

Highlights

New monument signs

The three monument signs at the entrances were repaired and re-installed.

Defensible Space clearing after storms

Extensive cleanup and repair work to LLD areas.

LLD Committee formed and activated

Community volunteers formed the initial LLD committee in cooperation with the City.



LLD Committee Annual Report

"Continual improvement is better than delayed perfection."

--Mark Twain

Our first fiscal year since passage of prop 218 ended June 30. This is a good time for your Owner's LLD Committee to summarize our accomplishments to date. We have made progress, while remaining aware of unresolved issues. We started as a group of volunteers with varying skills and life experiences and have created a working committee that will be able to function well into the future with the protocols that have been established. We owe a huge debt of gratitude to Rebecca Neilon who set the stage for passage of Prop 218, as well as doing extensive research into the history of Greenhorn Creek, which laid the foundation for our committee.

Our LLD chairman, Steve Archer, has initiated the Governance document and many of the protocols, while providing overall leadership and contractual support. He was knowledgeably supported by Scott Behiel initially, Joe Oliveira, Peter Hooberman, and Bert Sobon. Interaction with the City Administrator, Rebecca Callen, has been invaluable; she and her staff are supportive, efficient, and responsive to our needs to manage our own LLD affairs.

Each December we will conduct a nominating process to select new LLD committee members to support our LLD operations as members rotate into and out of the committee. There will always be continuity. We encourage owners' participation at all times. Volunteers are welcome.

Aside from establishing a Governance document and creating a committee structure and protocols, there are more visible accomplishments.



Masticator clearing LLD spaces.

Steve Wilcox, our maintenance manager, has led our landscaping and defensible space clearance efforts, including trips to the county to clarify boundaries and property lines, and researching contractors. Steve has been diligent about focusing on fire risk reduction and has supervised clearing of multiple areas of "defensible space", including PCRs during a storm ravaged season once they had been approved by the Fire Marshall and City. By finding a mechanized contractor to handle accessible locations, and two other tiers of support contractors, Steve has accomplished more than double the clearance than in previous years at less cost during a period of intense storm damage.



During and after defensible space clearing along PCR 2 path. Below: work on chimney path improvements.



There are always unexpected problems, the biggest being our issue with the landscape contractor, who experienced business problems and was recently terminated by the City on LLD's recommendation. This condition has been quickly remedied. The same request for proposal was issued by the City again, a new qualified and responsive contractor with ample resources and excellent references has been selected and approved by our LLD committee with City Council approval at no extra cost. His three-year contract began on July 1, 2023, the start of our fiscal year.

Even prior to the official start date, this contractor sprung to action, spraying for our infestation of aphids and for the plethora of weeds in our LLD. We are confident that we will have a superior

landscaping contractor going forward.

Hopefully, you have noticed the three newly renovated and Improved "Greenhorn Creek" monument signs. Tom Ten Eyck, the LLD electrical subcommittee chair, has led this renovation, and has pushed us to replace all 56 aging street light lenses with LEDs



to significantly reduce energy costs from PG&E and eliminate ongoing burnouts for years to come.

Sue Parker, our committee communications member, has established an effective set of tools to interface with you, as our valued owners. Please consult our community website: Greenhorncreeklld.com for the LLD Governance document which discusses the various subcommittees and other features of our operations. Send us an email at info@greenhorncreekLLD.com with inquiries or concerns. Sue has organized responses, so we are answering them promptly. We continue to populate the website with informative material, so please check it out regularly. Recently, Bill Hogan has joined our committee with an extensive background in computer software systems and communications. He will lead our communications subcommittee with Sue as his teammate.

Under Dan Lewis' watchful eye, we have stayed within the 2022-2023 Engineer's Report budget. The median project was deferred due to our contractor issue and the funds for it will roll over into this coming year. Your LLD committee has supported the City's annual Engineer's Report for Greenhorn Creek LLD this May, which was passed and approved by City Council with no need for a cost-of-living increase in the LLD assessment this coming year.

There are other projects in the works: trail maintenance, bridge refurbishing, sidewalk repair, renovation of the median strip, fencing around the ponds, etc. which will be completed this coming year.

Our committee meetings are held every first Thursday of the month from 2 - 4 pm in the Shady Oaks Room. Agendas are posted on the website. Secretary, Sue Ten Eyck, keeps us on track for all committee operational notices and events. You are welcome to attend, especially if you have a question or concern. We are here to support you.



Volunteers Mike Dwight and Scott Blevins pressure washing graffiti off Selkirk monument sign the morning after the vandalism.

Just like Mark Twain suggests, your Owners' LLD Committee will work continually to enhance our beautiful foothill community. Thank you all for your support! And, thanks to our many wonderful industrious owner volunteers!

Your LLD Owners' Committee