

San Elijo Hills #1 Homeowners Association

2019-2020 SLOPE REPORT (Phil Klein, Slope Committee Chair)

Not surprisingly, the cost of maintaining and improving our individually owned slopes collectively through our HOA consumes about \$140k or 75% of annual association budget. Arguably, this is a good amount of money however, the benefits of diligent maintenance of slopes containing healthy shrubs and trees was in evidence following the unusually heavy spring rains. Santa Fe Hills, one of the developments west of ours, experienced over 20 catastrophic slope failures on their managed slopes, while our development had none. Albeit their slopes are steeper than ours but the absence of trees, to maintain views, and site pads constructed on fill were major contributors to slope failures.

In past years, a prior board considered the idea of enacting a special assessment to improve irrigation infrastructure and replant the slopes in a relatively short period of time. The present board decided not to pursue a special assessment but rather improve the irrigation infrastructure and replanting incrementally each year from the operating budget and the additional funds generated by the 7% increase in HOA fees. This plan has worked very well for the past two years. The following describes the slope work accomplished during the past twelve months:

1. Irrigation System Work

- Replaced over 10,000 linear feet of 1" to 3" (mainline) irrigation pipe. Over 50% was the planned upgrade to our old, galvanized pipe system. The remaining was leak repair work that we upgraded and removing old, galvanized pipe while doing the repair work.
- Replaced and/or added 10 valve control boxes, moving the boxes off private yards to more accessible slope areas, if necessary.
- Installed 225 new water efficient sprinkler heads

2. Tree Work

- Balanced and safety cut 47 Eucalyptus trees
- Removed 13 Eucalyptus trees
- 7 Eucalyptus trees fell on their own
- Planting of new trees yet to be determined as funds and pandemic allow

3. Lighting

- Installed low voltage lights on three entrance trees. One on Highland, two on Santa Victoria

4. General Slope Planting

- Amount and selection to be determined as funds allow

Based on the progress of the past two years, I estimate that the upgrading of old galvanized pipe, relocating irrigation lines from inside the rear pad of homeowners, adding valve control boxes where needed, installing new efficient sprinkler heads to the remaining irrigation system will take another four to five years. Slope replanting will continue during this time as funds allow.

Lastly, I want to recognize the strong work of Mario Martinez and his crew, quite simply they are the best, as well as Sandy Punch. Sandy devotes an incredible amount of personal time interacting with homeowners, Mario, and the board to get the job done as smoothly and efficiently as possible.

If you have any questions or would like additional information, please do not hesitate to email the board or the chairperson of the Slope Committee.