

# Neighborly News

Volume 12 Issue 10 7400 Circulo Sequoia, Carlsbad, CA 92009 October 2017

## Contact Information

**The Clubhouse**  
7400 Circulo Sequoia  
Carlsbad, CA 92009

**Community Website**  
[www.lacostaoakshoa.org](http://www.lacostaoakshoa.org)

**Onsite General Manager:**  
**Carl Weise CMCA, CCAM-HR**  
(760) 943-6650  
cweise@  
keystonepacific.com

**Onsite Executive-Assistant:**  
**Kim Van Leeuwen**  
(760) 943-6650  
LCOMGT@  
keystonepacific.com

**After Hours On Call Manager:**  
(949) 833-2600  
Snake Removal:  
911 or 619-236-2341  
Animal Control  
(800) 486-0010  
Carlsbad Fire/Police  
(760) 931-2197

## Pools and Fitness Center Hours of Operation

Daily 5a.m.-10p.m.

**\*\*Must Use Key Card**

## What's New in the Community

\* With new card readers in place, the fitness room hours have been expanded. Using your electronic pool key, you can access the fitness room between 5:00AM and 10:00PM. You will need your key card every time you come to work out. This will also help ensure that only La Costa Oaks residents are using the facility.

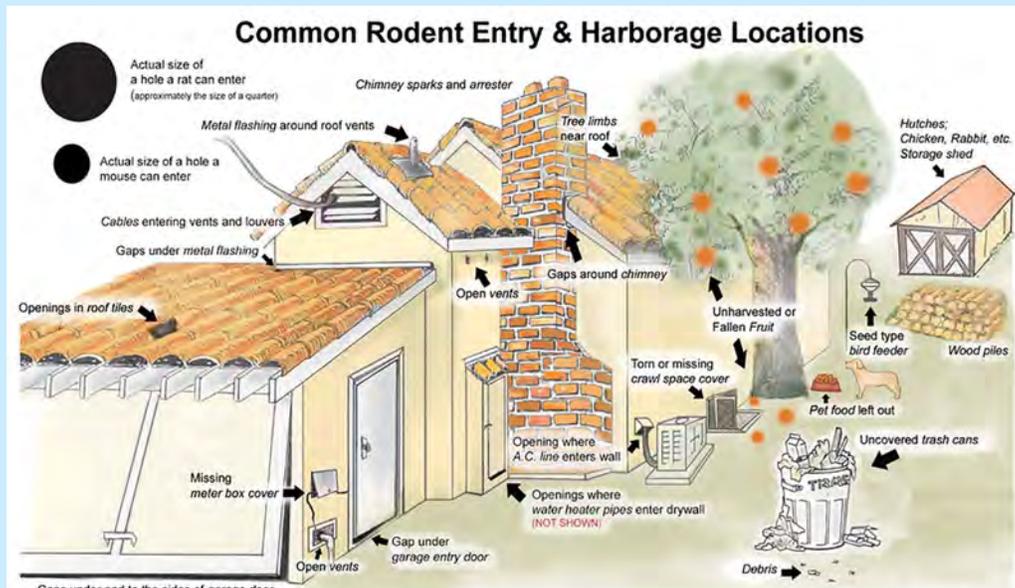
\* After homeowner notification and input, The Board of Directors has formally adopted a modification to the ARC policy regarding completion timelines for home improvement projects. While many improvement projects only take a few weeks to complete, there is dust, noise and neighbor disruption during these projects. To minimize the disturbance to the community, there is now a six (6) month timeline for owners to complete their projects. See the attached policy for details. If you have questions, please email us at [LCOMGT@Keystonepacific.com](mailto:LCOMGT@Keystonepacific.com).

\* Thanks to all the owners who have been painting their homes and keeping the community looking great. Many owners are renovating their landscaping and continuing to add solar panels to their roof tops. In the last 2.5 years, we have approved over 400 ARC/Home Improvement Applications. Almost 200 of them were for Solar Panels! Remember to apply for changes to the exterior of your home or lot by the last Thursday of each month. FYI, The Board is looking for a few good members to consider joining the committee. Contact the management office if interested.



“The only good rat, is a dead rat.” Tony Soprano

We have had an increase in rodent activity around the community. The HOA has more than 100 rodent/rat bait stations that are maintained every two weeks to help control the population. To help reduce the problem, please consider contacting **San Diego County Vector Control: 858-694-2888 or [www.sdvector.com](http://www.sdvector.com)** for information on how to schedule an onsite inspection. They can show you where rodents can easily enter your home and where they like to nest in your landscaping.



## Halloween Safety Tips:



- Choose safe, comfortable costumes and shoes that do not restrict movement.
- Avoid dark-colored costumes.
- Wear make-up rather than a mask.
- Use reflective fabric or tape to improve visibility.
- Plan a Halloween party instead of trick-or-treating.
- Turn on exterior lights and remove hazardous objects at your entry.
- Plan a trick-or-treat route in advance. Choose houses where you know the occupant.
- Avoid trick-or-treating alone – stay with an adult or in groups.
- Stay in your own neighborhood.
- Start early in the evening before dark.
- Carry a cellular phone.
- Walk on sidewalks
- Avoid dark areas and houses.
- Never enter a home even if in a group.
- Have parents inspect treats before eating.
- Don't eat anything that is not sealed in its original package.
- Tricks – property damage or vandalism – are not acceptable.
- Report suspicious activity or crime by calling
- Stick to the preplanned route.
- Carry a flashlight or a light stick.
- Stay in well-lighted areas.
- Only cross at corners or lights;
- Don't go to houses with the lights off.
- Avoid candles and open flames.
- Use EXTRA caution while driving.



Final Notice. You must RSVP by October 1st! Use the link below so that we can have a final count! See you there!

Here's what's on tap:

- ◆ Carnival Games & Prizes
- ◆ Bratwurst & Hot Dogs
- ◆ Hot Pretzels
- ◆ Root Beer Floats
- ◆ Music
- ◆ Obstacle Course
- ◆ Pumpkin & Face Painting
- ◆ Fall Photo Booth
- ◆ Local Craft Beer, of course.

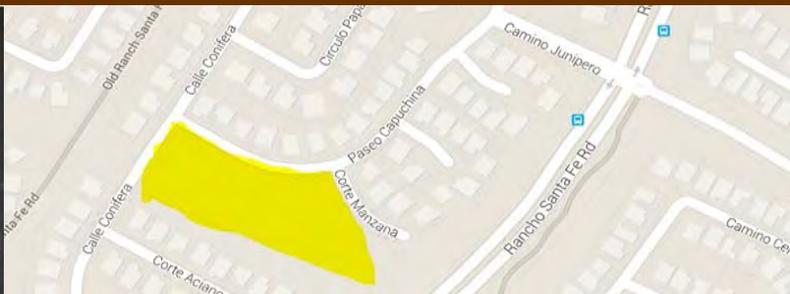
RSVP is required by: October 1st and can only be done using the following link:

<http://lacostaoaksoktoberfest.rsvpify.com>

**ACTIVE PARTIES**  
**DJ & ENTERTAINMENT**  
**TEAM BUILDING**  
**FUNDRAISERS**  
**HOLIDAY EVENTS**  
**COMPANY EVENTS**  
**CUSTOM EVENTS**

→ GET 10% OFF YOUR NEXT PARTY! ←

**BOOK TODAY**  
**858.792.9111**  
[www.xtremefun.com](http://www.xtremefun.com)



**The Park at Paseo Capuchina -  
 Calle Conifera, 11am– 2pm  
 Saturday October 7th.**

**Bring lawn chairs, blankets  
 and a shade tent.**

**Oktoberfest attire is welcome,  
 but not required.**



**Dates to Remember:**

**Architecture Review Committee Deadlines:**

This committee meets on the first Thursday of the month.

**\*\*Home Improvement applications are due to the office by:**

Thursday, September 28th for the October Review Meeting.

Thursday, October 26th for the November Review Meeting.

**Landscape Committee:**

This committee meets on the first Thursday of each month at 4:30PM at the Oaks Club. The next meeting date is Thursday October 5th, 4:30PM

**Board of Directors Meetings:**

The Board meets on the fourth Tuesday of each month at 7:00PM

The next scheduled meetings are:

Tuesday September 26th, 7:00 PM at the Oaks Clubhouse.

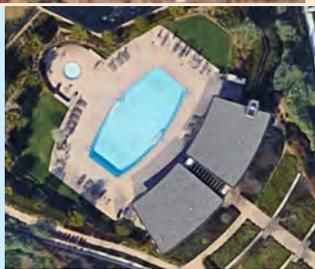
Tuesday October 24th, 7:00 PM at the Oaks Clubhouse.

**Save the Date:**

Breakfast with Santa: Saturday, December 9th

Adult Holiday Party: Thursday, December 14th

**Be on the lookout for:**



**SPLASH Pool Deck Reconstruction:**

Please be aware of this advance notice. The concrete pool deck at the SPLASH is beginning to deteriorate much sooner than it should. The Board has taken action to replace the pool deck with higher quality concrete and apply an appropriate sealer to ensure that the new deck does not have the same early failure issues.

The Board recognizes that both of our pools get regular use, and with this in mind, they are recommending that this reconstruction work be completed between October 15 and December 15 this year. During this time, the Oaks Club Pool will remain open and be available as usual. The goal is to have the work done when the pool receives the least use and to have the pool re-opened prior to the Holidays.



Community Design Standards Rule Change  
Adopted August 29, 2017

At the April 25, 2017 Open Session Board Meeting, the Board of Directors voted to amend the Community Design Standards as recommended by the Architectural Review Committee and have this proposed rule change sent out to the membership for 30 day review and comment period. The proposed rule change was mailed out on May 8, 2017 to all members of the Association. Providing more than the 30 day statutory review and comment period, the Board reviewed the comments received and at the August 29, 2017 Open Session Board Meeting, they voted to adopt the rule change. Page 14, Section B. 1. of Community Design Standards.

New Wording for Section B.: New language in BLUE. Existing language in Black.

B. Construction

1. Time Period

- A. All work shall be completed within six months of Architectural Review Committee approval.
- B. Failure to complete work within and submit the La Costa Oaks Notice of Completion Form within six months will constitute an automatic violation of the Community Design Standards. Violations are subject to a violation hearing with the Board of Directors who may impose a fine and suspension of membership privileges.
- C. If a project is going to take longer than six months, the owner must provide a request for an extension of the deadline at the time of application or at least one month prior to the deadline. The Architectural Review Committee will review the request for extension and provide a response at their next regularly scheduled Review Meeting. The committee will have up to 45 days to respond to such requests.
- D. Work shall be completed in the front yard within six months of the first close of escrow and rear yard within one year of the first close of escrow.

(Continued on next page)

## 2. Final Review

Upon completion of the work as indicated on "Approved" copy of the drawings and specifications, the applicant shall notify the AC in writing and request the final review and conformance report. The review and conformance report will be completed within sixty (60) days of receiving the written Notice of Completion.