



# Mountain House Community Services District Newsletter

*The Mission of the District is to Provide Responsive  
Service to our Growing Community  
that Exceeds Expectations at a Fair Value*

January  
2020

## MAINTENANCE STANDARDS FOR NEIGHBORHOOD

### STREET TREES

Street trees in the parkway strips are critical to the creation of an attractive and harmonious landscape expression in each Mountain House neighborhood.

The Mountain House Community Services District will reach out in the following months and offer some helpful information to perform routine maintenance on street trees. This information will include proper pruning techniques, when a tree should be replaced, when a tree needs pruning, when an arborist should be called and many other helpful hints and guidelines.

Appendix F section of the Mountain House Residential Design Guideline Manual provides the requirements that each resident must follow. This document can also be found on the Mountain House website. Here are some examples of the requirements:

- Those trees that have over extended, dead and unsightly branches, shall be pruned and trimmed. Damage from wind, etc., shall be repaired.
- All trees shall be pruned and trimmed only as necessary to maintain their natural form. **Trees shall not be topped, "hat-racked", "lolly-popped", sheared or pruned in any manner which alters the natural growth habit of the tree.**
- **Trees shall be pruned to maintain a central leader** and to remove branches which form narrow crotches. Prune trees to maintain permanent scaffold branches which have a radial orientation and do not overlay one another. All suckers shall be removed from trees.
- All trees that are located adjacent to street and/or sidewalks shall be pruned and trimmed as necessary to maintain a height clearance of 8 ft. over sidewalks and, 12 ft. over local (inner neighborhood) streets, and 14 ft. over collector (main neighborhood) streets for vehicle and pedestrian safety.
- Trees shall be pruned to allow clearance for street light illumination and to train the trees to eventually rise above the top of the light fixtures.
- Pruning shall be completed while the tree is dormant (after leaf fall in autumn).
- Inspect each tree on a continuous basis for cross branches that may rub, broken branches, and damage from mowing equipment, etc.
- Perform "same day" clean-up of all pruned and trimmed material and dispose of this material off site.
- The watering of the tree, health and welfare is the responsibility of the homeowner.

When utilizing best practices and proper pruning techniques, results will be noticed and achieving our goal of graceful mature tree lined streets will be a reality.

## OUTDOOR IRRIGATION

In the fall and winter months outdoor irrigation is no longer needed. Because of the temperatures and the frequent periods of rain, the moisture content of the soil is adequate to support turf, shrubs and trees that go dormant. The exception might be potted plants however; they will be needing much less than the warmer months. Turning off landscape irrigation will save up to 40% on water usage compared to the top of the season in July. We are still in a drought and every drop counts so please do your best to conserve.

### LEAF SEASON

MHCSD encourages all homeowners and residents to maintain their yards. This should include the proper disposal of yard waste. Please use the brown tote for all yard waste (leaves, grass clippings, branches, etc.) Keep the curbs and gutter clean of debris in front of your home to prevent flooding and to protect the environment from pollution, as our Storm Drains flow directly into the creek and out to the Delta waterways. As a friendly reminder, weeds, rubbish, debris, manure, composting or decaying vegetation material should be removed and not allowed to accumulate on lots. Any yard waste material that doesn't fit in your brown waste cart should be stored out of sight until the next scheduled collection (see the link below for more details).

<http://www.westvalleydisposal.com/leaf-pickup.shtml>

### SCHEDULE OF MHCSD EVENTS

Board meetings and committee meetings are held in the Michael Forbes McGrew Board Room at the CSD office. For class and event locations please see below. If you would like additional information on the classes or events please contact Angel Lamb at [alamb@sjgov.org](mailto:alamb@sjgov.org). Please subscribe to the Google Calendar.

#### **Youth Action Committee Meeting**

Date: Tuesday, January 14, 2020

Time: 7:00 pm

For more information please contact Director Tingle at [btingle@sjgov.org](mailto:btingle@sjgov.org)

#### **MHCSD Board of Directors Meeting**

Date: Wednesday, January 15, 2020

Time: 7:00pm

### OFFICE CLOSURE

Please note the Mountain House Community Services Offices will be closed the following dates:

- Monday, December 31, 2019
- Tuesday, January 1, 2020
- Monday, January 20, 2020
- Monday, February 17, 2020

**Family A's Tree -  
Not Pruned  
When Young**



**Family B's Tree -  
Pruned When  
Young**



**KNOW ABOUT MOUNTAIN HOUSE STORMWATER  
MANAGEMENT SYSTEM**

Mountain House maintains an intricate, gravity-based storm water system built around a number of detention basins that discharge storm water runoff to Mountain House Creek. The BMP detention basins are located within the Mountain House Creek corridor.

Mountain House has implemented a series of wet and dry detention basins as part of their regional BMP treatment process. The regional BMP treatment consists of 25 detention basins, with 17 dry detention and 8 wet detention basins. The BMP basins are designed to capture and detain runoff from storm events, which serves to control erosion, remove pollutants, and create habitat for wildlife. Treatment processes include sedimentation, absorption, filtration, and biological uptake. Runoff is treated within the basins and slowly released into a pair of perforated pipes buried in a gravel bed for dry detention basins. Given a sufficient detention period, a substantial reduction of target pollutants can be achieved prior to its discharge into Mountain House Creek. Mountain House Creek is a tributary to Old River located to the north of the Community.

**What is an illicit discharge?**

The United States Environmental Protection Agency defines an illicit discharge as, "any discharge into a storm drain system that is not composed entirely of stormwater." This means that anything other than simply the water that falls from the sky is an illicit discharge. There are many hazardous household products, yard care products, fertilizers, dog waste, car soaps and automotive fluids that turn what should only be stormwater into an illicit discharge that pollutes and degrades local water quality.

**ONLY RAIN DOWN THE DRAIN**

Please **report any illicit discharge** into our storm drain systems **to Mountain House Community Services District**  
**209-831-2300**

**UPCOMING ACTIVITIES AND EVENTS**

If your group has an activity open to the community in Mountain House please send that information to Angel Lamb no later than the 10<sup>th</sup> of the month to be included in the newsletter.

**Mountain House Rotary**

Date: 2<sup>nd</sup> Friday

Time: 9:00am – 10:00am

Location: Firehouse

For more information please contact Christina Oh at ohchristinaoh@gmail.com

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