

Fall has finally arrived! With the holidays ahead and the days getting dark earlier, please be especially careful and obey traffic signs and our rules for dogs and pedestrians (and golf carts and bikes).

Financials and Monthly Dues

Except for some problems with our water well (more on that below), we are tracking very close to budget through the first ten months of the year, and we continue to build our reserves. 2023 will mark the sixth year in a row that we'll be holding our dues at \$240 per month. Please remember payments are due by the first of the month. A late fee will be assessed if they are not received in the MAC Management office by the 15th of the month. For your convenience, we have also added the ability to autopay your dues directly from your bank account. Just sign into the HOA portal on the web at <http://www.gomacmgt.com>, select "set up autopay" and select "bank account" as the payment method, with a payment date before the 5th of the month. Contact MAC Management if you have any questions.

Annual Homeowners Meeting

We held our Annual Meeting on October 26. At that meeting, Mike Larkin, John Summer and Mike Palmer were elected by acclamation to new, two-year terms (those were the only nominations we received!). Together with Stu Soren and Bob Brown, who are starting the second year of their terms, the group will comprise the Board for the coming year. Thanks all for agreeing to serve!

Also at the meeting, the Board gave a presentation on the HOA's financial position, it's activities for the past year and the goals for the coming year. You can see a copy of the presentation on the HOA portal in the "Documents" section.

Water Well Status and a Draft Plan for the Meadows.

The water well has been a huge success since it began operation in 2018. We repaid all of the drilling and installation costs in the first year of operation from the savings generated by foregoing the use of most of our Golden State water for the common areas. However, we've had problems in the past year due to excessive silt being pulled into our irrigation system by the pump, which also caused some equipment failures. After many repairs and adjustments, we hope we have solved our problems, at least for the time being, but it did cost us about \$40,000, including the extra hand watering while the pump was shut down for repairs. We are continuing to monitor the well performance and keeping our fingers crossed!

Prompted by these problems and the difficulty of getting enough water pressure to power the large rotary sprinklers in the Meadows (the two large grass/weed areas inside our front fence along Pebble Beach Way), we had to stop watering the Meadows, except for drip irrigation for the newly planted areas and the trees. Thus, the area has been brown, except for the green weeds after our brief June rain.

Additionally, 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 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-used since the beginning of our neighborhood. With the help of a landscape architect and our landscape maintenance company, we have developed a conceptual plan for the area (see the attached PDF below). The estimated cost to complete the project is about \$200,000, which will be totally funded out of existing reserves, and will NOT lead to an assessment or future dues increases to cover this cost. The plan will greatly reduce our water usage to help us comply with any future watering restrictions coming in the next year or two. Here is a brief description of the plan:

- 1) Removal of all of the existing dead grass/weeds.
- 2) All existing trees and plants will remain.
- 3) Fescue grass will be added on the two existing mounds on either side of the entrance.
- 4) Approximately 40 trees and 900 plants will be added with all new drip irrigation and valves.
- 5) Two new grass areas totaling 20,000 square feet will be added with below grade drip irrigation.
- 6) One seating area will be added near the largest grass field.
- 7) A new 12-foot-wide walking path will be added to span most of the length of the south area.
- 8) Approximately 20 large boulders will be placed throughout the area for accents.
- 9) Remaining areas will be covered in wood mulch or crushed granite rock for low maintenance and no water use.

We welcome your comments, either before or at our November Board meeting, which will be held on Tuesday, November 29 at 6:00 pm at the SLO Country Club. Before the meeting, you are welcome to contact either Mike Palmer (mepalmer71@gmail.com) or Stu Soren (stu.soren@gmail.com) with comments or questions.

Happy holidays and 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



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