

SAN LUIS COUNTRY CLUB ESTATES OWNERS ASSOCIATION BOARD NEWS August 2023

New Board Member

After the June meeting, John Summer resigned from the Board. We thank John for his many contributions to our HOA during his 3 years of Board service. At the July meeting, the Board appointed Terry Roberts to fulfill the remaining year of John's term.

Financials

Through July, total cash and certificates of deposits were \$1,118,000, with \$1,072,000 of that being in our reserves for future capital expenditures. Our revenues for the seven months slightly exceeded budget and totaled \$399,000. Our year-to-date operating expenses are currently less than budget by \$23,000, mainly due to timing differences, but should finish the year close to budget.

Re-landscaping the Meadows Begins

Re-landscaping the Meadows (the open area at the front of our community facing Los Ranchos) begins in earnest this week (see attached plan). The grass and the weeds have already been killed. This week AllWeather Landscaping will start scalping the turf and rough grading. This will be the most disruptive and dust-creating phase. Next, new drip irrigation and new walking paths will be installed, which will be followed by adding the new plants, trees, and grass. The entire area on both sides of the entrance will be cordoned off and people and animals must stay out of this area for the duration of the project, which is expected to last 3 to 4 months. Thank you for your cooperation and understanding.

New water well

Our water well has been a home run, both operationally and financially, since it came on line 6 years ago, with the total cost of the well recovered with water cost savings in its first year of operation. However, over the last year and a half, we have been struggling with silt in our well which has caused a lot of repairs and clogged sprinkler heads and valves. We have spent about \$70,000 in maintenance and capital costs on the well alone, without counting the sprinkler system repairs, trying to correct this problem. To avoid continuing maintenance costs with the existing well and possible damage to our new Meadows landscaping, the Board has approved drilling a new, replacement well now. The cost will be about \$75,000, but will save us much more than that going forward.

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 everyone is 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. The Country Club has a rule that drivers of member-owned golf carts must be at least 13 years old and at least 16 years old for Club-owned carts. We believe that is a good standard for driving golf carts on our HOA property.

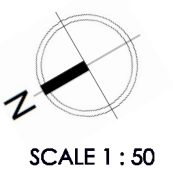
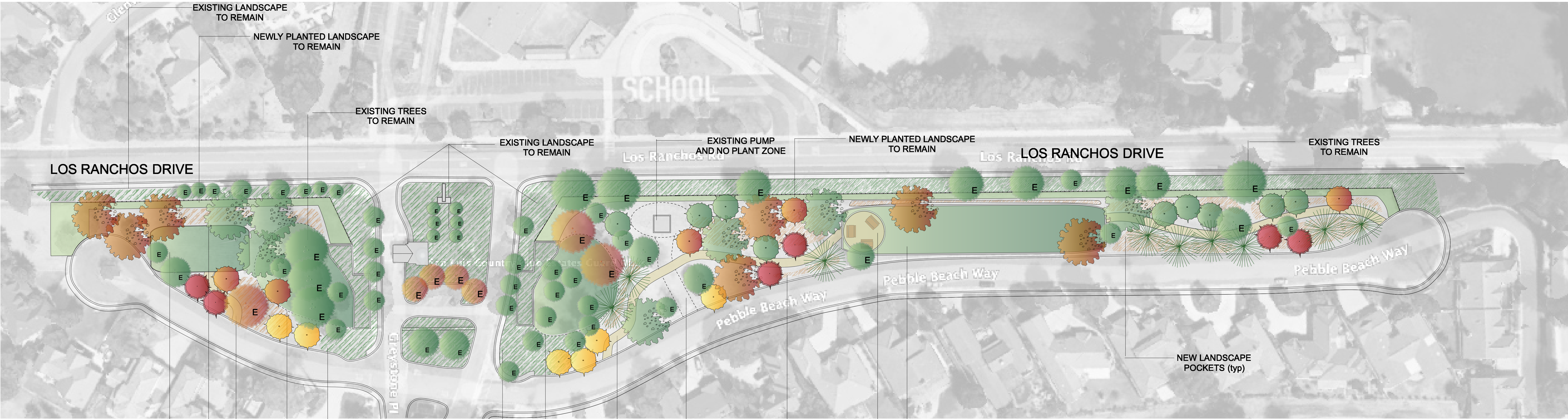
Speaking of the Country Club, their management has asked us to remind you that the golf course is not a playground for kids, nor should it be used as a short cut to get around the area unless you are traveling to or from the Country Club facilities.

Finally, we would like to think our gated community provides a certain level of security. However, crime is increasing everywhere. Please remember to lock your doors when you are not home, and lock your vehicles and keep any personal effects out of sight when parking outside your garage.

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



LANDSCAPE NOTES

EXISTING LANDSCAPE
1. The existing landscape and irrigation, not to be retained, will be removed during landscape demolition.

EXISTING TREES
1. Existing Trees as shown on the plan will remain undisturbed and will be part of the New Drip Irrigation systems.

NEW DRIP IRRIGATION
1. All new landscaped areas, and existing trees to remain, will be on a new WELO compliant drip irrigation with climate control functions. New lawn areas will be irrigated with below grad drip irrigation.

SOIL RE-CONDITIONING
1. All New landscape areas will be amended with nitrogen rich organic material incorporated into the existing soils.

BERMING
1. New planted landscaped areas where berming will occur that require imported top soils will also receive the addition of of nitrogen rich organic amendments incorporated into the existing soils to create the 18" berming.

D.G. PATHS
1. The Decomposed Granite (D.G.) Paths shown on the plan will be 12' wide, 4" compacted depth with steel edging.

NEW LAWN AREAS
1. As noted on the plans, will be sodded with Marathon 2 Sod blankets.

LANDSCAPE BOULDERS AND LANDSCAPE ROCK
1. New landscaped areas will have some berming with local sandstone/granite boulders as accents on the berms.

NEW LANDSCAPE POCKETS IN HEAVY CLAY SOILS
1. New landscape areas will consist of colorful drought tolerant trees, shrubs, perennials and a combination bark and rock mulches to keep plantings to a minimum. Only plants known to thrive in heavy clay soils will be selected for this project.