

## **LA COSTA RIDGE LANDSCAPE ADVISORY COMMITTEE MEETING NOTES**

**DECEMBER 16, 2022, 1:00 P.M.**

**Location: Rosaleen's Home**

### **In Attendance**

Rosaleen Derington, Nahid McCormick, Michael Chobotov, Erna Markwith

### **Discussion**

- The committee charter was updated.
- The Mission Statement was reviewed.
- Enhancement Progress:
  - The Board (BOD) is working on improving the El Fuerte entrance.
  - Brightview planted complementary bougainvillea on the west slope inside the El Fuerte gate.
  - On December 14, 2022, the BOD approved renovating the corners of Corintia, Oceano, and Tamarindo.
- The BOD approved pruning the La Costa Ridge trees.
  - All dead trees will be removed, including the dying Italian Cypress at the El Fuerte entrance.
  - Lower limbs will be removed to allow at least 15 feet of clearance.
- Plant Tec treated the Canary Palms and Oaks with Safari, Minx 2, Strobe, and Activator 90 for pests on December 1, 2022.
- After some discussion, the committee agreed that the carex in all the parkways, including where there are no homes should be kept uniformly short.
- BrightView improved some problems areas:
  - Removal of dead plant material.
  - BrightView exchanged the purple lantana for white lantana at the NE Tamarindo corner.
- Vallecitos Water District removed the chain on the fire hydrant on Corintia west of Avellana.

### Action Items

- Complete Zone Reports by the last Saturday of each month.
- Research parkway issues including the invasion of Kikuyu grass.

### Announcements:

- The next regular meeting will be at 1:00 on Friday, January 20, 2023.
- Medi Maldonado, City of Carlsbad, Fire Prevention Specialist II will meet with the committee on January 19, 2023, at Nick Nixon's home.
- Zone Reports should be sent to Erna on or before December 31, 2022.

## December 2022 Landscape Maintenance Report

Thank you for cleaning the streets and gutters between storms.

Please remove all dead material.



What are your recommendations for the bare spots in the turf?

Was the overwatering on Sitio Cordero corrected?





The fire hazard mitigation zones need attention. Please remove all debris. The woody volunteer inside the echium shown in the photos below has grown in the past 30 days. The debris in November has not been removed.



*Photo in November*



*Photo in December*



We still need a bid for roses to replace the dead rosemary at the Abrazo entrance.



What can you do to improve the vinca minor?

Hopefully, the lantana will recover when the weather is warmer. Can anything be done now?



Why are the plants, including roses, dying on the long slope on Corintia east of Tortuga?



When will the agave attenuata at Tortuga be thinned and transplanted to bare spots?



The stone walls at the Abrazo entrance need to be cleaned.





Melissa Brown, PCAM <melissa@avalonweb.com>

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## LAC January Report to BOD 7 of 7 Response from BrightView Re: Maintenance Items:

1 message

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**HOA Erna Markwith** <ernamarkwith@yahoo.com>  
Reply-To: HOA Erna Markwith <ernamarkwith@yahoo.com>  
To: PCAM Melissa Brown <melissa@avalonweb.com>

Tue, Jan 3, 2023 at 6:21 PM

### Response from BrightView Re: Maintenance Items:

- The lantana is in a semi-dormant state. It will improve when the days are longer and it is warmer.
- The yellowing tree on Cordero has been watered too much.
- They do not recommend Kikuyu for Corintia "walkways" through the parkways. It can look very "scruffy" and gets yellow in the winter.
- Sadly, Kikuyu is invasive and it is very expensive to remove it and impossible to keep it from invading again.
- To keep the turf green BV recommends overseeding between August and October 2023 and
- have Aguilar or Plant Tec give it heavy treatment in the fall.
- They suggest four-foot concrete "walkways" in the carex in front of homes.
- Melissa will obtain bids for the LAC to use to evaluate and make recommendations to the BOD



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## LAC January Report to BOD 6 of 7 Re: Kikuyu Grass

2 messages

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HOA Erna Markwith <ernamarkwith@yahoo.com>

Reply-To: HOA Erna Markwith <ernamarkwith@yahoo.com>

To: PCAM Melissa Brown <melissa@avalonweb.com>

E Kikuyo grass. [Kikuyu Grass | Turf Variety Series \(Pennisetum Clandestinum\)](#)



Kikuyu Grass | Turf Variety Series (Pennisetum Clandestinum)



Kikuyu Grass | Turf Variety Series (Pennisetum Clandestinum)

## The UC Guide

### Kikuyugrass — *Pennisetum clandestinum*

#### Qualities

Kikuyugrass is a warm-season grass that spreads quickly and thrives in areas with moderate temperatures. It can tolerate heat and will do well under relatively shady conditions. Because of weed in coastal and some inland areas of California. It is seldom established as a desired turfgrass. It has a low disease incidence and is susceptible to cold but is able to recover quickly from considered to be primarily a weed, kikuyugrass is now sometimes managed as a turf species.

#### Identifying tips

A coarse-textured, light green grass, sometimes mistaken for St. Augustinegrass. The leaves are folded in the bud, the ligule is a fringe of hairs, and there are no auricles. It has slightly flattened hairs. Kikuyugrass spreads by its thick rhizomes and vigorous stolons.

#### Maintenance

Low maintenance. It can tolerate low fertility and high heat. It can recover from drought conditions. Kikuyugrass has a low tolerance for cold temperatures. It has a tendency to "scalp" when

- [Planting and management tips](#)
  - [Turf adaptations and tolerances table](#)
  - [Grass species](#)
-

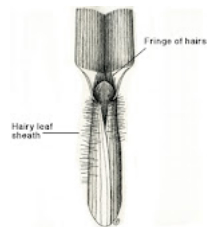


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**Melissa Brown, PCAM** <melissa@avalonweb.com>  
To: HOA Erna Markwith <ernamarkwith@yahoo.com>

Wed, Jan 4, 2023 at 9:29 AM

Received.

Sincerely,

**Melissa Brown, CCAM-LS, PCAM**  
**The Avalon Management Group, Inc., AAMC**  
3618 Ocean Ranch Blvd  
Oceanside, CA 92056

Phone: (760) 481-7444 x103  
Website: [www.AvalonWeb.com](http://www.AvalonWeb.com)  
Fax: (800) 646-1887

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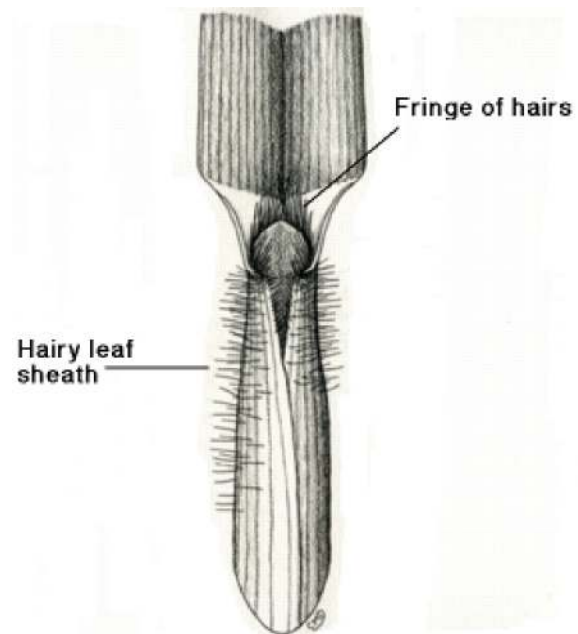
*Planning on making an improvement to your home?* [Watch our ARC Video](#)

*Did you get a letter or need to report a problem about home maintenance?* [Watch our CRC Video](#)

Please let us know how we are doing: [Survey](#)

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**La Costa Ridge Community Association  
Landscape Advisory Committee Charter**

The La Costa Ridge Community Association's Board of Directors (BOD) encourages homeowner participation in decisions regarding Common Area landscaping, and;

The La Costa Ridge Community Association's governing documents authorize the BOD to delegate powers to committees. Accordingly, the Board of Directors sanctions and authorizes the Landscape Advisory Committee (LAC) to review community landscaping regularly, to make recommendations for enhancements and fire risk mitigation to the Common Area landscaping that are consistent with the master landscape plan for the community, and to report problems with regular maintenance.

The La Costa Ridge LAC will operate under this charter:

1. Members of the LAC shall be appointed by the Board of Directors.
2. The LAC will consist of one to ten members. The La Costa Ridge BOD will appoint members as needed.
3. All positions held by members of the LAC are non-paid volunteer positions. No member of the LAC shall accept payment for any services in this endeavor except for donations, if so received. Donations must be made to the La Costa Ridge Community Association, but may be earmarked exclusively for the activities of the committee. Furthermore, no committee member may own or be employed by any vendor that works for the Community Association.
4. All members of the LAC shall be held harmless and indemnified for all legal acts or omissions during the commission of this charter.
5. The LAC shall meet no less than quarterly.
6. The LAC shall appoint its Chair to facilitate meetings and communications. The LAC may appoint other officers as deemed appropriate.
7. A member of the LAC (preferably the Chair) shall report to the BOD their activities at each regular meeting of the BOD.
8. The LAC may create a written mission statement to guide its work in implementing the direction of the Board.
9. All recommendations and items for BOD consideration must be submitted to the BOD through its management company no later than one week before a scheduled Board meeting so the information may be placed on the agenda and the BOD has adequate time to review the information before its meeting.

THE COMMITTEE RATIFIES AND AFFIRMS the covenants and conditions stated in this charter as approved by the Board of Directors.

Executed on \_\_\_\_\_, 2023

Approved by the BOD on \_\_\_\_\_, 2023

By: \_\_\_\_\_

By: \_\_\_\_\_

Landscape Advisory Committee

La Costa Ridge Board of Director

## **La Costa Ridge Community Association Landscape Committee Charter**

WHEREAS, the La Costa Ridge Community Associations Board of Directors wishes to encourage homeowner participation in decisions regarding enhancements to Common Area landscaping, and;

WHEREAS, the governing documents of the La Costa Ridge Community Association authorizes the Board of Directors to delegate powers to committees, and;

WHEREAS, the Board of Directors formally approves the creation of the Landscape Committee to review community landscaping on a regular basis, to make recommendations for enhancements to the landscaping of Common Areas that are consistent with the master landscape plan for the community, and to report problems with regular maintenance.

NOW, THEREFORE BE IT RESOLVED that the La Costa Ridge Landscape Committee (**LC**) shall operate under the following charter:

1. Members of the **LC** shall be appointed by the Board of Directors.
2. The **LC** may consist of one community representative from each neighborhood within La Costa Ridge Community Association or as otherwise appointed by the Board.
3. The **LC** will consist of 3-7 members. Each member will be appointed to serve two-year terms with the exception of those appointed during the start of the committee, when the Board will create staggered terms.
4. All positions held by members as it relates to the **LC** are non-paid volunteer positions. No member of the **LC** shall accept payment for any services provided in this endeavor with the exception of donations, if so received. Donations must be made to the La Costa Ridge Community Association, but may be earmarked exclusively for the activities of the committee. Furthermore, no committee member may own or be employed by any vendor that works for the Community Association.
5. All members of the **LC** shall be held harmless and indemnified for any and all legal acts or legal omissions during the commission of this Charter.
6. The **LC** shall meet no less than quarterly.
7. The **LC** shall appoint its own Chair, Vice-Chair and Secretary to facilitate meetings and communications. The **LC** may appoint other officers as deemed appropriate.
8. A member of the **LC** (preferably the Chair or Vice-Chair) shall report to the Board of Directors on their activities at each regular meeting of the Board.
9. The **LC** may create a written mission statement to guide its work in implementing the direction of the Board.

10. The LC shall keep minutes of all meetings and those minutes shall be delivered to the Board of Directors through the management company.

11. All meetings of the LC shall be open and noticed to members in accordance with the governing documents of the La Costa Ridge Community Association and California law.

12. If the LC decides that it needs funds to fulfill its obligations, the committee shall create a proposed budget for approval by the Board.

13. All recommendations and items for Board consideration must be submitted to the Board through its management company no later than one week before a scheduled Board meeting so that the information may be placed on the agenda and the Board has adequate time to review the information prior to its meeting.

THE COMMITTEE HEREBY RATIFIES AND AFFIRMS the covenants and conditions set forth in this Charter as approved by the Board of Directors.

Executed on \_\_\_\_\_, 2008

By: \_\_\_\_\_  
Organizational Chair

Approved by the Board on July 9, 2008

Certified By: \_\_\_\_\_  
Secretary



LA COSTA RIDGE  
LANDSCAPE ADVISORY COMMITTEE  
MISSION STATEMENT

The La Costa Ridge Landscape Advisory Committee's mission is to observe conditions within the community's common areas and report to the La Costa Ridge Board of Directors (BOD). The BOD may ask the committee to create, restore, enhance or maintain the association property.

The committee will research, consult with qualified professional services, evaluate, advise, design, and suggest improvements and/or modifications to the common areas; following the guidelines of La Costa Ridge. The *Community Design Standards* state, "landscape plays a significant role in defining and supporting...La Costa Ridge's character...exhibited through the use of plant materials that embody an upland or alpine character and rusticated quality, but within an organized framework of landscape treatment to establish a cohesive community image and theme. La Costa Ridge is enveloped by a large expanse of permanent open space...The overall design philosophy is ...to integrate the native habitat of the adjoining open spaces with the developed areas by the use of trees and understory plantings...Layers should be used. The goal is to promote an overall consistency of design" and "...strengthen the character of the neighborhood."

The committee will identify maintenance issues, and appropriate plant materials meeting the aesthetic and safety goals of our themed Tuscan-themed community. Recommendations to the La Costa Ridge Board of Directors will consider the appearance, value, safety, water conservation, and fire safety concurrent with the prevailing best practices.

The committee shall coordinate findings with other committees within the community for a synergistic flow of ideas, design, and safety. This will provide the basis for developing action plans to address the findings of the committee's research.

The committee shall present its findings to the HOA Board of Directors to enable the Board to analyze the committee's recommendations and implement necessary action.

## **La Costa Ridge Landscape Advisory Committee Mission Statement**

The purpose of the Landscape Advisory Committee is to provide research and make recommendations the La Costa Ridge Board of Directors. The board may ask the committee to assist in creating, restoring, enhancing or maintaining beautification of association property.

Community Design standards state that “landscape plays a significant role in defining and supporting...La Costa Ridge character...exhibited through the use of plant materials that embody an upland or alpine character and rusticated quality, but within an organized framework of landscape treatment to establish a cohesive community image and theme. La Costa Ridge is enveloped by a large expanse of permanent open space....The overall design philosophy is...to integrate the native habitat of the adjoining open spaces with the developed areas by the use of more natural-like clusters of tree and understory plantings...Layers of plantings shall be used....The goal is to promote an overall consistency of design” and “...strengthen the character of the neighborhood.”

The committee may be asked to develop plans and address issues requested by the HOA board. The overriding goal is to make everyone proud of our neighborhood and to continue the Tuscan theme set forth by the original vision for the common grounds. Recommendations should always consider consistent appearance, maintenance and value.