



Slope Renovation Update

As most of you know, the HOA Board has been working to renovate our slopes with the goal of creating beautiful, long-lasting, drought tolerant, and low-water consumptive landscaping. Along with this, we seek to upgrade our irrigation system in a cost-effective way to reduce water consumption while providing improved water distribution and control.

Our strategy had three main steps: 1) Hire a professional, credentialed landscape architect to create a plan, 2) Bid this plan to outside landscape companies, including our current slope maintenance company Martinez Landscaping. 3) After choosing the best and most cost-effective bidder, hire that company to perform the work. After hearing presentations from four landscape architect companies we choose ADL Planning Associates, Tony Lawson, as landscaping designer. Tony Lawson was chosen because this company's fee was substantially less than the other entities and he seemed sensitive to the issues of our particular slopes. He also made estimates and renderings of the proposed work that were presented at our June HOA meeting. Varying levels of elaboration were illustrated. A special assessment would be needed to carry out any of these levels. A model was proposed for allowing homeowners to finance the special assessment.

ADL prepared bid documents and sent them to several contractor companies. We received only three bids from this process including a bid from Martinez Landscaping which was the lowest bid. The bids ranged from \$581,000 to over \$918,000 which were all substantially higher than ADL's original estimate.

We also received an alternative bid from Martinez Landscaping which was prepared with the help of Sandy Punch. Sandy generously researched the matter in detail, toured other landscapes, talked with nurseries, and studied the plants and groundcover. As she was already working with Mario Martinez, the alternative proposal attempted to create a pleasing outcome without following the ADL bid plan. This alternative bid had a much lower cost estimate than the above-described

bids, however, it did not resolve the deficiencies that have been noted in our irrigation system since 2010. Additionally, since the majority of the homeowners that were polled wanted the more elaborate planning proposal presented at the annual meeting (Option 3), the Board was at a crossroads as to how to proceed. We had also learned from our legal counsel that homeowners wanting to finance the special assessment would have to execute a title lien in order for that agreement to be enforceable, this would add significant cost.

Considering all of the above, the Board decided not to seek a special assessment at this time. Instead, the Board directed its president, Erwin Willis, to work with Sandy Punch and Mario Martinez to look at lower cost options to accomplish the slope renovation while incorporating elements of the popular Option 3 plan. The Board decided to use available funds to do three "demonstration" areas. Those areas are: The Highland Drive slope and entry area; the Santa Victoria entry area; Santa Victoria between the entry and Santa Petra. Once these areas are completed, the Board will seek homeowner input on the new landscaping and consider funding options to complete the remaining slopes.

Doing the slopes without a special assessment will take longer, but the Board believes it is the best option. The Board will review the new cost estimates at its February meeting. We hope to have Mario start work on the three demonstration areas soon after that date.

Finally, and sincerely, the Board wants to thank everyone who has worked on this project, especially Percy Zelnick and his team of facilitators who visited almost every homeowner and explained the three options that were being considered, as well as gathering their input.

We would like to thank the homeowners for their patience, we know how important this is and sincerely appreciate the feedback.

(Continued on adjacent column)

Stump Removal

We have hired Zuniga Tree Service to remove most of the visible stumps on Santa Victoria and Santa Petra. This process has begun but is proceeding slowly. We want to make certain that it is carried by a licensed, bonded, and reliable company, please bear with us.

- PLEASE READ -

Get Approval from the HOA Before Making Changes To Your Property

Homeowners who wish to make changes to their property are required by the PC&R's to get approval from the HOA. Simple matters like interior painting and repairs do not need approval. However, if you intend to: build, change windows, add a second story, change landscaping, change exterior colors, or remove or change visual barriers between yourself and your neighbors, **please get approval from the HOA**. The process is simple and usually fast.

Even if you have obtained a permit to build or renovate from the City, the HOA board still needs to approve your plans. You also need to inform your neighbors of your plan.

Easements Between Neighbor's

Make sure that you abide by the easements that exist between you and your neighbor's property lines.

Save yourself a lot of problems and possible fines. Get HOA approval and ask questions before building. Fillable PDF Architectural Proposal forms are downloadable from our website: <http://sanelijohills1.org>

For all other issues, please contact the HOA board at info@sanelijohills1.org. Your issue will be forwarded to the appropriate members of the board. Please refrain from contacting individual board members.

Our website is: <http://sanelijohills1.org>. Many important details about the HOA are on this site. Alternatively, attend the HOA board meeting which is held on the fourth Wednesday of each month and announced by signs placed near the entry monuments.