



# Neighborly News

Volume 12 Issue 4 7400 Circulo Sequoia, Carlsbad, CA 92009 April 2017

## Contact Information

### The Clubhouse

7400 Circulo Sequoia  
Carlsbad, CA 92009

### Community Website

[www.lacostaoakshoa.org](http://www.lacostaoakshoa.org)

### Onsite General

#### Manager:

**Carl Weise CMCA,  
CCAM-HR**

(760) 943-6650

[cweise@](mailto:cweise@keystonepacific.com)

[keystonepacific.com](http://keystonepacific.com)

### Onsite Executive- Assistant:

**Kim Van Leeuwen**

(760) 943-6650

[LCOMGT@](mailto:LCOMGT@keystonepacific.com)

[keystonepacific.com](http://keystonepacific.com)

### After Hours On Call Manager:

(949) 833-2600

#### Snake Removal:

911 or 619-236-2341

Animal Control

(800) 486-0010

**Carlsbad Fire/Police**

(760) 931-2197

## Hours of Operation

### Exercise Facility

#### Multi-purpose Room

Mon-Thurs 6a.m.-8p.m.

Fri / Sat 6a.m.-7p.m.

Sun. 6a.m.- 6p.m.

### Pools

Daily 5a.m.-10p.m.

## Lots to Cover in this months' newsletter:

- \* New Plantings
- \* Email Incentive Program
- \* Traffic/Safety Concerns
- \* Call for Committee Members
- \* Why does Rockledge pay more?
- \* Board Election/Annual Meeting Date
- \* Informal Meet & Greet with Board

## The Board of Directors has approved over \$100,000 in Landscape Renovations.

Our landscape committee recommended to the Board of Directors to authorize funds to continue implementation of the Landscape Master Plan this Spring. You may have already seen the work begin in the following LCO NORTH Areas: Avenida Soledad Parkway, Calle Fortuna Sitio Destino, Corners at Corte Panorama, Sitio Corazon, Sitio Bahia, and Sitio Caliente. Rockledge Park, The SPLASH interior, Sitio Corazon Slope. LCO South Areas: Entries at Avenida Amapola and West side of La Costa Ave. Circulo Sequoia Slope, Camino Cereza Corners, Avenida Maravilla Parks, Corte Romero Park, Paseo Capuchina Park, Corte Espino/Capuchina Planters. As these areas are completed, they will be updated on the Landscape Master Plan on the hoa website.



### **We've all seen these signs in the community, right?**

There are two big messages here:

1. As a driver, Slow Down and watch out for the kids in the neighborhood.

2. This one is for the parents who put out these signs: Nearly every street in La Costa Oaks is a public street, which are meant for vehicle traffic and parking. We've noticed kids playing in the streets behind these signs

assuming that the sign created a safety zone. This is not the case. You should also be aware that by putting a sign in the street, you are altering the flow of traffic around your sign and forcing opposing traffic to negotiate a very narrow area. You "could" be responsible if there is an accident.

**Have you ever noticed that Rockledge owners pay a monthly assessment for La Costa Oaks Community Association of \$242, while the rest of La Costa Oaks pays \$225?**

**Why does Rockledge pay an additional \$17 a month?**

When Rockledge was built, the developer and the City of Carlsbad decided that Corte Casera, Sitio Arago, Sitio Castano, Sitio Montilla and Corte Vино would be private streets, not maintained or repaired by the City of Carlsbad. You notice the difference when you enter those streets over rumble pavers and the color of the street signs change from green to white.

The additional charge is calculated by Barrera & Co., an independent analyst. They estimate how much money must be set aside over the useful lives of the streets in order to replace (1) asphalt overlay, (2) asphalt seal, stripe and repair, and (3) concrete pavers. The current replacement cost is \$172,808 but they estimate the cost will be \$317,588 in 2040, which is the anticipated time to do the replacement. This is done so that the owners in 2040 don't have to pay for all the years of wear and tear.

Several years ago the Board discontinued charging Rockledge owners for maintenance like street cleaning because the work wasn't being done and the charge did not seem fair. That money has remained in the Rockledge reserve account.

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\$17 a month in 2017 will add \$8,772 to the separately held interest bearing Reserve Fund for Rockledge. The amount is likely to increase slightly in future years. As of January 31, 2017 the fund had accumulated \$57,047. It can not be used for any purpose other than the Rockledge streets.

So why Rockledge and not the other streets throughout La Costa Oaks? We don't know. That decision was made and agreed to by the original developer and the City of Carlsbad when Rockledge was developed and it is something the HOA just has to live with.



## Email Submission Incentive Program

Printed Newsletters are helpful, but they are not the most timely and effective way to communicate more urgent information. In an effort to keep you, the homeowners and residents of La Costa Oaks well informed in a quick and useful manner, we ask that you provide us with your email address and basic contact information. AND, there is an incentive for your participation.

1. Submit a completed Registration Form between now and May 31st, you will be entered to win one of eight (8) \$25 Gift Cards from local merchants.
2. All residents are eligible, even if you have previously registered.
3. Winners will be notified by email on Friday June 2nd and will need to claim their prize by Monday June 12th.
4. If necessary, any unclaimed prizes will be awarded via a second drawing on June 13th. Winners will be notified by email and prizes will need to be claimed by Monday June 26th.

Please, fill out the form on the last page of the newsletter and return it to the onsite office or via email:

[LCOMGT@keystonepacific.com](mailto:LCOMGT@keystonepacific.com)

## **WILL YOU HELP US OUT?**

A well functioning HOA needs interested homeowners to serve on its committees. Both our Architecture Committee and Landscape Committee need 3 more members. Each committee meets on the 1st Thursday of the month for about an hour. We rely on Keystone Pacific and our governing documents for technical guidance, but we need community input, thoughts and observations. While we aren't required to select committees from specific neighborhoods, it sure would help to have committee members from throughout La Costa Oaks.

Both committees could benefit from input from the Conifera, Capuchina, Papayo, Aciano and Rockledge areas. The Landscape Committee would benefit from more input from the Junipero, Sequoia, Palmito, Cereza, and Maravilla area. The Architecture Committee would benefit from more input from the Corazon, Caliente, and Panorama area.

So if you have an hour a month, an interest in keeping La Costa Oaks as attractive as possible, and want to work with a nice group of neighbors, please consider joining a committee by emailing Carl Weise at [cweise@keystonepacific.com](mailto:cweise@keystonepacific.com). The Board of Directors will review the submissions at an upcoming Board Meeting.



### **Informal Meet & Greet with Board Members**



The Board is interested in hearing from you!

Feel free to stop by the clubhouse from 5:30PM - 6:00PM Tuesday March 28th and April 25th to speak with fellow homeowners who sit on the Board. Bring your thoughts and ideas about La Costa Oaks.

Refreshments will be served. You are welcome to stay for the Open Session Meeting that will start at 6:00PM.

**Dates to Remember:**

Board Election Calendar:

April 19th, 6:00PM Annual Meeting.

Social Events:

Saturday April 8th, 9AM - 11AM Easter Bunny returns to La Costa Oaks  
Friday May 5th, 5PM - 7PM Cinco de Mayo Happy Hour

Architecture Review Committee:

This committee meets on the first Thursday of the month.

**\*\*Home Improvement applications are due to the office by:**

Thursday March 30th for the April Review Meeting.

Thursday, April 27th for the May Review Meeting.

Landscape Committee:

This committee meets on the first Thursday of each month at 4:30PM at the Oaks Club. The next meeting date is Thursday April 6th, 4:30PM

Board of Directors Meetings:

The Board meets on the fourth Tuesday of each month at 6:00PM

The next meetings are:

Tuesday March 28th, 6:00PM at the Oaks Clubhouse.

Tuesday April 25th, 6:00PM at the Oaks Clubhouse.

\*\*Stop by to meet Board Members: 5:30PM - 6:00PM for an informal "Meet& Greet"



**Please have your  
dog on a leash**



**Please pick up  
after your pet**



# LA COSTA OAKS

## REGISTRATION FORM

LCO Address: \_\_\_\_\_ Carlsbad, CA 92009

Mailing Address (If different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Owners Name: \_\_\_\_\_ Owners Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Do you rent out your home?

If so, Renters Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Do you use a Property Manager?

If so, Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_