

LEUCADIA HILLS/SEACREST HOMEOWNERS ASSOCIATION

c/o Guardian Association Management

2604-B El Camino Real, Suite 378, Carlsbad, CA 92010 ☎ (760) 918-1660 ☎ Fax: (760) 607-3280 ☎ Guardian@roadrunner.com

May 26, 2015

Dear SeaCrest Homeowners,

As you may already know, the Board of Directors has signed a contract with Lightfoot Landscape Architects to update our landscaping plan. The fees approved are \$4,000 and will be paid from our general fund. **Funded from Reserves - \$5455.80**

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

1. Reduce water usage to save money on irrigation (our water bill nearly doubled in April alone!)
 - Update irrigation pipes, nozzles, & valves
 - Plant water-wise and drought-tolerant plants
 - Remove turf (and attain local water authority rebates).
2. Improve the community aesthetic with an updated plant palette
 - Focus on drought tolerant plants and have a consistent aesthetic
 - Tree removal and replacement. After 30+ years some our trees are over grown, and desperately need to be replaced.

The updated plan will also include 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 the implementation and funding plans will be put to vote.

NEXT STEPS...HOMEOWNER INVOLVEMENT!!!

- Saturday June 20th 8a-11a. Community Walkthrough
Obtain homeowner input during a community walkthrougths with Lightfoot consultant – Jim Taylor. Please share with us your written opinions on specific improvements you'd like to see, or keep some elements as is. Written submissions will make sure your ideas are clearly heard and discussed.
 - Meet at the pool at 8a-9a for an overview of our objectives and the planned execution model; we will also introduce you to current Landscape Committee members. Coffee and Leucadia Donuts will served.
 - Walkthrough with Jim Taylor will occur 9a-11a.
 - If you cannot attend, please send your written input (and photo's) to our Property Management team at guardian@roadrunner.com
- Thursday July 16 at 5:30p-7p. Presentation of Preliminary Landscape Plan.
Lightfoot will present a first draft of the plan at our regularly schedule homeowners meeting. This will be the second time homeowners can provide input to the plan. Input received at this meeting will addressed by Jim Taylor in person, and if warranted, changes to plan will be made.
- Thursday August 20: 5:30-7p. Board Approval of Landscape Plan.
The Board will cast its vote adopting the updated Landscape Plan. However, this vote does not authorize expenditure of funds, but rather memorializes the landscape plan. At this meeting, the Board will also present a multi-year funding model for paying for any landscape changes proposed in the plan, and an explanation of how our community bylaws will manage the funding authorization. Rest assured, it is the Board intention to have the Homeowners ballot-approve the funding model and major expenditures before they occur.

The Board is excited to be moving forward on this, and we hope that you will become a familiar voice and will work with us to maintain & make positive improvements to our dearly beloved, but aging, community complex.

Sincerely,

SeaCrest Board of Directors

Al Janis – President

Chris Johansen – Vice President

Allegra Heyligers – Treasurer

Jim Lambert – Secretary

Edward Dabran – Board Member and Landscape Committee member