

Foothill Ranch Hoa
History of Ancestry

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**FOOTHILL RANCH
MAINTENANCE CORPORATION
RESIDENTIAL DEVELOPMENT**

**ALTON STATUE
LANDSCAPING LIGHTING**

**ACCOUNTABILITY, CLARIFICATION
&
DOCUMENTATION**

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1.0 PURPOSE

The purpose of this report is to provide the facts found related to the circumstances, conditions, responsibilities and accountability.

Located at the Intersection of Alton and Portola Parkway the entry to the Alton side of Foothill Ranch Community Development is marked by three statues, the statues sit atop circular tiered layers of grass with rock face short walls, the statues are Illuminated with use of specific lighting fixtures as are the Palm trees.

As stated, this report seeks to clarify the responsibilities, service and maintenance required to maintain these assets, nothing in this report was written to disparage any persons, company, or Vendor, the report seeks to provide clear understanding of the importance of communications, responsibility, and accendibility.

2.0 LIGHTING

Lighting such as Landscaping lighting is an important component to any HOA providing an array of light support such as luminate objects, trees, and slope areas this includes the entry into such developments, Foothill Ranch having two sides (Bake and Alton) each entry having great importance of welcoming the homeowner “home”, Such lighting must be able to endure its surround environment and length of life, such lighting requirements are selected by its ratings typically listed by NEMA, NEC, IEEE, UL listing etc, This development is now over 32 years in age, and many of the original components installed are now beyond their life expectancy and have or are failing to function., Lighting is an investment and the best way to protect your investment is have a service and maintenance policy, in a perfect world the HOA hired property management company over sees a hired vendor having a license to maintain specific assets, the vendor having a responsibility to comply with the HOA’s established specific policy. The vendor reports to the property manager who informs the HOA board of services rendered, however what if this relationship fails?.

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3.0 LANDSCAPE LIGHTING AS FOUND

Having approval from the Foothill Ranch Board of Directors including myself, a survey shall be conducted to determine the conditions of the landscape lighting.

The subject lighting Located at the Intersection of Alton and Portola Parkway the entry to the Alton side of Foothill Ranch Community Development, the landscape lighting fixtures are or appear to be the originals being in the later part of 1990. Each lighting fixture appeared to be a different stage of dilapidation, ranging from complete failure to intermittent failure, see section 4 below for related Images of the subject lighting fixtures. The type of damage, and corrosion found takes years to develop. This unfortunately happens when persons or companies do not understand the specific systems and services maintenance responsibilities, knowledge of Infrastructure become a critical skill set HOA board members need to have, you cannot oversee or perform an objectively review if you do not have the knowledge to do so.

4.0 FIXTURES



The image above shows the concrete base and the dome fixture, the actual dome fixture which is made from what appeared to be steel, as shown the dome fixture has separated from the concrete base exposing the inner electrical components including the wiring, the insulation that covers the wiring was most gone a result of the elements and rodents chewing off the Insulation leaving exposed copper wiring in some places, the Len which should be clear was found to be covered in calcium from rain and Irrigation water turning into white powder when touched, this specific fixture was not functional.

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This is an Image of an adjustable spotlight again the damage to the concrete base can be seen, this fixture was also full of water, the Len can also be seen with the same calcium deposits

5.0 SAFETY

Safety is always the number one priority not just as a concerned board Director, but safety should be an everyday priority.

6.0 CONCLUSION

As noted not wanting to point fingers or disparage any persons or company, however the conditions found at the Alton Statues are completely unacceptable, the HOA contracts vendors to perform a specific services (services based on approved board policies), in addition the HOA hires a property management to provide oversight on the HOA boards requirement for services performed by vendors, as noted “Communications” and “Responsibilities” both of these areas appear to have failed, clearly the Statue landscaping lighting failed to be maintained, and the party to oversee failed to address the issues. Also, the current board of directors failed, failed to ask the right question, however blame cannot be put on to one entity, this is a joint failure.

In closing, You cannot oversee if you do not know what you are overseeing, having sound policy, reports and most important having knowledge in the subject matter at hand are critical, at the end of the day as it is the Board of Directors that must be held accountable, Board Members are elected to care for the business of the Corporation and that is having the responsibility to maintain the common areas and the function of the development. This development is over 32 years of age Board Directors must have a working knowledge of Engineering, Finance, and management.