



OPEN MEETING

**REGULAR MEETING OF THE
THIRD LAGUNA MUTUAL LANDSCAPE COMMITTEE
Thursday, December 6, 2018 – 9:00 a.m.
Laguna Woods Village Community Center Board Room
24351 El Toro Road**

AGENDA

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Approval of Meeting Report for November 1, 2018
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Response to Member Comments
8. Department Head Update

Consent:

None

Reports:

9. Project Log
10. Irrigation Status Report Update

Items for Discussion and Consideration:

11. Water Efficient Plant Palette
12. Appeal – Denial of Off Schedule Trimming Request (Asner) 5076 Tero
13. Tree Removal Requests
 - a) 2233-S Via Puerta (DiDomenico)
 - b) 5396-B Via Carrizo (Cronin)
 - c) 5578-B Luz del Sol (Levy)

Items for Future Agendas:

14. Proposed 2019 Reserve Funded Project Calendar

Concluding Business

15. Committee Member Comments
16. Date of Next Meeting – January 3, 2019
17. Adjournment

James Tung, Chair
Telephone: 949-597-4650

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OPEN MEETING

**REPORT OF THE REGULAR MEETING OF THE
THIRD LAGUNA WOODS MUTUAL LANDSCAPE COMMITTEE**

Thursday, November 1, 2018 – 9:00 a.m.

Laguna Woods Village Community Center Board Room – 24351 El Toro Road

MEMBERS PRESENT: James Tung – Chair, John Frankel, Steve Parsons in for Cush Bhada

MEMBER ABSENT: Cush Bhada, Lynn Jarrett

OTHER DIRECTORS: Bert Moldow, Annette Sabol Soule

STAFF PRESENT: Bruce Hartley, Larry Hernandez, Robert Merget, Lulu Bector

1. Call to Order

Chair Tung called the meeting to order at 9:00 a.m.

2. Acknowledgement of the Press

No media was present.

3. Approval of the Agenda

The agenda was approved by consensus.

4. Approval of Committee Report for July 5, 2018

The meeting report of July 5, 2018, was approved by consensus.

5. Chair's Remarks

Chair Tung spoke about the Pina slope project; that it was completed significantly under budget. He spoke about residential and landscape water use and the high cost.

6. Member Comments (Items Not on the Agenda)

Ed Mc Gill 2390-2C– Spoke about tree debris that needed to be picked up.

Nancy Leventhal 2311-B- Spoke about the yellow stake program.

Phyllis Waite 3128-N- Spoke about maintenance and contracting.

Annette Sabol Soule 3428-C- Spoke about a previous landscape report and was dissatisfied with the current landscape and maintenance.

Lois Rubin 5509-B- Spoke about minutes from last meeting, herbicide use and replacement products.

Sherrie Merchant 3364-1G- Spoke about a compliance issue.

Esther Wright 3036-N- Spoke about herbicides.

Doug Gibson 5289- Spoke about Gate 11 weeds.

7. Response to Member's Comments

Chair Tung spoke about the yellow stake program, stating that if staff evaluates a landscape and there are no issues or water wasting, no action will be taken to have the member remove it.

Annette Sabol Soule spoke about yellow stake program.

Mr. Hartley responded to Ms. Waite.

8. Department Head Update

Mr. Hartley spoke about a new landscape supervisor starting soon; the fuel modification project; the start of bi-weekly mowing schedule and completion of the Pina slope project in Gate 11.

Consent:

None

Reports

9. Project Log

Chair Tung spoke about tree trimming.
Director Parsons spoke about funding.

10. Irrigation Report

Chair Tung spoke about letters sent to residents regarding water use.

ITEMS FOR DISCUSSION AND CONSIDERATION

11. Appeal – Denial of Tree Removal Request (Cohen) 3217-B Via Carrizo

Mr. Cohen spoke in support of his request.

Chair Tung spoke commenting that the removal might be possible as a chargeable service to the Member.

Director Parsons made motion to approve the appeal to remove one Olive tree located at 3217-B Via Carrizo, at the Member's expense; due to adverse medical impacts on the member associated with the tree. Second by Director Frankel. Approved by Committee unanimously.

12. Tree Removal/Off-Schedule Trim Request

a) 5543-C – Avenida Sosiega (Naideth)

Mr. Naideth spoke about the poor results of a turf removal project around the tree.

Director Frankel made motion to deny the request for the removal of one Cajeput tree due to lack of any observable damage or negative impact of the tree and directed staff to replant the adjacent bare areas. Approved by consensus.

b) 3384-A-Punta Alta (Zelko)

Mrs. Waite spoke against the removal and pointed out the lack of maintenance.

John Frankel made motion to deny the request to remove one Brisbane Box tree located at 3384-A Punta Alta due to lack of any structural damage or negative impacts associated with the tree. Approved by consensus.

c) 5210 Elvira (Sando)

Chair Tung made motion to approve the removal of one Southern Magnolia tree located at 5210 Elvira due to damage to the adjacent concrete walkway and a high likelihood of future damage to the driveway. Second by Director Parsons. Approved by Committee on a 2-1 vote, with Director Frankel dissenting.

13. Preliminary Plan for Landscape Conversion

Mr. Hartley outlined the proposed areas for the 2019 Turf Reduction Project.

Chair Tung recommended that staff instead, complete the turf reduction project for a large turf area located within the gate 14 area.

Phyllis Waite 3128-N- Spoke against turf removal projects in general.

Director Frankel made the motion to approve the change to Gate 14. Second by Steve

Parsons. Approved on a 2-1 vote; with Director Frankel dissenting.

Items for Future Agendas

14. Water Efficient Plant Palette (DEC)

Director Frankel stated that there is a need for a water discussion.

Concluding Business

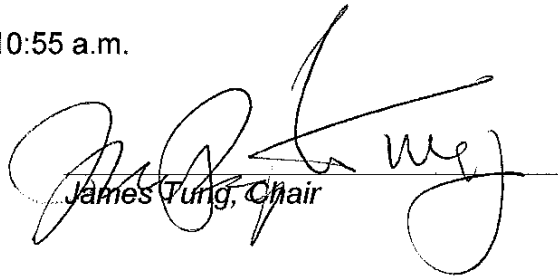
15. Committee Member Comments

None

16. Date of Next Meeting September 6, 2018

17. Adjournment

Meeting was adjourned at 10:55 a.m.



James Tung, Chair

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Third Mutual Landscape Project Log

December 2018

Project	Description	Status	Estimated Completion/ On-going Date	Budget vs Actual
Tree Maintenance	This annual program includes the scheduled trimming of all Mutual trees; un-scheduled pruning and service requests; dead tree removal and replacement.	As of October 31, 2018, approximately <u>3,483</u> scheduled trees were trimmed and <u>230</u> trees removed along with an estimated <u>156</u> un-scheduled service requests completed. Trimming around street lights, palm pruning and emergency work funded thru year's end.	December 2018 Annual	Budget: \$826,476 Supplemental Funds: \$150,000 Year-to-date (October) Cost: \$917,861 Balance: \$58,614
2018 Modernization Project				
Slope Renovation	Gate 9 - Entrance slope replanting		Completed July 2018	Budget: \$66,222 Cost: \$15,325 Balance: \$50,898
Slope Renovation	Gate 11 - Pina Slope		Completed October 20, 2018	Budget: \$92,443 Cost: \$6,979 Balance: \$85,464
Slope Renovation	Gate 14 - Calle Oeste - Renovation of bare areas of slope	Not started. Anticipated start November 2018	December 2018 Annual	Budget: \$30,442 Cost: \$0 Balance: \$30,442
Slope Renovation	Punta Alta - Renovation of bare areas of slope	Not started. Anticipated start December 2018	December 2018 Annual	Budget: \$60,450 Cost: \$0 Balance: \$60,450
Fire Risk Reduction	This project utilizes Slope Renovation Funding to prepare Punta Alta, Bahia Blanca, Calle Azul and other slopes for hydroseeding with in-house labor.	Staff is preparing the slopes and renovating irrigation to prepare for hydroseeding .	Target for completion: 12/5/18	Budget: \$0 Year-to-date (11/9/18) Cost: \$40,575 Funding from remaining Slope Renovation Funds will be utilized for this work.
2018 Miscellaneous Projects				
Ridge Route Brush Clearing	Clearing of brush, trees and debris from the public right-of-way along Ridge Route Drive along Third Mutual perimeter wall.	Staff planted over a dozen hedge plants along the interior of the perimeter wall and Brighview Landscape is scheduled to plant five 24" box size Eastern Redbud trees to provide screening as requested by residents.	Brush Clearing Completed August 2018; planting to be completed by Nov. 30, 2018	Budget: \$68,640 Invoiced: \$62,400 Balance: \$6,240
Fire Risk Reduction	Project includes the removal of vegetation; lowering height of shrubs and raising the lower branches on trees on slopes with a high risk of fire.	Board approved \$200,000 in funding. Contract awarded to Brightview Landscape. Work started August 16, 2018. Work completed in the Bahia Blanca/Barbara's Lake area, along open space boundary, Santa Maria and along Bahia Blanca West interior slopes. Hydroseeding low growing native seed mix to begin 12/5/18	Started August 16, 2018	Budget: \$200,000 Invoiced: \$91,000 Balance: \$109,000
2019 Reserve Fund Projects				
Turf Reduction	Elimination of highest water using turf areas; replacing with water efficient landscapes.	Not started	2019	Budget: \$105,536
Slope Renovation	Locations To Be Determined by Landscape Committee	Not started	2019	Budget: \$250,000
Slope Maintenance Outsourced	Annual cutting back and removal of vegetation on slopes	Not started	2019	Budget: \$464,422
Fire Risk Reduction	Project includes the removal of vegetation; lowering height of shrubs and raising the lower branches on trees on slopes with a high risk of fire.	Not started	2019	Budget: \$180,000
Tree Maintenance	For 2019 this annual program only includes street light clearing, un-scheduled pruning, service requests and dead tree removal.	Not started	2019	Budget: \$213,630

Note:

Green = Complete

Blue = In-Progress

Black = Not Started

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STAFF REPORT

DATE: December 6, 2018
FOR: Landscape Committee
SUBJECT: Irrigation Status Report

RECOMMENDATION

Receive and file this report.

BACKGROUND

Irrigation water usage and charges for April through September 2018, typically the months with the highest water demand, are provided to the Committee each meeting showing trends from 2015 to present.

DISCUSSION

Irrigation water use data collected for April 2015 through September 2018 documents that with the exception of July and September of this year, the overall water consumption decreased in 2018 compared to 2017 for period. July and September 2018 shows a significant increase in usage, which reflects much hotter months. See Attachment 1.

There was no rainfall in June through September 2018. The evapotranspiration (ET) rates increased for these months compared to 2017; meaning that the plants' demand for water was higher. See Attachment 2. September 2018 ET is lower than August but higher than September 2017. The Village computer controlled irrigation systems use ET to determine the optimum amount to irrigate by calculating the loss of moisture in the soil through evaporation and plant transpiration. These high ET values reflect the high temperatures and low humidity that were experienced on several days during this time period.

In an effort to boost water savings, Landscape Division staff has been focused on reducing current irrigation water use, especially in those areas where tiered water rate penalties are being experienced. They are in process of working with technical staff from the Rain Bird Corporation to evaluate and update the 'Maxicom' computer controlled irrigation system currently utilized in the Village. The 'Maxicom' system was installed in 2001. With a system that is now approaching 17 years in operation, software updates are very critical. This process will likely take a few months to complete. The results should yield more updated tools to manage the large task of programming the hundreds of irrigation zones in the Village to achieve more accurate watering. Irrigation staff are currently developing a schedule to update irrigation valves and pressurized mainlines starting with the oldest areas first. This effort will result in fewer leaking valves, which are hard to detect, and fewer mainline failures.

With the onset of cooler weather, watering has been reduced to one day per week on the turf and planter areas throughout the village, with exception of recently re-seeded turf areas, which

are watered more frequently. If the typical storm season arrives, all systems will be shut off whenever moisture conditions allow.

FINANCIAL ANALYSIS

Overall, the water use for 2018 is less than 2017, which has resulted in budgetary savings. With the weather cooling and the growing season winding down, it is anticipated that the savings will continue to the end of the year.

Prepared By: Mindra Fielding, Landscape Management Analyst

Reviewed By: Larry Hernandez, Landscape Manager

Bruce Hartley, General Services Director

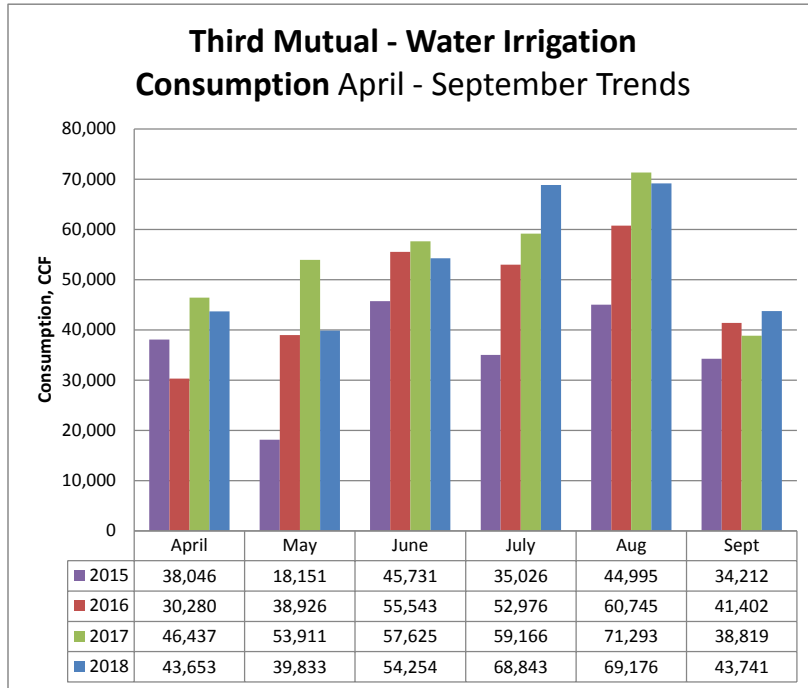
ATTACHMENT(S)

ATT-1: April – September Water Consumption Charts

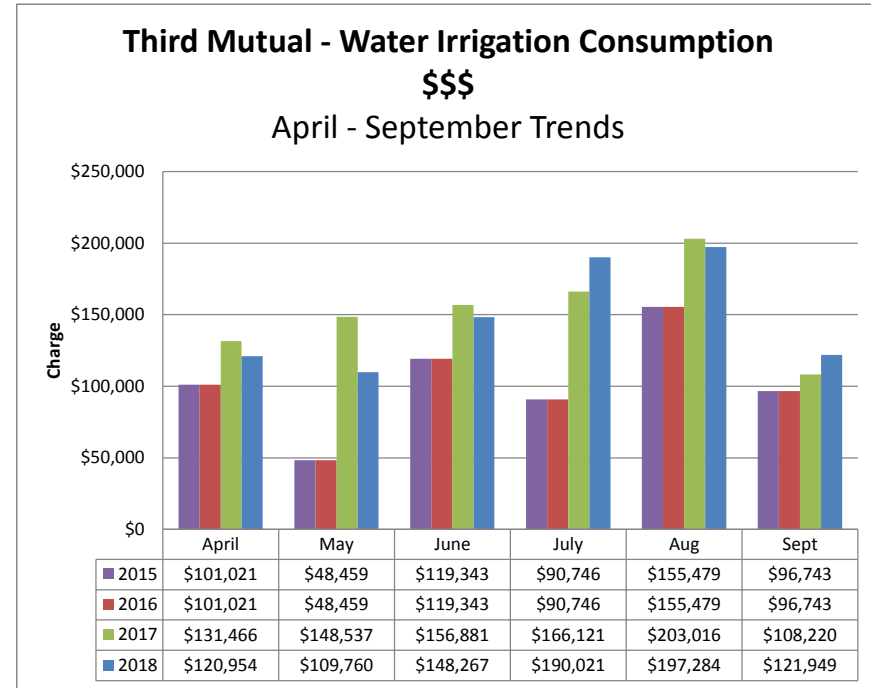
ATT-2: April – September Rainfall and Evapotranspiration Trends

THIRD MUTUAL
APRIL - SEPTEMBER WATER CONSUMPTION TRENDS

ATT-1



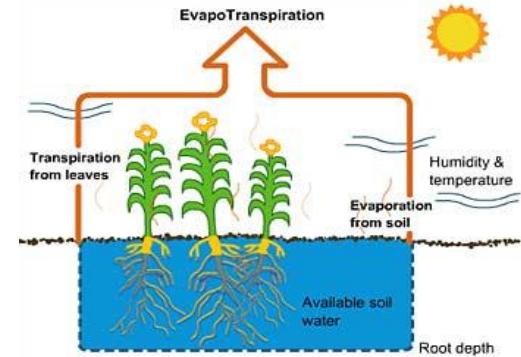
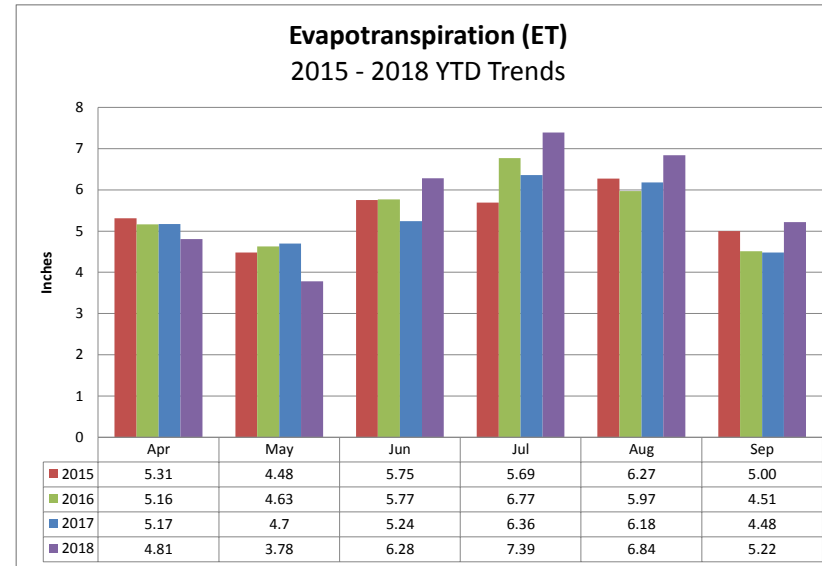
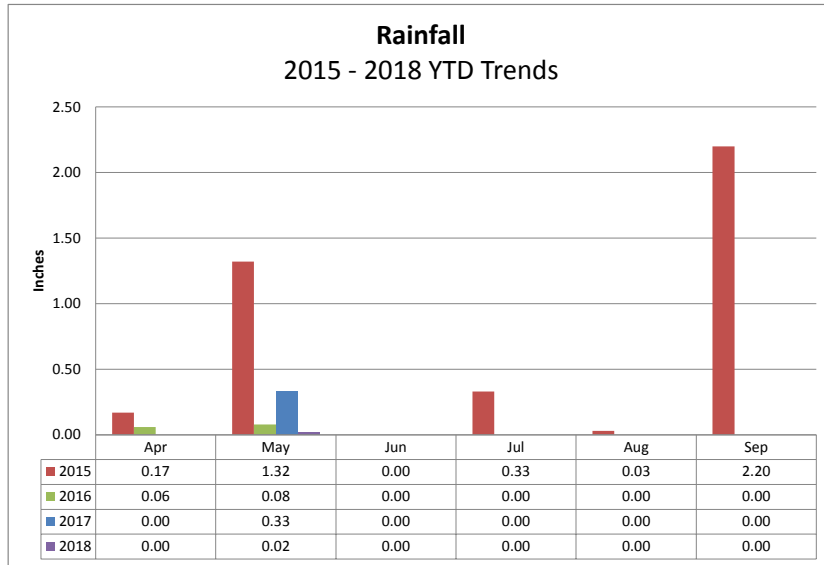
Note: May 2015 received approx. 1.3 inches of rain. Drought restrictions were in place from July 2015 thru June 2016. July 2018 recorded the highest ET at 7.39 inches.



Note: July 2017, ETWD increased the Recycled, Tier Rates and Cost per Acre of Tertiary Water.

LANDSCAPE DIVISION
Rainfall and Evapotranspiration Trends

ATT-2



It's a sunny day and the crop is absorbing available soil water from the root zone (root depth). As a result of humidity and temperature, water transpires through the leaves and evaporates from the soil into the atmosphere. This process is called EvapoTranspiration. When it rains, with low humidity and temperature, this process does not occur.



STAFF REPORT

DATE: December 6, 2018
FOR: Landscape Committee
SUBJECT: Water Efficient Plant Palette

RECOMMENDATION

Approve the proposed water efficient plant palettes (Attachment 1) as the standard plants for future Third Mutual landscape renovation and turf reduction projects.

BACKGROUND

California continues to experience long periods of drought. As a result, the State of California and local water agencies have enacted regulations that restrict how water may be applied to landscapes and instituted tiered water rates to discourage overuse and to spur the removal of turf and the transitioning of landscaped areas to water efficient, 'California Friendly' plant choices. In an effort to proactively address the continued impacts of climate change and water shortages, Third Mutual has made the removal of turf and the renovation of landscapes a priority.

DISCUSSION

Third Mutual spends approximately \$2.5 million per year on residential and irrigation water consumption. The landscape portion averages about \$1.2 million per year and the typical Tier 4 water use penalties for the past few years for irrigation water have ranged from over \$100,000 during 2016, the final year of the drought restrictions; \$23,000 in 2017 and approximately \$1,200 for 2018.

The expansion of the use of recycled water and the initiation of water saving landscape renovation projects are the two main programs for reducing water costs. The Third Mutual Board has approved extensive funding for the renovation of slopes, removal of turf and the re-landscaping of high water using areas with water efficient plants. As part of this effort, the Landscape Committee gave direction to staff to develop a water-saving plant palette that could be utilized whenever the opportunity arose to remove landscaping with high water needs.

Committee members toured the Great Park Neighborhoods in Irvine, where extensive water efficient landscapes irrigated with recycled water were available for viewing. Additionally, several committee members toured Ocean Ranch, a large homeowners association in South Orange County, where very extensive landscape conversions were visible. As a result of the tours, staff input and information provided by Orange County Fire Authority, a proposed plant palette was developed for consideration by the Committee.

These plant palettes are organized to provide appropriate water efficient plants for four different types of projects:

- Large turf reduction projects
- Large slope areas along major roadways
- Small slope areas in neighborhoods
- Small scale residential landscape around manors

The goal was to provide low maintenance fire resistant plants for the upper portions of large slope areas; colorful interesting plant choices for the lower more visible portions of slopes and to provide more high impact plant choices closer to manors with a wider variety of shrubs, grasses and succulents. All of the plants would be water efficient, California Friendly plants, with most plants listed tolerant of recycled water and heavy soils. The plant palettes are comprised of plants currently available in the industry and would be the focus of the current transition of the GRF Nursery operation to propagating a more water efficient plant inventory.

FINANCIAL ANALYSIS

There are no financial impacts associated with the adoption of designated plant species for landscape renovation projects in Third Mutual. Future savings in maintenance and/or water costs are anticipated, but not quantifiable at this time.

Prepared By: Bruce Hartley, General Services Director

Reviewed By: Siobhan Foster, Acting Chief Executive Officer

ATTACHMENT(S)

ATT-1: Proposed Water Efficient Plant Palettes

LARGE UPPER SLOPE	
COMMON NAME	BOTANICAL NAME
Four-wing Saltbush	Atriplex canescens
Lemonade Berry	Rhus integrifolia
Rockrose	Cistus creticus
Purple sage	Salvia leucophylla
Prostrate Acacia	Acacia redolens
Dwarf Natal Plum	Carissa macrocarpa
Dwarf Coyote Bush	Baccharis pilularis 'Centennial'
Dwarf Coyote Bush	Baccharis pilularis 'Pigeon Point'
Cape Honeysuckle	Tecomaria capensis

LARGE SLOPE - LOWER PORTION & SMALL SLOPES	
COMMON NAME	BOTANICAL NAME
Palo Verde (tree)	Cercidium 'Desert Museum'
Eastern Redbud (tree)	Cercis occidentalis 'Forest Pansy'
Century Plant	Agave America
Purple sage	Salvia leucophylla
Flax	Phormium tenax various
Rockrose	Cistus creticus
Dianella	Dianella spp.
Coastal Rosemary	Westringia fruticosa
Cape Honeysuckle	Tecomaria capensis
Lantana camera	Lantana 'Gold Rush'
Manzanita	Arctostaphylos 'Emerald Carpet'
Bougainvillea	Bougainvillea spp.
Dwarf Natal Plum	Carissa macrocarpa
Grasses:	
Wild Rye	Leymus 'Canyon Prince'
Cape Rush	Chondropetalum tectorum
Berkeley Sage	Carex tumulicola
Deergrass	Muhlenbergia rigens
Foothill needlegrass	Nasella lepida
Purple needlegrass	Nasella pulchra

TURF REDUCTION (Broad Open Areas)	
COMMON NAME	BOTANICAL NAME
Palo Verde (tree)	Cercidium 'Desert Museum'
Eastern Redbud (tree)	Cercis occidentalis 'Forest Pansy'
Yellow Bells (tree)	Tecoma stans
Chitalpa (tree)	Chitalpa x tashkentensis
California fuschia	Epilobium canum
Mexican bush sage	Salvia leucantha
Prostrate rosemary	Rosmarinus officinalis Prostrata'
Texas Ranger	Leucophyllum frutescens
Kurapia	Phyla nodiflora
Dwarf Natal Plum	Carissa microcarpa
Lantana camera	Lantana 'Gold'
Manzanita	Arctostaphylos 'Emerald Green'
Prostrate juniper	Juniper procumbens 'nana'
Grasses:	
Wild Rye	Leymus 'Canyon Prince"
Cape Rush	Chondropetalum tectorum
Berkeley Sage	Carex tumulicola
Deergrass	Muhlenbergia rigens
Foothill needlegrass	Nasella lepida
Purple needlegrass	Nasella pulchra
Gramma grass	Bouteloua curtipendula

SMALL SCALE PROJECTS AND NEAR MANORS	
COMMON NAME	BOTANICAL NAME
Aeonium	Aeonium arboretum 'Atropurpureum'
Echivaria various	Echivaria spp.
Agave	Agave attenuate
Crassula	Crassula 'Silver Dollar' or 'Campfire'
Paddle plant	Kalanchoe luciae
Blue Chalksticks	Senecio mandraliscae
Red Yucca	Aloe arborescens
Aloe various	'Delta lights'
	Aloe brevifolia
	'Little Gem'
Dimondia	Dimondia spp.
Kurapia	Phyla nodiflora
Prostrate juniper	Juniperus procumbens 'nana'
Dwarf Natal Plum	Carissa macrocarpa
Indian Hawthorne	Raphiolepis indica various
Easter Egg Bush	Eremophila racemosa 'Easter Egg'
Dianella	Dianella spp.



STAFF REPORT

DATE: December 6, 2018
FOR: Landscape Committee
SUBJECT: Appeal of Denied Off Schedule Tree Trimming – 5076-Tero (Asner) – Brazilian Pepper and 2 Lemon Scented Gum

RECOMMENDATION

Deny the request for the Off Schedule Trimming of one Brazilian Pepper and two Lemon Scented Gum trees and inspection/trim during normal service level cycle.

BACKGROUND

The Landscape Committee considered the off schedule trimming request submitted by Ms. Asner at the meeting of September 6, 2018. The Committee voted unanimously to deny the request. Ms. Asner is appealing the Landscape Committee's decision to deny the off schedule trimming and is requesting the Landscape Committee to reconsider. See Attachment 1. Ms. Asner is also requesting confirmation regarding the topping of the pine trees on the slope. There is a resolution stating that trees that have been topped in the past are eligible for topping again during the normal trimming cycle of approximately every 34 months. Ms. Asner further mentions there was a palm tree included in her request for off schedule trimming, this palm tree belongs to the resident at 5126 Brazo and therefore is not under the direction of the Landscape Committee. Ms. Asner also asked about Third Mutual's CC&R's concerning tree growth and trimming. Staff is not aware of any information regarding this request.

Ms. Asner purchased the manor in December 2015. She is requesting the trimming of three trees, one Brazilian Pepper, *Schinus terebinthifolius*, located at the rear of manor 5127 Brazo and two Lemon Scented Gum, *Corymbia citriodora* located at the rear of manor 5303 Cantante (in West Creek.) The reasons cited by her for the Off Schedule Trimming are: overgrown and view obstruction. No additional residents have signed the Mutual Landscape Request Form. See Attachment 2.

DISCUSSION

The trees were last trimmed in May 2018 and are scheduled for inspection/trimming in approximately May 2021. The Brazilian Pepper tree is approximately 33 feet in height with a trunk diameter of approximately 43 inches. It is growing in the lawn area approximately 6 to 8 feet from the manor. The two Lemon Scented Gum trees are approximately 60 feet in height with trunk diameters of approximately 23 inches. They are growing in the West creek area on the slope approximately 60 feet from the rear of manor 5303 Cantante; these trees are approximately 4-5 blocks from Ms. Asner's manor at 5076 Tero. See Attachment 1.

At the time of inspection the Brazilian Pepper tree was found to be in fair condition with some decay and surface rooting with no visible damage to any infrastructure. The two Lemon Scented Gum trees were found to be in good condition with no decay, bark damage or pests.

In order to address the request for trimming due to a view obstruction, staff would have to 'Top' the trees in order to accomplish this. Third Mutual has adopted a Tree Topping Policy which states, "The topping of trees are performed if there is

1. Decay and topping is the only way to preserve the tree,
2. If there is a grove of trees then topping or even eliminating may be a consideration,
3. If the trees have been topped in the past."

The three trees in question do not fall into any of these categories.

FINANCIAL ANALYSIS

The cost to trim the Brazilian Pepper tree is estimated at \$350 with an estimated value of \$7,505 based on the ArborPro tree inventory. The costs to trim the two Lemon Scented Gums are estimated at \$800 each. The estimated value is \$5,881 based on the ArborPro tree inventory.

Prepared By: Bob Merget, Landscape Supervisor

Reviewed By: Larry Hernandez, Landscape Manager

Bruce Hartley, General Services Director

ATTACHMENT(S)

ATT-1: Photographs

ATT-2: Mutual Landscape Request Form





RECEIVED
JUL 06 2018

BY: CH



ATT-2

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

5076 Tero

Address

Nadine Asner

Resident's Name

7/6/18

Today's Date

949-525-0358

Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

☐ Tree Removal

☐ New Landscape

☐ Off-Schedule Trimming

☒ Other (explain): Trim trees obscuring my view

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

☐ Structural Damage ☐ Sewer Damage ☒ Overgrown ☐ Poor Condition

☐ Litter/Debris ☐ Personal Preference ☒ View Obstruction

☐ Other (explain): _____

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
- Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal.
- Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
- View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
- Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
- Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

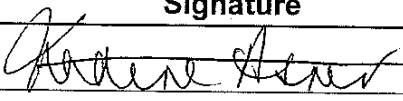
Description & Location of Request

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

Trees visible from the rear of my manor are overgrown and obstructing my view

Signatures of All Neighbors Affected By This Request

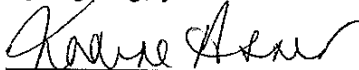
Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against
	5076			

(Please attach a separate sheet if more signatures are necessary.)

Acknowledgement - Owner

By signing, you are acknowledging this request.


Owner's Signature

NADINE ASNER
Owner's Name

OFFICE USE ONLY

MOVE-IN DATE: _____

DATE: _____ INITIALS: _____

530 _____ 540 _____

570 _____ LAST PRUNED: _____

RELANDSCAPED: _____

NEXT TIME: _____

TREE SPECIES: _____

COMMENTS: _____

TREE VALUE: _____ TREE REMOVAL COST: _____

October 21, 2018

Bruce Hartley

General Services Director

Third Laguna Woods Mutual

Bruce.hartley@vmsinc.org

Dear Mr. Hartley,

I am appealing the denial by the Board of Directors regarding my request to perform off-schedule tree trimming of Common Area trees which are obscuring my view. As we discussed, a decision was made to trim pine trees on the slope behind my manor this past spring following complaints by a neighbor and the involvement of outside counsel. Please confirm my understanding following our discussion that those particular trees were trimmed before Resolution 03-18-58 was adopted on April 16, 2018 and therefore will be eligible for tree topping in the future.

I had reached out to Bob Merget at the beginning of 2018 and requested that he view the trees which are growing and have and will continue to obscure my view. He did so in February or March of this year. He ultimately recommended to the Landscape Committee that the one Brazilian Pepper and two Lemon Scented Gum trees 4-5 blocks from my manor not be topped off. Despite the fact that Mr. Merget and I discussed a palm tree growing on the slope behind me (which he indicated was aberrant and not consistent with the other trees on the slope) and another tree of unknown species, Mr. Merget made no mention these trees in his report to the Third Mutual Landscape Committee.

I was not given the opportunity to speak to the Third Landscaping Board before the resolution was adopted on April 16, 2018 even though my request was made before the resolution was passed. I spoke to the Third Landscaping Board and received no questions after my presentation at the September meeting. No one contacted me. I received a letter from you dated September 26th indicating that the Board of Directors denied my request. I asked for information about the CC&R's for Third concerning tree growth and trimming-nothing has been provided to me.

I have been told by you that I should appear at the November board meeting. Please tell me where and when I need to report. Will I have an opportunity to speak? Will there be discussion?

I have spoken with some of my neighbors. Some of the manors affected by the trees in question are inhabited by renters and I do not know who the owners are and therefore can not obtain their signatures. Several other neighbors have been traveling for extended vacations and I have been unable to reach them. I am enclosing two signatures I have received. I hope to have more soon.

Please confirm receipt of this letter and inform me of the next steps in the appeal process.

Thank you

Nadine Asner

nadine.asner@gmail.com

5076 Tero 949-525-0358

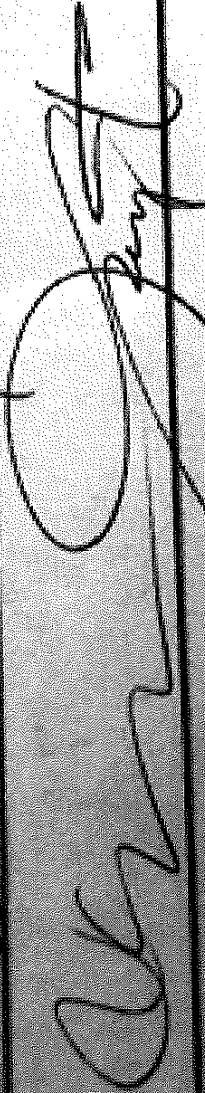
To The Landscape Committee of the Third Laguna Woods Mutual.

I concur with the request of my/our neighbor, Nadine Asner, to have off-schedule tree trimming of one Brazilian Pepper tree and two Lemon Gum trees, as well as two trees on the slope behind my/our manor (a palm and a tree of unknown species).

Name

Don Joyat

Signature



Manor

5078 FERB

ATT-2

To The Landscape Committee of the Third Laguna Woods Mutual,

I concur with the request of my/our neighbor, Nadine Asner, to have off-schedule tree trimming of one Brazilian Pepper tree and two Lemon Gum trees, as well as two trees on the slope behind my/our manor (a palm and a tree of unknown species).

SYDNEY STEPHAN

Name

Sydney Stephan

Signature

5073 Avenida del Sol

Manor

10-17-18

Date

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STAFF REPORT

DATE: December 6, 2018
FOR: Landscape Committee
SUBJECT: Tree Removal Request – 2233-S Via Puerta (DiDomenico) – Brazilian Pepper tree

RECOMMENDATION

Deny the request for the removal of one Brazilian Pepper tree at Manor 2233-S and trim/inspect on schedule.

BACKGROUND

Mr. DiDomenico purchased the manor in August 2010. He is requesting the removal of a Brazilian Pepper tree, *Schinus, terebinthifolius* located at the front of the manor. The reasons cited by him for the removal are: litter/debris, structural damage and constant cleaning of patio and gutters. No additional residents have signed the Mutual Landscape Request Form. See Attachment 2.

DISCUSSION

The tree was last trimmed in June 2017 and is scheduled for inspection/pruning in approximately June 2020. It is approximately 27 feet in height with a trunk diameter of approximately 28 inches. It is growing in the turf area approximately five feet from the common sidewalk, and approximately ten to twelve feet from the manor walkway and patio wall. Some walkway grinding has been performed and no visible patio wall damage. There is some cracking of the patio slab. See Attachment 1.

At the time of inspection the tree was found to be in good condition with no trunk damage, decay or pests present and is well placed and has some minor surface rooting.

FINANCIAL ANALYSIS

The cost to remove the tree is estimated at \$850. The cost to trim the tree is estimated to be \$250. The estimated value is \$7,994 based on the ArborPro tree inventory.

Prepared By: Bob Merget, Landscape Supervisor

Reviewed By: Larry Hernandez, Landscape Manager

Bruce Hartley, General Services Director

ATTACHMENT(S)

ATT-1: Photographs

ATT-2: Mutual Landscape Request Form





RECEIVED
SEP 10 2018

RECEIVED
Liquida Woods Village
ATT-2
SEP 11 2018
LANDSCAPE DIVISION

BY: _____

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

2233-S VIA PUERTA

Address

9/10/18

Today's Date

ALFRED DiDOMENICO

Resident's Name

949 461-1025

Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

☒ Tree Removal

☐ New Landscape

☐ Off-Schedule Trimming

☐ Other (explain): _____

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

☒ Structural Damage ☐ Sewer Damage ☐ Overgrown ☐ Poor Condition

☐ Litter/Debris ☐ Personal Preference ☐ View Obstruction

☐ Other (explain): _____

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
- Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal.
- Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
- View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
- Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
- Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

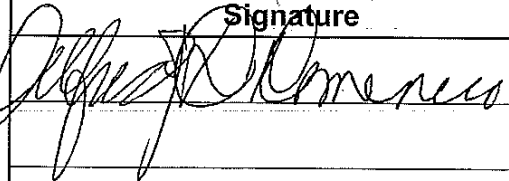
Description & Location of Request

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

REMOVE TREE NEXT TO MY OUTDOOR PATIO, TREE HAS (ROOTS) MY PATIO CONCRETE FLOOR & THE TREE IS FILTHY & CREATING CONSTANT CLEANING OF GUTTERS, PATIO, ETC

Signatures of All Neighbors Affected By This Request

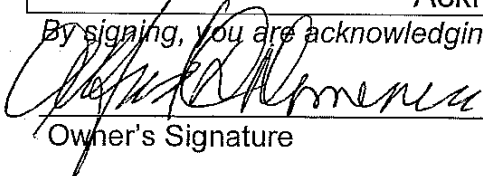
Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against
	22338			

(Please attach a separate sheet if more signatures are necessary.)

Acknowledgement - Owner

By signing, you are acknowledging this request.


Owner's Signature

ALFRED DiDOMENICO
Owner's Name

OFFICE USE ONLY

MOVE-IN DATE: _____

DATE: _____ INITIALS: _____

530 _____ 540 _____

570 _____ LAST PRUNED: _____

RELANDSCAPED: _____

NEXT TIME: _____

TREE SPECIES: _____

COMMENTS: _____

TREE VALUE: _____ TREE REMOVAL COST: _____

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STAFF REPORT

DATE: December 6, 2018
FOR: Landscape Committee
SUBJECT: Tree Removal Request – 5396-B Via Carrizo (Cronin) – Rustyleaf Fig tree

RECOMMENDATION

Approve the request for the removal of one Rustyleaf Fig tree at Manor 5396-B.

BACKGROUND

Ms. Cronin purchased the manor in May 2008. She is requesting the removal of a Rustyleaf Fig tree, *Ficus, rubiginosa*, located at the front of the manor. The reasons cited by her for the removal are: overgrown, surface roots are destroying the lawn and the potential of sidewalk damage. No additional residents have signed the Mutual Landscape Request Form. See Attachment 2.

DISCUSSION

The tree was last trimmed in July 2015 and is scheduled for inspection/pruning in approximately July 2021. It is approximately 32 feet in height with a trunk diameter of approximately 17 inches. It is growing in the turf area approximately ten to twelve feet from the driveway and walkway with no visible cracking or lifting. See Attachment 1.

At the time of inspection the tree was found to be in good condition with some trunk damage, no decay or pests present and is well placed. The tree does have a lean and a number of large surface roots are present. It is staffs opinion the tree will become unsafe based on the lean and the size of the surface roots giving an indication of lack of deep rooting.

FINANCIAL ANALYSIS

The cost to remove the tree is estimated at \$750. The cost to trim the tree is estimated to be \$300. The estimated value is \$3,893 based on the ArborPro tree inventory.

Prepared By: Bob Merget, Landscape Supervisor

Reviewed By: Larry Hernandez, Landscape Manager

Bruce Hartley, General Services Director

ATTACHMENT(S)

ATT-1: Photographs

ATT-2: Mutual Landscape Request Form







RECEIVED
SEP 12 2018
LANDSCAPE DIVISION

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

5396 VIA CARRIZO "B"
Address

9/11/18
Today's Date

HAZEL CRONIN
Resident's Name

949-209-1143
Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

☒ Tree Removal

☐ New Landscape

☐ Off-Schedule Trimming

☐ Other (explain):

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

☐ Structural Damage ☐ Sewer Damage ☒ Overgrown ☐ Poor Condition

☒ Litter/Debris ☐ Personal Preference ☐ View Obstruction

☐ Other (explain):

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
- Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal.
- Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
- View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
- Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
- Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

TREE IS SO OVERGROWN IT HAS KILLED ALL THE GRASS BELOW IT. THE ROOTS ARE SO LARGE IT IS ONLY A MATTER OF TIME TILL IT LIFTS SIDEWALK & DRIVEWAY

Description & Location of Request

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

THE TREE IS IN THE MIDDLE OF THE FRONT YARD
IT HAS KILLED THE GRASS + WILL SOON LIFT SIDEWALK

Signatures of All Neighbors Affected By This Request

Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against
THE TREE DOES NOT IMPACT ANYONE BUT ME				

(Please attach a separate sheet if more signatures are necessary.)

Acknowledgement - Owner

By signing, you are acknowledging this request.

Hazel Cronin
 Owner's Signature

HAZEL CRONIN
 Owner's Name

OFFICE USE ONLY

MOVE-IN DATE: _____

DATE: _____ INITIALS: _____

530 _____ 540 _____

570 _____ LAST PRUNED: _____

RELANDSCAPED: _____

NEXT TIME: _____

TREE SPECIES: _____

COMMENTS: _____

TREE VALUE: _____ TREE REMOVAL COST: _____

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STAFF REPORT

DATE: December 6, 2018
FOR: Landscape Committee
SUBJECT: Tree Removal Request – 5578-B Luz Del Sol (Levy) – Rustyleaf fig tree

RECOMMENDATION

Deny the request for the removal of one Rustyleaf fig tree at Manor 5578-B and trim/inspect on schedule.

BACKGROUND

Ms. Levy purchased the manor in May 2018. She is requesting the removal of a Rustyleaf Fig tree, *Ficus, rubiginosa* located at the front of the manor. The reasons cited by her for the removal are: litter/debris, (people have slipped on the berries), overgrown and the lifting of the sidewalk. There was a sidewalk repair performed in May 2018 at a cost of \$1,593, the scope of work was a drain installation that was not tree related. No additional residents have signed the Mutual Landscape Request Form. See Attachment 2.

DISCUSSION

The tree was last trimmed in August 2015 and is scheduled for inspection/pruning in approximately August 2021. It is approximately 25 feet in height with a trunk diameter of approximately 17 inches. It is growing in the turf area approximately 3 feet from the common sidewalk, approximately 10 feet from the Manors sidewalk and approximately 20 feet from the driveway which has some visible cracking. See Attachment 1.

At the time of inspection the tree was found to be in good condition with no trunk damage, decay or pests present and is well placed. Based on Third Mutual's tree removal policies there is no justification to remove this tree based on litter/debris.

FINANCIAL ANALYSIS

The cost to remove the tree is estimated at \$750. The cost to trim the tree is estimated to be \$300. The estimated value is \$3,893 based on the ArborPro tree inventory.

Prepared By: Bob Merget, Landscape Supervisor

Reviewed By: Larry Hernandez, Landscape Manager

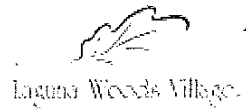
Bruce Hartley, General Services Director

ATTACHMENT(S)

ATT-1: Photographs

ATT-2: Mutual Landscape Request Form





RECEIVED
OCT 16 2018
LANDSCAPE DIVISION

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

5578 Luz del Sol #B

Address

10/15/18

Today's Date

Judith Levy (H) 657-233-1513

Resident's Name

201-446-4378 (C)

Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

- ☒ Tree Removal ☐ New Landscape ☐ Off-Schedule Trimming
☐ Other (explain): _____

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

- ☐ Structural Damage ☐ Sewer Damage ☒ Overgrown ☐ Poor Condition
☒ Litter/Debris ☐ Personal Preference ☐ View Obstruction
☒ Other (explain): ~~Overgrown~~ People have stepped on berries

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
- Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal.
- Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
- View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
- Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
- Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

Description & Location of Request

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

On front lawn tree drops berries & has caused people to slip. Roots have lifted sidewalk, I'm sweeping both sidewalk/street 2x a day

Signatures of All Neighbors Affected By This Request

Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against

(Please attach a separate sheet if more signatures are necessary.)

Acknowledgement - Owner

By signing, you are acknowledging this request.

Judith A Levy
Owner's Signature

Judith Levy
Owner's Name

OFFICE USE ONLY

MOVE-IN DATE: _____

DATE: _____ INITIALS: _____

530 _____ 540 _____

570 _____ LAST PRUNED: _____

RELANDSCAPED: _____

NEXT TIME: _____

TREE SPECIES: _____

COMMENTS: _____

TREE VALUE: _____ TREE REMOVAL COST: _____