

Flora Vista

<http://www.floravistahoa.com>

Spring/Summer 2017

Flora Vista
Subassociation -

San Clemente, California

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Current Happenings



2017 has seen a handful of following projects completed plus many more currently pending and proposed for the remainder of the year!

- ◆ Entrance Monument Walls — *completed*
- ◆ Entrance Landscaping — *most completed in March 2017, but some more will be on the way.*
- ◆ Entrance Signage on the new walls — *Currently in a permitting process with the City. We are eager to get this completed and are actively working on pushing this through.*
- ◆ Sectional Street Repairs and Slurry — *trip hazard section of via Tulipan replaced and slurry sealed*
- ◆ Tree Trimming — *Occurs annually around October/November*
- ◆ Slope Renovations — *Ongoing*
- ◆ Utility Containment Wall Painting — *completed*
- ◆ Slope Irrigation Replacements — *performed on a few slopes*

CURRENTLY PENDING & UPCOMING MATTERS:

- ◆ Actively looking into opposing the tollway 241 extension through San Clemente and seeking legal and financial measures to do so along with neighboring San Clemente HOAs.
- ◆ 2017 Election of Flora Vista Board of Directors and RDR Delegate — *September*

Recent drought conditions have been hard on landscaping within our community. The drought has eased this year and the Governor has declared the water emergency over. Based on this declaration we are kindly asking all homeowners to repair any landscaping damage caused by the drought.

As an alternative you may replace your lawn with artificial turf or other drought tolerant landscape plant materials, once submitted to and approved by the Architectural Review Committee. As a reminder, all homeowners have an ongoing obligation to maintain all landscaping in a neat and attractive manner. Lawns must be mowed on a regular basis.



As a reminder, most of you own underground drains that lead water and debris from your backyards and into the street. We have found that many of the drains are not being maintained and are releasing algae and stagnant water into the streets, which is a health-hazard to the Community.

Please make sure you are maintaining and flushing out these drains on an ongoing basis, moving forward!

Please Pick Up After Your Pet...

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder!



Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. When walking your dog, please remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. In addition, please ensure that your pet does not urinate on concrete surfaces.

By taking a few simple steps to clean up after your pet, you can contribute to the beautification of our community!

Please review Section 2 of the most current rules for parking for Flora Vista. Vehicles found in violation may be cited and towed in some of the following circumstances:

1. Parked on the street for more than 72 hours.
2. Covered, stored, inoperable or abandoned vehicles on the street including those with expired plates.
3. Boats, trailers or mobile homes on streets or driveways other than brief loading and unloading.



HOA approval for any exterior changes to your home

As a reminder, any and all changes and alterations to the outside of your home must be submitted to the Architectural Review Committee for approval. This ARC approval is required for any of the following changes or additions: front or backyard landscape changes (including artificial turf), hardscape, patio covers, pools/spas, satellite dishes, solar panels, windows and garage door replacements, and painting (unless the home is being painted the same, exact color).

If you are unsure if you need to obtain the ARC approval, please contact Management just to be safe. Any unapproved alternations may result in the ARC and Board of Directors requiring the removal or adjustment of the unapproved alteration at the cost of the unit owner.

You can get a copy of the ARC guidelines and ARC application for approval through Management or on the Flora Vista website at www.floravistahoa.com and click on "Architectural"



Monthly Street Sweeping



Street sweeping and cleaning is done on the 2nd and 4th Mondays of every month (unless on a holiday). For the streets to be cleaned properly, we ask that you refrain from parking on the streets on these days between 8:00 am and 1:00 pm.

Neither the street sweepers nor Management can be responsible for the quality of the cleaning if there are vehicles parked

PAINTING INFORMATION:

As noted above in the ARC section at the top of this page, re-painting your home with the pre-approved colors would not require approval in advance. To view those pre-approved paint colors assigned to your specific home, please contact Management or on the Flora Vista website at www.floravistahoa.com and click on "documents" then "general documents"

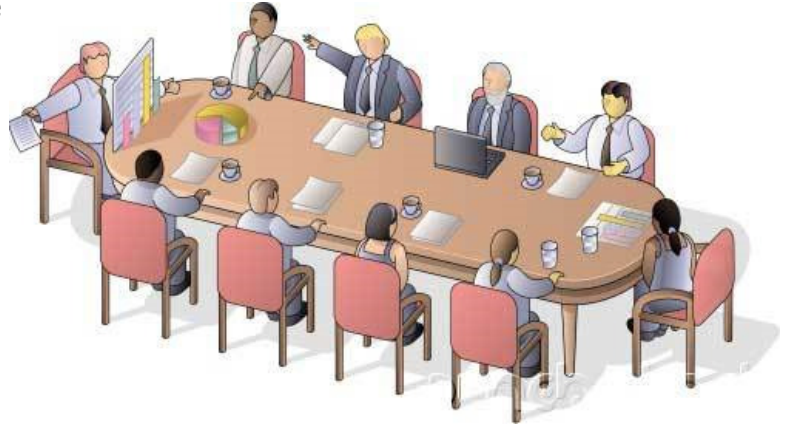


Your Association at Work...

Board meetings are normally held on the 3rd Thursdays of the "odd numbered" months. The meetings are held at the San Clemente Aquatic Center at 987 Vista Hermosa. Notices and agendas will be posted on the website and at the community entrances between 4-7 days prior to the meeting.

Your current Board Members are:

- ◆ Darryl Mircheff — President
- ◆ Donald Campbell — Vice President
- ◆ Linda Brooks — Treasurer
- ◆ Ben Colandreo — Secretary
- ◆ John Williams — Member at Large



Tentative Agendas usually consist of: Homeowner Forum, Treasurer's Reports, Unfinished Business and New Business.

Executive Meeting agendas, which precede the general session meeting consist of: Contracts, Delinquencies, Legal Matters and Hearings/Member Discipline.

COYOTES!

Coyotes generally avoid humans, even though Flora Vista is within their home range and habitat. However, the presence of a free buffet in the form of pet food, compost, or trash can lure coyotes into yards and create the impression that these places are bountiful feeding areas. Without the lure of food or other attractants, their visits will be brief and rare. But a coyote who finds food in one yard may learn to search for food in others.

Dogs (especially small dogs) are also vulnerable to coyote confrontations. These incidents generally involve coyotes who are either accustomed (habituated) to people (usually due to wildlife feeding), or coyotes who are protecting their territory, their mate (during breeding season, January–March), or their pups (during pup season, April–August).



Dogs should not be left outside unattended and should always be kept on a leash in public areas. Never let your dog interact or play with a coyote. Keep pet food and water indoors to avoid attracting coyotes to your yard.

There are some forms of coyote prevention owners can pursue such as installing "coyote roller bars" (coyoteroller.com) that rolls off any coyotes that try to scramble over the fence. The coyote roller bars MAY be installed on your fences provided that approval is applied for first.. Any roller bar approvals will be contingent on installing or painting the rollers the same color as the fence.

Landscaping and Trees on Slopes

The ongoing maintenance and renovation of the 7 slopes within Flora Vista is an ongoing process and our Landscape Committee works weekly (sometimes daily) with our certified arborists, landscape consultants and professional landscape maintenance company. To continue to improve the looks, health and stability of the slopes from their unfortunate condition just a few years ago.

All trees on the slopes will be trimmed and laced within a 2-3 year trimming period, as recommended by our arborists, and all Eucalyptus trees (and others) are going to be trimmed on an annual basis.

If you notice any shrubs or trees on these slopes behind your home that you feel require a special maintenance request, please contact Management and they will have the area inspected.



RULE REMINDERS

Rules may not be the coolest thing in the world, but to keep some form or order within the community, as well as, to keep a higher standard of environment and property value, rules must be adhered to and enforced fairly for all HOA members and residents.

Below are just a few reminders of common rules, but if you do not have a complete copy of the Flora Vista rules, please contact Management or log onto the Flora Vista website at www.floravistahoa.com and click on "documents" then "general documents".

- ◆ The speed limit within the community shall not exceed 25 MPH!
- ◆ The surfaces of the exterior of all homes and fences must be maintained on an ongoing basis or as needed.
- ◆ Trash bins shall not be out in or even visible from the common area prior to 4 p.m. on the day preceding pickup and shall be stored in closed garages or back yards no later than midnight of the day of pickup.
- ◆ Unreasonably loud noises will not be tolerated. This includes loud or late parties, as well as, allowing dogs to bark continuously in the back yards.
- ◆ All Common Area slopes behind homes are off-limits to all owners and residents for safety precautions. Only approved vendors, committee members and managing agents shall be allowed on the slopes
- ◆ Penalties (fines) for non-compliance of the Flora Vista Governing Documents may be assessed, after written notices and a hearing, in accordance with the HOA Fine and Enforcement Policy which allows up to a \$150 fine for a first occurrence of violation, as well as, a \$300 fine for a second or recurring violation.

Flora Vista Subassociation

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