LAC are not aware of the issue.

The crew is on a tight rotation schedule and does not have time for conversation. Before emailing, check the timeline for maintenance and fire suppression on [www.lacostaridgehoa.com](http://www.lacostaridgehoa.com), "My Account" > "Documents" > "Committees" > "Landscape Advisory Committee" > "rotation maps." The LAC monitors and recommends improvements for the community's common area landscaping. The committee does not evaluate or monitor homeowners' landscaping. Please send suggestions for the LAC to [ernamark-with@yahoo.com](mailto:ernamark-with@yahoo.com).

## TRAFFIC & GATE COMMITTEE (TGC) UPDATE

All three sets of vehicle gates were damaged or had issues this year. The vehicle gates are almost 15 years old. Although the gates operate most days, it's frustrating when they are down. **Please alert Avalon Management at [LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com) when you see a problem so repairs can begin promptly.** The TGC and Avalon Management investigate and address issues as soon as possible. Thank you for your patience and understanding.

Gate function can be disrupted by vehicles striking the gates, parts wearing out, vandalism, a system failure, or emergency vehicles locking the vehicle gates into the open positions. Correcting a problem starts when homeowners or the gate monitor notify Avalon Management. Then Avalon contacts our gate maintenance vendor, Controlled Entry Specialists Inc., to repair the gate as soon as possible.

There are times when issues beyond the HOA's control delay gate repairs. For example, parts may not be available, or the gate may have been damaged so severely that it must be rebuilt. If a gate was set to remain open by emergency personnel, the police or fire department may not be immediately available to reactivate it. Members of the Traffic and Gate Committee, who are community volunteers, work with vendors and Avalon for prompt solutions, such as obtaining a substitute part, rebuilding a part, or ordering a new entire system component. Some examples of gate repair this year: New arms and hinges for the El Fuerte gate, new swing gate operators and gearbox motor for the Paseo Abrazo gate, and construction of a new gate, new swing gate operators, and new gearbox motor when the Melrose gate was damaged beyond repair by a vehicle driving the wrong way. **Homeowner input is important.** The TGC has an open-door policy and welcomes residents to attend meetings. To learn more about the TGC see <https://www.lacostaridgehoa.com/info.html>.