

## CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION

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C/O PropertyADVANTAGE

5142 Avenida Encinas, Carlsbad CA 92008

Phone (760) 585-1700 Fax (760) 438-6886 [www.propadvantage.com](http://www.propadvantage.com)

Association Manager: Shannon McMurray ~ x108 or [smcmurray@propadvantage.com](mailto:smcmurray@propadvantage.com)

November 24, 2010

### **IMPORTANT NEWS FOR CREST OF CALAVERA HILLS OWNERS & RESIDENTS**

#### **TREE CARE**

The Board has approved a 3 year tree care plan with Urban Tree Care (UTC). UTC professionals are certified arborists who brings many years of tree care experience to the community. UTC follows all ANSI standards for tree care. **Starting December 6 until approximately December 17, weather permitting, UTC will be completing the 2010 tree care work throughout the community.** This will include trimming around the residences and slopes and canyons as well as removals of dead, dying or potentially hazardous trees. Work will be done between the hours of 8:00am to 5:00pm.



Enclosed you will find a copy of the approved tree care plan for your reference. The tree trimming is listed by section A, B, C, D, or E. All trees of the same species in a specific section will be trimmed as listed in the enclosed plan. Trees that are scheduled for removal will be tagged with an Orange Paint. Please do not direct the tree crew while they are working onsite. If you have any concerns or questions about the tree care work, please contact our Association Manager, Shannon McMurray. There will be a significant amount of noise and debris during this project. We appreciate everyone's patience and cooperation while the work is being done.

The Board will be voting on a tree replacement plan in the near future once the 2010 tree care and the Chatham Road Landscape Improvements are completed. The Board's goal is to replace trees wherever possible and appropriate that were previously removed or planned for removal in December. In addition, the Board has voted to have the Purple Plum trees treated for pear slug. The Pear Slug is the reason that many of the Plum trees do not appear healthy. The pear slug treatment will be done in March 2011. The pear slug treatment consists of spraying each tree with a high powered soapy water spray to remove existing slugs and then spreading Diatomaceous earth around the tree trunk to keep new slugs from reaching the leaves.

#### **CHATHAM ROAD LANDSCAPE IMPROVEMENTS**

The Board has reviewed all of the surveys received regarding the proposed Chatham Road landscape improvements. We appreciate those that took the time and effort to submit a response. The Board has made a few revisions to the plant material being installed to ensure that the new plants will co-exist and thrive with the existing low water use plants that will remain. Enclosed is a revised plant diagram to illustrate the overall look of these landscape improvements.

The Board has voted on the revised plant palette and the work will be started after December 1, 2010. The plants being installed are Xylosma, Escallonia, Lantana – Gold Rush, Salvia Leucantha – Santa Barbara Sage, and Grindelia Stricta Venulosa. The existing plant material that is not part of this plant palette will be relocated if possible to the canyon areas or along Carlsbad Village Drive as determined by the Board. The costs for these improvements are a planned improvement that are within the existing budget with no increase in cost to homeowner or change in the monthly dues. All of the plants being installed as part of this improvement are low water use once they are established. The Board's goal in completing these improvements is to enhance the community entrances along Chatham Road with colorful but water wise plant material.

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### WATER WORKS



Speaking of water, it's no surprise to anyone who owns a home or business in San Diego County that the cost of water continues to rise. The projected increases for some areas of San Diego are as much as 14% in 2011. In addition, the city and water municipalities impose significant water restrictions as the drought level increases. This puts a great burden on the Association to take action to conserve water for existing landscaping and recreational facilities as well as planned improvements. This is a major reason for the turf removals that have been completed in the past in the community. We are very pleased to announce that through the conservation efforts of the Board and vendors, the Association has saved almost 2 million gallons of water in 2010 compared to water used in 2009 for the common areas. A water use chart is enclosed for your reference.

### 2011 ANNUAL BUDGET

The 2011 Annual Budget and Disclosures are enclosed for your records. The Association's Monthly Dues will be **\$251.00** per month to meet the day-to-day operating expenditures and reserve funding requirements, beginning January 1, 2011, the start of your fiscal year. Please review these documents and store them in a safe place with your other important Association paperwork.

### BOARD MEETINGS

Board of Directors meetings are held at 3:30 p.m. on the 4<sup>th</sup> Tuesday of every month at the offices of PropertyADVANTAGE, **5142 Avenida Encinas, Carlsbad**. Due to the holidays, the December meeting will be held on December 14, 2010 at 3:30 p.m. Agendas for every meeting are posted at the bulletin board by the mailboxes 4 days prior to the meeting. At the beginning of each meeting, an open forum is held for the benefit of the general membership and members in attendance of the meeting are invited to floor any questions, comments or concerns relative to the day-to-day operation of the Association. Although no action may be taken at this time the, Board may elect to place any issues raised on the docket for the next regularly scheduled General Session Meeting.

### HOLIDAY GREETINGS

It is the season for us to remember what we are thankful for, show our appreciation to others, and spend time with family and friends. During this time of year many people decorate their homes and holiday trees. As a reminder, please be sure to remove any outside holiday decorations by January 15<sup>th</sup>. The City of Carlsbad, in partnership with Waste Management, has a holiday tree recycling and collection program that allows residents to have their holiday trees be picked up at the dumpster enclosures. This program starts the day after Christmas and will continue for two weeks. For pickup, residents need to remove all decorations and stands and cut the trees in no longer than 4' sections. Place your tree outside of and adjacent to the nearest dumpster enclosure. Do not put trees inside the dumpsters. Flocked trees are not recyclable and will not be collected by the trash drivers. For more information regarding holiday tree recycling, visit <http://northcounty.wm.com>.

**We wish everyone a safe and happy holiday season!**

