

LEUCADIA HILLS/SEACREST HOMEOWNERS ASSOCIATION

c/o Guardian Association Management

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Update on Landscape Improvements and Next Steps

March 25, 2015

Dear Leucadia Hills Homeowners,

We wanted to clarify some of the misconceptions around the landscape improvements and steps the Board is taking to enhance our shared community.

What we are doing is updating our current landscape plan. What we are not doing is looking to make any changes to the community's landscape without homeowners consent.

Landscaping is one of the key elements of our shared community; it defines the community aesthetic and serves to improve property values. However, many areas are in need of improvement and it's becoming increasingly costly to irrigate. Water is our single largest expense! And, by all accounts, water rates are increasing, and they could sky-rocket if the California drought continues.

Not true - 1/3rd fixed, ie meters, 1/3rd condo water, 1/3rd landscaping

As background, in 2011, Leucadia Hills hired the Lightfoot Planning Group to create a Landscape Plan that was well received by homeowners. Unfortunately, the plan was never fully adopted and deviations implementing the plan have taught us all some painful lessons. So much so, that the Leucadia Hills Landscape committee has become paralyzed and inactive. Therefore, the Board has solicited a proposal from Lightfoot to update our plan so much needed changes can be implemented.

The goals of the new landscape plan have two complimentary objectives:

1. Reduce water usage and save money on irrigation
2. Improve the committee aesthetic with an updated plant palette

Reducing our water consumption can be achieved with a drought-tolerant plants, removal of turf in select areas, and updating our irrigation system (estimated to be at least 20%). Furthermore, the Leucadia Hills HOA can qualify for rebates from our local water authorities that will pay for most, if not all, of these improvements. *Rebates are no longer available*

Needless to say, proceeding with any changes to our landscaping can be difficult and agonizing decision when there are so many opinions amongst homeowners. Therefore, the Board is looking to hire a professional landscape architect to support these efforts and update our Landscape Plan. Our objective is to have a plan that is agreed on by the community that will allow us to make simple improvements, without constant debate and delay. A plan we can agree on, is in all our best interests.

The next steps in our process are as follows:

- Obtain homeowner input before the plan update begins, via meetings and walkthroughs with Lightfoot consultants - Dates will be communicated in advance and your participation is encouraged, we want homeowner opinions on the current landscape as well as thoughts on changes and improvements
- Update our irrigation system to be more efficient and reduce water consumption - Ensure we are obtaining local-water authority rebates which can be achieved by such simple things as replacement of spray head, which will off-set costs of replacement.
- Increase the planting of water-wise and drought-tolerant plants - This may require removal of some turf areas to reduce our water costs and consumption and attain local water authority rebates.
- Update our plant palette focusing on drought tolerant plants and a consistent aesthetic
- Tree removal and replacement. After 30+ years some our trees are over grown, and desperately need to be replaced.
- Developing a phased implementation approach so the HOA can decide when, and if, the more costly improvements occur - This will not be an all-or-nothing plan, all changes as well as an implementation plan will be put to vote a lie - no vote to date

A copy of the Lightfoot Statement of Work is available to all homeowners upon request to Guardian Property Management. Again, the consulting and execution of the plan updates includes input and participation from all interested homeowners on what is best for our Community. At the April 16th Board Meeting, the Board is intending to approve a \$4,000 expenditure to upgrade our Landscape Plan using Lightfoot Planning (or a one-time expense of \$111 per unit). Funds are available from our current operating budget, and will not require an assessment.

Lightfoot payment came from Reserves

Thank you for your support.

Leucadia Hills HOA Board