

Flora Vista

<http://www.floravistahoa.com>

Summer 2018

Flora Vista
Subassociation -
San Clemente, California

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Emergency Contacts:

- ◆ Water Leaks - Utilities Division
(949) 366-1553
- ◆ Gas Leak - SoCal Gas
(800) 427-2200
- ◆ Mosquitoes, rats & other vectors
- O.C. Vector Control
(949) 654-2421

Current Happenings



Below are lists of the 2018 completed, currently pending and proposed projects for remainder of the year!

- ◆ **Entrance Signage on the new walls:** Are finally installed after a lengthy city permit process!
- ◆ **Slope Renovations:** Slopes behind Clavel/Vina (slope 7), Pimpollo/Calendula/Durazno (slope 5), and Pimpollo/Vina/Solona (slope 6) have now been completed. The next slopes to get the irrigation, plant and tree renovations will be slope (Solona/Viejo) and also slope 2 (Hombre/Viejo).
- ◆ **Concrete Sidewalks:** Community-wide sidewalk concrete grinding and replacements were performed in April and May.
- ◆ **Water Meter Covers:** A list of 64 address was sent to the city public works for them to repair or replace (as needed) broken water meter covers located on the community sidewalks.
- ◆ **Entrance Street Painting and Reflectors:** were installed in February to help make the entrances more visible and safe.

PENDING & UPCOMING PROJECTS/MATTERS:

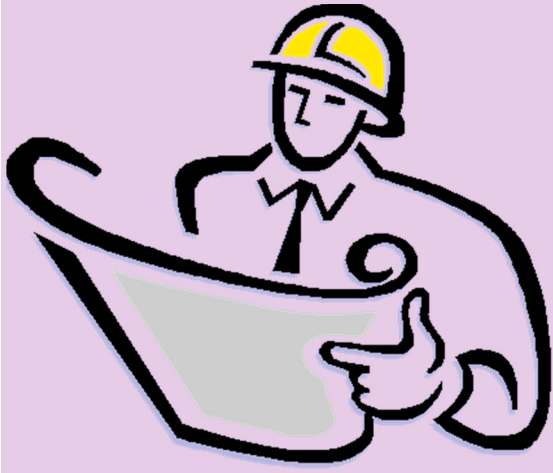
- ◆ Mailbox Cluster Cleaning/Scrubbing
- ◆ Entrance Lighting: LED/Solar lighting will be tested out at the Sarmentoso entrances
- ◆ 2018 Election of Flora Vista Board of Directors and RDR Delegate — September

TRASH and RECYCLING BIN REMINDER

As a reminder, all trash or recycling bins must be completely stored out of view of the common area prior to 4 p.m. on the day preceding pickup and shall be stored no later than midnight of the day of pickup. "Out of view" requires them to be placed into either closed garages or personal back yards.

The HOA Enforcement/Fine Policy **will** be enforced and violation letters will be issued for any homes found to be not in compliance.





Consider the money-saving and energy-saving idea of installing a “whole house fan” in your home. This fan is installed on the ceiling between the attic and the living space and it can substitute for your central air conditioning system for most of the entire year!

How does it work? Once installed, just open 1-2 windows on the lower level of your home, turn on the fan and enjoy a very comfortable amount of circulating air-flow throughout your entire home!

Learn more at <https://www.energy.gov/energysaver/home-cooling-systems/cooling-whole-house-fan> and speak with local installers at Home Depot, Lowes or local HVAC service providers.

Hire only licensed contractors for remodeling jobs!

The money's saved up, the timing's right, now it's time for home improvements. That new flooring you've been looking forward to; landscape improvements or maintenance; new colors for the interior or exterior of your home; a new pool for family fun; or that roofing job that's needed to keep the weather on the outside.

No matter what the investment is, you can help protect your investment and personal finances by hiring licensed and insured contractors.

Did you know that when you hire an unlicensed person to perform work, YOU become the employer and accept the liabilities and responsibilities of an employer?

These responsibilities include effective training of the person to perform their work, development of safety procedures in writing, payroll responsibilities and Worker's Compensation Insurance coverage.

Yes, licensed and insured contractor's costs are generally higher, but in the end, your risks are significantly reduced.

To confirm whether or not your potential or hired contractors are licensed, go to <http://www.cslb.ca.gov>.

Did you know that your home was installed with a fire prevention sprinkler system? This system requires some ongoing and periodic maintenance, draining/refilling and may require some components to be replaced. Don't let this life-saving system go unmaintained!

There have been some Flora Vista residents who have successfully contracted with a highly recommended and certified service provider to inspect/repair these systems.

**To have your fire sprinkler system inspected, please call a certified expert in this field or you may contact:
Fire Safety First (Santa Ana, CA) at 714-239-7531.**



The Market at North Beach

Did you know that there is a Certified Farmers Market at North Beach operating every Wednesday from 4-8pm through August 29th? They sell a variety of fruits, veggies, flowers bread and fish, plus there are arts and craft vendors, food trucks and children's activities.

The Market is at 1832 N. El Camino Real in San Clemente.



Looking for opportunities to volunteer for San Clemente?

The Friends of San Clemente Foundation are always looking for fellow neighbors and residents to get involved in contributing to your community! Their mission is to build a stronger community through its support of beaches, parks, recreation, cultural and educational activities. They are looking for help for various, exciting annual events, such as, their annual golf tournament, 4-day Carnival Colossal, SC Open Skate Contest, Beach Concert Series, Movies in the Park Series, and more!



Friends of San Clemente

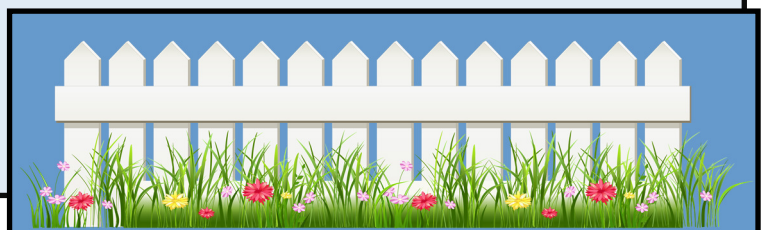
Beaches, Parks & Recreation Foundation

GUIDELINES REGARDING FENCE MATERIALS AND COLORS

Per the most current Architectural Guidelines for Flora Vista, when wood fences are replaced, leaving the color as "natural wood" is **no longer an option!** All new wood fences installed since and moving forward must be painted White Shadow or an approved equivalent.

Smooth or wood-grain vinyl fences are now allowed, with proper ARC Committee approval, however, they must be white, as well.

The Board of Directors will continue to enforce this policy.



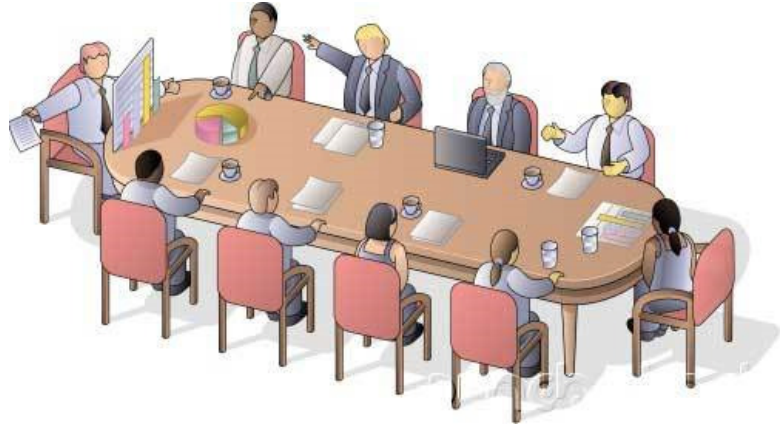
Flora Vista Directors at Work...

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 main community entrance off of Via Tulipan and Del Rio 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.

NOTE – APPLICATIONS FOR POSSIBLE BOARD AND RDR DELEGATE CANDIDATES ARE STILL BEING ACCEPTED UNTIL AUGUST 10TH!

RULE AND SAFETY REMINDERS

Below are just a few reminders of periodic maintenance and safety concerns that occur often enough to warrant some friendly reminders. 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".

- ◆ Weeds need to be removed and maintenance on a consistent basis whether growing in lawns, plant beds or through driveway cracks.
- ◆ Sidewalks must remain clear at all times to remain in compliance with the American Disabilities Act (ADA)! This means that it is a violation for basketball hoops, shrubs, trees and vehicles to block or even encroach over onto the sidewalks. Blocking the sidewalks force your fellow residents of all ages to veer out into the street and into vehicular traffic.
- ◆ No signs of any kind may be displayed to the public view without the approval of the ARC, except for professional and customary "For Sale" signage within reasonable shape and size dimensions.

Flora Vista Subassociation

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