

La Costa Ridge

Community Association

SPRING 2023

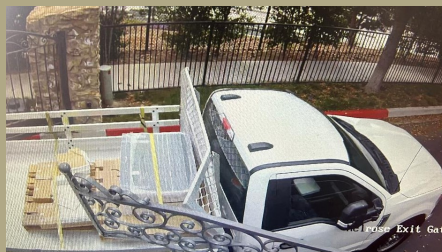


“La Costa Ridge is a desirable community with an inspiring lifestyle and great quality of life, including enjoyment of friends and family”

COMMUNITY UPDATE

The La Costa Ridge Board of Directors works to continuously improve, maintain and enhance the community. Over the last several months the following projects have been completed:

- Landscape upgrades to the corners within the community.
- Replaced declining Rosemary at the Paseo Abrazo entrance with roses.
- Additional plants were added to the El Fuerte entrance slope.
- Fabricated replacement gate at Melrose that was damaged by a vehicle driving through it.
- The Oak trees were trimmed along Corintia to allow for high profile vehicle clearance.
- Faded 25 MPH and Stop Signs within the community were replaced with new signs.
- The common area stucco walls were repaired and painted.
- The fountain lights were replaced with LED lights at the El Fuerte entrance.
- Roof maintenance was completed on the gate monitor building at the El Fuerte entrance.



Ongoing maintenance currently in process:

- Carex maintenance, trimming and fertilization.
- Fire suppression is currently in process, Brightview is working their way through the community.
- Brightview continues to remove declining Rosemary.

Upcoming projects/maintenance:

- Street repairs and sealing. The Board is currently reviewing proposals for needed street repairs and sealing of the asphalt within the community. More information will be forthcoming!
- Long term tree planning. The Association will be working with an independent arborist in the coming years to assist in long term tree planning, to include review and recommendations for sidewalk conflicts with roots.

AVALON MANAGEMENT CONTACT INFORMATION

For Accounting/Payment Questions:

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www.LaCostaRidgeHoa.com (Yours)



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Traffic and Gate Committee Updates

Wrong-Way Entry Survey Results

La Costa Ridge has faced a variety of problems with wrong-way drivers entering the community via the exit gates. There have been near head-on collisions and in May the Melrose gate was destroyed by a wrong-way driver.



Recognizing these known safety issues, the Traffic and Gate Committee published a survey last winter on wrong-way drivers. We received a tremendous response with 140 households, 53% of our homes, sharing their thoughts.

The survey results themselves are a mixed bag. Over half of the respondents think the HOA should address wrong-way drivers at the gate, yet fewer than 1/3 endorsed best-practices solutions adopted at other gated communities: Barrier arms and spike strips.

The results of the survey are below. To read all the comments from your neighbors, see the tally on the [La Costa Ridge Web site](#). All your newsletters are on [lacostaridgehoa.com](#) under the "Info" tab.

Survey Responses:

1. Should the HOA address wrong-way traffic entering the community via the exit gates?

Yes: 56% (79), No: 39% (54), No Opinion: 5% (7)

2. Should the HOA investigate installing barrier arms to block wrong way drivers?

Yes: 31% (43), No: 66% (93), No Opinion: 3% (4)

3. Should the HOA investigate installing one-way traffic spike strips at each exit gate?

Yes: 29% (40), No: 67% (94), No Opinion: 4% (6)

4. Which solution do you prefer?

Barrier Arms: 16% (23), Spike Strips 18% (25), Both 7% (10), Either-Not Both: 1% (2),

Neither: 54% (76), No Opinion: 3% (4)

What Were the Top Issues Raised by Residents?

- Too Expensive/Funds Could Be Utilized Better: 54
- Not An Important Issue/Not Helpful/Won't Work: 37
- Unattractive/Noise, La Costa Ridge Is Upscale, Don't Degrade It: 28
- Close The Gates More Quickly
- Partition/Barrier Between the Entrance and Exit Gates

Unauthorized Access: What the TGC and HOA Board Is Doing to Address Gate Issues

The HOA Board and TGC appreciate the thoughtful answers to the *Wrong-Way Entry Survey*, which touched on many issues the Traffic and Gate Committee (TGC) has investigated, including:

- **Report Violators to Police:** The HOA Board and Avalon Management regularly turn to police, who have proven helpful in serious crime and property damage cases. However the Carlsbad Police Department is less inclined to address wrong-way cases unless an officer has personally witnessed the infraction.
- **Create a Partition Between the Exit and Entry Gates:** City code prevents us from creating a barrier between the exit and entry lanes. Vehicles denied entry must be able to make a legal U-turn and exit the area safely.
- **Close the Gates Faster:** Implemented. Starting this past winter, the HOA has reduced the gate closing time to reduce the number of wrong-way entries and tailgating into the community.

The HOA Board and TGC have also taken specific steps to address other gate related issues:

- **Unique Gate Codes.** To improve security, unique Gate Codes were implemented this spring. If an unauthorized person gains entry using a unique code, that code can be identified, and the security breach sealed without affecting other residents.
- **MyQ Community App:** The TGC has been investigating the MyQ Community App that allows homeowners to create custom guest passes for guests and service people. The app also lets homeowners to see and talk with the person at the gate using one-way video and two-way audio. You can learn more about the MyQ app in an upcoming survey the TGC will publish to gauge residents' interest in signing up for the app.
- **Gate Cameras:** Cameras have been installed at all the gate keypads and 30-day storage of video added. In addition, a standard operation policy was adopted to regularly verify that gate cameras are working and relevant video is archived after an incident has been reported.

The TGC continues to make investigate and address issues raised by residents. It appreciates homeowner input and has an open-door policy for residents wishing to attend meetings. To learn more about the TGC and its meetings, please visit www.lacostaridgehoa.com/info.html.