

Rancho San Clemente

Community Association

Summer
2015
Newsletter

www.rsgca.com

by Vonne Barnes

Reclaimed Water

Rancho San Clemente has completed the conversion of the irrigation system for 27 acres (36% of RSCCA's 74 total acres of common area landscaping) from potable water to reclaimed water.

Benefits of the conversion include conservation of potable water, lower costs of recycled water, Tier I rates only, and no limits on use (except no daytime use).

RSCCA common areas are now irrigated using reclaimed water on both sides of Calle del Cerro from Pico up to Montego. The park-like area at the corner of lower Vista Montana and Calle del Cerro below Montego is included as are both sides of lower Vista Montana up to Calle Aguila.

Avoid City Water Penalties

- March 1- Nov 30— Residential Use:
- Even #'s Address—Water Mon & Th.
 - Odd #'s Address —Water Wed & Sat
 - Tier 2 (15-19 units/mo) = \$7/unit penalty
 - Tier 3 (20 + units/mo) = \$10/unit penalty
 - Questions? Adam Kanzler (949) 361-8234

Maintenance Updates

- The Rio Lindo drain project in Harbor View is in process.
- OCFA clearance for defensible areas in the Empalme area is in process.
- V-Ditch Repairs for the Pastadero Slope (estimated cost \$83,000)— Monthly funding for this project should be completed by the end of the 2015-16 FY.

No Trespassing Signs

“No Trespassing Signs” posting notice that enforcement is subject to CA Penal code 602, have been stationed on RSCCA's Open Space Areas along the side of the 4.5 mile long paved Ridge Route Trail (city easement), and in several areas along lower Vista Montana.

Non-irrigated Open Space areas located in the High Fire Hazard zone have become a serious concern, especially in the fourth year of the drought, and illegal trespassing and use of motorized vehicles (such as motorcycles, ATV's, electric bicycles), campfires, butane/propane stoves, smoking, litter, and other incendiary materials, increase fire hazard and safety issues.

Repeated illegal trespass by bicyclists off the paved trail onto Open Space areas cut trails into the terrain that contribute to soil erosion; damaged vegetation is unable to regenerate during drought conditions; and costs for damages and liabilities relating to restoration of slopes, habitat, flora, fauna, as well as other unauthorized activities such as “dumping” on RSCCA Common areas, have been unfairly shouldered by RSCCA members.

“No Trespassing Signs” give the green light to OC Sheriff and police services to make arrests subject to all of the violations listed under CA Penal Code 602.

Sub Associations are encouraged to inform their members and tenants that trespassing on RSCCA common area properties is prohibited to provide safety and welfare for our residents and to protect the properties and interests of all of our residents.

RE: REQUIREMENTS FOR ARC APPLICATIONS TO THE MASTER ASSOCIATION

Dear members,

Architectural Applications are required to be submitted to the Master Association for approval to protect RSCCA members' investments, property values, and promote a visually integrated community in accordance with RSCCA's Covenants, Conditions, and Restrictions.

As a courtesy to all members, several sections from the Standards are included below to serve as a reminder about what projects require submitting an ARC application to RSCCA for approval. Sub-Association managers and Board of Directors are encouraged to itemize this item on their board meeting agendas to review and follow these standards. The complete standards are posted on RSCCA's website: <http://www.rscqa.com/index.htm>.

RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION ARC APPROVAL PROCEDURES AND STANDARDS

II. PURPOSE AND INTENT

The purpose of the following approval procedures and standards is to maintain the highest quality of design and environment within RANCHO SAN CLEMENTE planned community development area. The procedures and standards are set forth to protect RSCCA's member investments and promote a visually integrated community.

III. PROPERTY IMPROVEMENTS REQUIREMENTS

The term "improvement" includes, but is not limited to, additions or modifications of buildings, garages, swimming pools, spas, patio roofs, balconies, driveways, decks, fences, screening walls, retaining walls, stairs, windbreaks, trees, landscaping, and hedges more than three (3) feet in height. When located in a front yard, or generally visible to the neighborhood all landscaping is considered as improvement and is subject to these rules. Owner must first have the approval of their Sub-Association Architectural Committee, then the approval of the RSCCA Architectural Committee PRIOR to beginning any improvements. Additionally, building permits will be required for anything that constitutes a structure, such as additions, patio roofs, balconies, gazebos, retaining walls swimming pools and spas. Owners should check with the San Clemente Building Department when in doubt. Proof of a permit may be required by the RSCCA Architectural Committee at final inspection. Failure to obtain the required Association approvals before making any improvements is a violation of the CC&R's and at the RSCCA discretion can result in modification or removal at the Owners expense.

Board of Directors

Pres-Treas: Vonne Barnes, Montego
Vice-President: Rob Searle, Harbor View
Secretary: Pete Jeanseau, Montego
Director: Bob Carson, Rancho Cristianitos
Director: Jerry Anderson, Villagio I
Meetings are on the second Thursday of each month
at 6:00 pm at St. Andrews Church, 2001 Calle
Frontera, San Clemente, CA 92672

Contact the Board

c/o Sheryl Sharp, Curtis Management
• e-mail: ssharp@curtismanagement.com
• Address: Curtis Management
5050 Avenida Encinas, Suite 160
Carlsbad, CA 92008
• Phone: (760) 643-2200 • (877) 587-9844
FAX: (760) 579-4501
• RSCCA <http://www.rscqa.com/index.htm>
• Curtis Mgt: www.curtismanagement.com