



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*

August
2020

MASTER RESTRICTIONS

Section 4.05. Additional Restrictions Applicable to Residential Single Family Lots.

All Lots located in the Single Family Residential Area shall be subject to the following limitations and controls set forth in this Section.

M. Nonstandard Vehicles; Mobile Homes. The placement or maintenance of mobile homes, motor homes, trucks, commercial vehicles, campers, boats, trailers, or similar vehicles is prohibited, except: (i) within enclosed garages or areas screened from adjoining Lots and roadways; (ii) where required temporarily for the construction, repair, refinishing, or maintenance of any part of the Community; (iii) for moving furnishings, equipment, or supplies into or out of the Community; (iv) for the loading of house trailers or motor homes for a period not to exceed 24 hours total; (v) light pick-up trucks and vans which fit into a standard garage space which do not contain exterior racks and storage of a commercial type and which are used for personal use. Any use of a motor home or trailer for sleeping or cooking is prohibited. The term "screened" means being enclosed up to the height allowed for fences and walls but not lower than six (6) feet in height.

MR Article 6 Section 6.01 A- Architectural Control Requirement to Obtain Approval. An Owner must obtain approval from the Review Entity for the construction, reconstruction, or alteration of any Improvement located in the Community, including the installation of solar energy systems and the addition or placement of accessory buildings, or to alter the topography or natural or existing surface drainage of the Community, or to install, plant, alter, or maintain any landscaping exposed to streets or open areas, or to install any utility line (wire or conduit) on or over any Lot prior to the commencement of such work. The requirement applies to the construction, reconstruction, or alteration of any Improvements located within any Community Use Area. If such work does not constitute a material change in the design or color of original construction or Improvements already approved in accordance with this Declaration, it shall be sufficient for an Owner to notify the Review Entity in writing before commencing the work, and prior approval shall not be required unless the Review Entity determines that such work constitutes a material change. An Owner must also obtain approval from the Review Entity of the content of any Subordinate Restrictions that the Owner intends to record. Approval is not required for any work done or for any Subordinate Restrictions to be recorded by or for Declarant or by or for the MHCS D

ECO-MATS

Recently Mountain House has experienced issues with overwatering in the new neighborhoods where they are using the Ecomats. Typically, the irrigation controllers soak the lawns initially to establish roots growth and other ground cover when new landscaping is installed. MHCS D would like to remind all homeowners to dial back/reset the irrigation systems (time intervals, days per week, etc.) once landscaping is established, to avoid overwatering and help overall water

SCHEDULE OF MHCS D EVENTS

Board meetings and committee meetings are held in the Michael Forbes McGrew Board Room at the CS D 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. Please subscribe to the Google Calendar.

Farmer's Market

Date: Sunday's

Time: 9:00a - 2:00p

Location: MHCS D Parking lot

Youth Action Committee Meeting

Date: Tuesday, August 11, 2020

Time: 7:00 pm

For more information please contact Director Tingle at btingle@sjgov.org

MHCS D Board of Directors Meeting

Date: Wednesday, August 12, 2020

Time: 7:00 pm

Location: Boardroom

NEIGHBORHOOD STREET TREES

Every summer a host of organisms take away what trees work hard to produce. Diagnosing is important in determining if your tree is infected with these issues so remedies can be administered quickly.

Aphids: These tiny parasitic insects usually attack young growth that emerges in spring. From afar it appears nothing is wrong. If you look closely at new leaf growth, it will reveal tiny light green insects about the size of a pinhead. They will be clumped together sitting stationary. They seem harmless; however, what they are actually doing is sucking the fluids from the new growth causing deformities in the form of curled stunted leaves. As the aphid digests the fluid, they excrete it causing the "honeydew" to fall upon lower leaves and branches causing a shiny appearance and sometimes sooty mold to form. On extreme cases the sidewalk, street or even cars will become sticky and appear dark or wet. Corrective measures include the use of insecticidal soap or just letting it run the course. Lady bugs offer a natural solution and the presence of the aphids will attract them.

Scale: Scale is sometimes difficult to detect. This is a parasitic insect that is protected by a hard shell. It appears as dark brown or black bumps slightly larger than a pinhead and is tightly attached to the bark of younger branches. In some cases it may appear like tiny cotton balls. These bugs also produce the honey dew similar to the aphid. One of the most interesting facts is scale excrement also provides food for ants. In return, ants transport scale eggs to other parts of the tree to increase the colony thus providing more food. Corrective measures may include using horticultural oil and ant insecticide.

Anthracnose: This a fungal infection spread by spores and it is most prevalent in Sycamore and London Plane trees. It is also found coexisting with California native trees throughout the San Joaquin Valley. It has a white powdery on leaves. In advance stages the leaves turn fall colors and eventually fall. As new

conservation. This includes any older irrigations systems with the traditional “pop-up” style sprinkler heads.

ECO-MAT

Eco-Mat by Hunter Industries is a cutting-edge product designed to irrigate with a maximum level of efficiency. It is the most consistent water-saving, subsurface product in the market today. Using Eco-Mat properly will build healthy plant root structures while achieving great results in water conservation.

The Eco-Mat has several components: emitterline, fleece casing, and fleece mat. The emitterline is a brown polyethylene tube with drip emitters placed every foot. It is covered with a fleece casing, which is then adhered to the mat in two parallel rows. The product is laid in slightly overlapping parallel rows and forms a layer under the root zone.

During an irrigation cycle, each emitter releases water into the fleece, saturating the material. The moisture wicks through the mat layer and into the soil, wetting the root zone of the plants.

Subsurface irrigation protects against water waste. Traditional spray heads waste water by overspray, run-off, evaporation, misting, and wind drift. Eco-Mat is better than traditional underground drip because the fleece mat distributes water evenly and efficiently. Studies show that 60% or greater water savings has been achieved when using subsurface drip versus overhead spray irrigation. Eco-Mat saves more water because of its elevated efficiencies.

Filtration: Appropriate filtration is a 150 mesh filter screen. Filter should be cleaned annually, and more frequently in areas with dirty water.

Fabric: The fabric is a durable polypropylene. If a section gets cut, torn, or punctured, the overall performance will not be significantly affected.

Emitterline: Regular flushing and cleaning of the filtration system will prevent emitters from clogging. If the emitterline is cut or punctured, it will need to be repaired. Subsurface irrigation systems are at risk of damage from stakes, sign posts, and aeration equipment. Avoid use of these and other products which may puncture the emitterline.

Winterization: Annual flushing of the system will protect against freeze damage and prevent debris buildup. Flush the system through a ball valve installed at the low end of the system.

Irrigation Run Time: The entire mat will be saturated in less than 20 minutes of run time. Use multiple cycles to achieve desired irrigation amount, depending on plant material and season. Do not run long enough to cause ponding at the surface of the soil profile.

Scheduling: It is appropriate and recommended to irrigate daily or every other day with any subsurface product. Understand your plant water requirements and schedule the appropriate daily time needed

<http://www.hunterindustries.com/irrigation-product/micro-irrigation/eco-mat>

leaves are produced the cycle repeats itself year after year. The only corrective measure that exists is in the form of widespread applications of fungicides. This is an expensive venture and only yields temporary results. The best solution is to replace the tree with a resistant variety that looks similar.

Phytophthora Root Rot: Many ornamental trees are susceptible and can develop root and crown rot, particularly if the soil around the base of the plant remains wet for long periods of time. Typical symptoms of a root disease are apparent on infected plants. The leaves will appear drought stressed and may die quickly as the weather warms in late spring or early summer. Leaves will appear drought stressed, sometimes turning dull green, yellow, red, or purple as they wilt. Infected trees may survive a few years before the disease kills the whole plant. The bark around the soil-line may appear darkened. Cutting away some bark should reveal red-brown discoloration in the wood underneath it. Root rot-causing *Phytophthora* fungi can survive in the soil for years, as long as moist conditions persist. It can spread through splashing rain, irrigation water, and runoff water. Disease fungi can spread through contaminated soil and garden equipment as well. Rot is more likely to spread in early spring and late fall during cool, rainy weather. But symptoms are more likely during stress periods of low rainfall. Flooded and saturated soil conditions for 6–8 hours are especially conducive to the spread of root rots. Wounds are not required for infection. Corrective measures include improving water drainage and prior to planting; make amendments to the soil composition to help manage drainage away from tree roots. Don't allow water to pool around the collar or root system. You may also raise the planting site to avoid poor drainage and prevent pools of standing water from forming around the base of the tree and never plant trees deeper than they were planted at the nursery.

For more information on plant health, please visit your local nursery or research on line. And always remember, you may find complete tree pruning guidelines on our website under Mountain House residential Guidelines Appendix F.

Mountain House Community Services District
251 E. Main Street
Mountain House, CA 95391
209-831-2300
mountainhousecsd.org