



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*

October
2020

MAINTAINING YOUR FRONT YARD TREES

As a friendly reminder, trees located in your front yards and especially in the District Right-of-Way, are due for maintenance. As many of you might already know, these trees are the responsibility of the homeowner to maintain. Unfortunately many of these trees are in a state of deferred maintenance. In the past, MHCS D Staff published a series of articles that covered requirements and other helpful guidelines to educate our residents. Our goal was to encourage residents to become more active in maintaining their trees in the correct manner. Residents were also directed to the Mountain House Residential Design Guideline Manual (Appendix F) that provides the requirements that each resident must follow. This document can be found on the Mountain House website in addition to the Mountain House CC&Rs and Ordinances. These clear guidelines are available to assure that correct and consistent maintenance practices are established for trees growing in front yards and District right of ways. Here is a brief example:

Appendix F section of the Mountain House Residential Design Guideline Manual

- *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.*

For the typical homeowner these requirements are challenging. The larger trees may be extremely dangerous for homeowners to personally perform pruning tasks safely. Deferred pruning becomes equally as dangerous. Trees that have not been pruned might lead to hazardous limb failures, become unbalanced and may blow over. Professional maintenance contractors should be called for this type of pruning.

SCHEDULE OF MHCS D EVENTS

Board meetings and committee meetings are held in the 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. Please subscribe to the Google Calendar.

Farmers' Market

Date: Every Sunday

Time: 9:00a - 1:30p

Location: Wicklund Community Park

For more information please email Angel Lamb at alamb@sjgov.org

Youth Action Committee Meeting

Date: Tuesday, October 13, 2020

Time: 7:00 pm

For more information please contact

Director Tingle at btingle@sjgov.org

MHCS D Board of Directors Meeting

Date: Wednesday, October 14, 2020

Time: 7:00 pm

Location: Boardroom

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 10th of the month to be included in the newsletter.

Mountain House Rotary Meeting

Date: 2nd Friday of the Month

Time: 9:00am – 10:00am

Location: Virtual

For more information please contact Sachin Pingle at mountainhouserotary@gmail.com

LEAF SEASON

West Valley Disposal will be providing extra pickups during Leaf Season, November 9, 2020 through January 9, 2021. The Yard Waste cart may be placed at the curb (on the regular collection day) weekly during this time.

- Please make sure all leaves are inside the Yard Waste cart.
- Any additional leaves beyond the capacity of the brown cart should be saved until the following week.
- Do not pile leaves in the street.
- Do not put plastic bags in the brown cart.
- Christmas trees may be placed next to the Yard Waste cart for collection during this period.

For additional information please contact West Valley Disposal at 209-835-3639 or refer to their website at www.westvalleydisposal.com.

MASTER RESTRICTION ARTICLE 6 Sec 6.01 A

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

WHAT CAN YOU PUT DOWN THE STORM DRAIN?

Local ordinances prohibit anything other than uncontaminated rain water from entering the storm drain system. Never pour anything into a gutter, street or storm drain.

WHAT DO I DO IF I SEE SOMEONE DUMPING SOMETHING OTHER THAN RAIN WATER DOWN A STORM DRAIN?

Call 209-831-2300.

POLITICAL SIGNAGE

Elections are soon. We would like to remind everyone that per the resolution approving our Master Restrictions (page 8) with regards to political signs:

"Temporary posting of political signs not exceeding three (3) square feet may be located in the front yard of any improved lot or in the window of any project unit. Such signs may be erected thirty (30) days prior to any appropriate political election and must be removed twenty-four (24) hours after the political election."

http://www.mountainhousecsd.org/master_restrictions/Resolution.pdf

**Mountain House Community Services District
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209-831-2300
[mountainhousecsd.org](http://www.mountainhousecsd.org)**