
VISTA COMMUNITY ASSOCIATION

COPY

DATE: AUGUST 14, 2009
TO: VISTA COMMUNITY HOMEOWNERS
FROM: LIZA SALINAS, COMMUNITY MANAGER
RE: CHANGE TO LANDSCAPE POLICIES AND PROCEDURES

The Board of Directors reviewed previously received comments from homeowners at the July 6, 2009 meeting and instructed the Landscape Committee to incorporate the comments into the rule change. At the August 3, 2009 meeting the Board of Directors accepted the changes and approved them for another thirty day review by the homeowners. Pursuant to Civil Code 1357.130, the Board of Directors will be considering a proposed operating rule change at the Board of Directors meeting to be held at the Turtle Rock Community Center, 1 Sunnyhill, Irvine, CA on Monday, October 5, 2009, at 7:00 pm. If you wish to make any written comments on this proposed operating rule change, please indicate your comments in the space designated below and return it to management's office so it can be delivered to the Board prior to the Board Meeting. Alternatively, if you can attend the Board Meeting, your constructive comments will be considered by the Board of Directors prior to its making a decision on the proposed rule change. Any and all comments made at the Board Meeting will be subject to the standing rules of the Board related to member comments at Board meetings.

- ❖ The text of the proposed rule change is as follows:

The policies and procedures as revised by the Landscape Committee are enclosed for your review.

- ❖ A description of the purpose and effect of the proposed rule change is as follows:

The changes are to help prevent hazards to buildings, curbs, driveways, streets, planters and patios.

- ❖ Member Comments: If you wish to provide written comment, please indicate your comments in the space designated below and return this form to Vista Community Association, c/o Action Property Management, 2603 Main Street, Suite 500, Irvine, CA 92614. Please date, identify your property address, print your name and sign this form. Anonymous/unsigned comments will not be considered.

I/We comment on the proposed operating rule change as follows: _____

(Please attach additional pages as needed.)

Date: _____

Property Address: _____

Owner Printed Name _____

Signature _____

Owner Printed Name _____

Signature _____

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LANDSCAPE COMMITTEE EXPLANATORY NOTE

Upon receipt of several responses to the recently proposed Landscape Policies and Procedures update, the Landscape Committee acknowledges a need for clarification on some issues. With one exception, which was to assist the Board of Directors by identifying courtyard overgrowth in preparation for the 2007 building reconstruction, the Landscape Committee, as a rule, does not enter the homeowner's courtyards.

Therefore, we emphasize the importance of each homeowner to adhere to the principles outlined in the original CC&R's, regarding appropriate plantings.

Homeowner Responsibilities:

Homeowners shall maintain all plantings within the entrance courtyards, patios and decks of their residences. They shall control the trees, shrubs or vines which encroach on roofs and arbors, or which threaten foundations, masonry or drainage systems.

Homeowners shall not plant, prune, trim or remove trees, shrubs or other landscaping in the common areas.

Homeowners shall not instruct, supervise or interfere with association landscape workers in the performance of their duties.

March, 2009 Revised, July 2009

TURTLE ROCK LANDSCAPE POLICIES AND PROCEDURES

With due consideration of our aging community, the Board proposed we revisit the policies and procedures in the original landscape maintenance program as outlined in the CC&R's.

The Landscape Committee has evaluated the effects of extensive growth in courtyards and common areas and has determined we have greatly exceeded the growth limits originally prescribed.

In December 1986, a Landscape Architect was engaged to evaluate the existing landscape and provide information regarding:

1. Aesthetic value of existing landscape
2. General landscape patterns that are or potentially are problems
3. Long term landscape needs
4. Impact on existing landscape of current maintenance practices

The Landscape Program:

The Landscape Committee, acting under the Board of Directors and the CC&R's, is responsible for the installation and maintenance of safe and attractive landscaping in the common areas. The policies set forth here are intended to accomplish this with efficiency, consistency and cost-effectiveness.

The Committee Responsibilities:

The Landscape Committee shall act in accordance with the following concepts:

The Committee, through its designated landscape contractor, shall serve first and foremost the community at large. Reasonable requests by individual homeowners shall be fairly considered, but when individual interests conflict with those of the community, the latter shall prevail.

The Committee shall serve without favor. It shall not perform services for one homeowner while denying the same or similar services to others.

The Committee shall seek such professional counsel and assistance, as it deems necessary to carry out its duties.

All state, county and municipal laws and regulations shall be observed in the execution of the landscape program.

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Homeowners shall not instruct, supervise or interfere with association landscape workers in the performance of their duties.

In an attempt to assist the homeowners with guidelines regarding the rules and regulations, we have referred to those specifications drafted in 1986, which are still in effect, prevail today and should be followed by all homeowners.

Inappropriate trees do exist in the community, and can present significant hazards to adjacent buildings, curbs, driveways, streets, drainage systems, planters and patios. Specific inappropriate treescape and vines exist in the common area and courtyards.

These trees, therefore, are not recommended for future plantings. Existing inappropriate trees will continue to be the responsibility of the homeowner.

Inappropriate Trees:

- Magnolia Trees
- Coral Trees
- Carrotwood Trees
- London Plane Trees (Sycamore)
- Ficus Trees
- Lemon Gum Eucalyptus
- Silver Dollar Eucalyptus
- Fruit Trees
- Olive Trees
- Rubber Trees
- Bamboo

No trees should come in contact with any surface of the structure.

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Clinging Vines and Ivy - Homeowners shall be responsible for controlling vines and ivy in their entrance courtyards, on arbors, patios and decks according to the following rules:

1. Clinging vines are defined as the following species, or any species, which adhere to surfaces by means of hook like claws, suction tips or small roots along the stems.

The following species should not be planted:

Ficus Pumila - (Creeping Fig)
Hedera Canariensis - (Alegerian Ivy)
Hedera Hahn's - (Hahn's Self-branching Ivy)
Hedera Helix - (English Ivy)
Hoya Carnosa
Parthenocissus - (Boston Ivy, Virginia Creeper)

2. Not all vines are of the clinging type. These vines are permitted on wood arbors and patio covers, but may not be allowed to grow on roofs, under roof tiles or behind wood fascia. They must be peeled back by the homeowner when building maintenance or painting is done.

Examples of non-clinging vines are:

Bougainvillea
Jasmine Grandiflorum - (Spanish Jasmine)
Lonicera Japonica - (Japanese Honeysuckle)
Wisteria

3. **Non-clinging vines** grown on structures shall be maintained at a height of two (2) feet below the roofline. They shall be kept off windows, vents and lighting fixtures. They shall be kept off wood siding, fascia and trim.
4. **Clinging vines** installed as ground cover shall be edged routinely. Ground cover vines shall not be permitted to grow on trees or shrubs, nor shall they be allowed to grow on wood, on arbors, stucco or tile roofs. If growing up brick walls, vines must be limited to a height of six (6) feet.

Action Property Management may contact you if corrective measures are required at your residence.

If you have any questions regarding landscaping concerns, please contact Action Property Management.