

SAN LUIS COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION BOARD NEWS April 2023

Spring is here and the rains have finally stopped, although hopefully we get some more before the summer heat sets in.

Financials

Since our last newsletter in November, we finished 2022 with a strong financial position as reported at our January Board meeting. Total cash and certificates of deposits were just over \$1 million, with \$960,000 of that being in our reserves for future capital expenditures. Our revenues for the year were almost exactly on budget and totaled \$658,000. Our operating expenses exceeded budget due to our previously reported problems with our water well, however revenues still exceeded expenses by almost \$194,000, which was added to our reserves. With the record setting rains we have had since the middle of December, we were able to shut down our well and cease all common area irrigation through the middle of April. Our irrigating, except for the Meadows (see below), is back in normal operation now.

Plan for the Meadows (the open area at the front our community facing Los Ranchos)

As previously reported, the State of California has banned the use of potable water for ornamental grass for commercial properties and HOA's. The County is also developing rules to clarify the State mandate, and is also required by the State to develop a plan for the sustainability of the Edna Valley ground water basin, which will ultimately restrict the amount of ground water everyone can use (including the area's farmers and our HOA).

All of this led the Board to develop a plan which was approved at our November Board meeting which would reduce and more efficiently use our water for the Meadows, as well as improve and beautify the area, which has largely been ignored and under-utilized since the beginning of our neighborhood. We had begun implementing the first phase with killing of all of the existing grass/weeds to prepare for its removal until the rains came down and continued for the next three months. Consequently, the work has been delayed, but we will start the process of killing and removing the grass and weeds again when it appears most of the rain has stopped for a couple of months. Once re-started, the project should take about 90 days to finish.

Survey on Entrance Security

Hopefully, you all participated in the survey we first sent out in February with follow up reminders in March, as the views of our community are very important to the Board in determining the future of security staffing at the front gates. The results are in and we also got some interesting demographic information about our community. We received 128 responses, which is 66% of the total households. 49% of the respondents wanted to keep a fully staffed entrance gate 24/7; 37% did not; and 14% had no preference based on the information furnished. If a change were to be made, 63% of the respondents wanted to keep it fully staffed, except for the 11pm to 7am shift; 15% wanted no staffing, just an electronically controlled access; and the remaining 22% was split between two different options of partial staffing. After reviewing the survey responses, operational issues, potential problems, and rough estimates of the costs to implement the needed changes, the Board decided to keep the status quo for now.

Here is some of the demographic information we obtained through the survey. 52% of the respondents have lived in the SLCCE more than 10 years, but 19% have lived here less than 3 years. 59% of the respondents have 2 people living in their household and 33% have 3 or more. 56% of the households responding have an average age of the adults of over 65 years old; and 32% have an average age of the adults of 41 to 65. As you can see, we have a diverse community, although somewhat on the “graying” side.

Other projects in the community

We are going to start checking for those 3-foot wrought iron fences surrounding many of our properties which are in need to repair and notifying the homeowners to do so, as required by our CC&R’s.

We will be surveying our common areas looking for trees in need of trimming or any dead trees which need to be cut down. We will also be surveying the planted “islands” in some of our cul-de-sacs to see how their appearance might be improved while conserving water.

Lastly, a few reminders

If you are doing any improvements to the exterior of your homes and around your property, be it new construction, remodeling, significant painting (even if the same color), new roofing, solar, landscaping or permanent structures such as patios, outdoor kitchens, etc, your plans need to be submitted with an application form to the Architecture Review Committee through our management company, MAC Management, for approval before beginning work. All building materials, equipment and portable toilets must be stored on the homeowner’s property, not on the sidewalks or streets.

We have made great improvements on picking up dog waste and properly disposing of it since we installed our four litter cans around Greystone and Pebble Beach. Keep up the good work!

Slow down and come to a complete stop at all intersections. Be mindful of children and others walking, jogging, and riding bikes. Bikes and golf carts belong on the streets, not on the sidewalks unless they are entering or exiting driveways or golf cart paths, and are expected to obey all traffic signs.

We also see an increasing number of underage children driving golf carts, often with many passengers. This presents an unsafe condition for all, and adults should be present.

Thank you for your attention and assistance in continuing to make the San Luis Country Club Estates a great place to live!

Sincerely,

Your HOA Board of Directors