



# 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*

December  
2020

## MASTER RESTRICTIONS

### Section 4.02

**B. Landscaping.** Each Owner shall maintain the landscaping and Improvements on such Owner's Lot in a neat and attractive manner, including any landscaped strip of land

located between the sidewalk and the street located adjacent to such Lot ("Park Strip"), except for any portion of the landscaping maintained by the MHCS D or other governmental entity. All grass, mass plantings, and other plantings shall be mowed, pruned, trimmed, fertilized, and cut as necessary at reasonable regular intervals, all trees shall be properly maintained, and irrigation systems shall be maintained in good operating order and properly used to irrigate the landscaping. All trees located in the Park Strip shall be trimmed by a professional tree trimmer in such a manner as to cause the tree to grow in an "arch" over the adjacent sidewalk and street

and in conformity with any Rule governing the trimming of trees located in the Park Strip. The MHCS D may undertake in its sole discretion from time to time to trim or otherwise maintain the trees or other landscaping located in the Park Strip and other areas controlled or maintained by the MHCS D. All unimproved Lots shall be kept mowed and in neat and clean condition. No garbage or debris shall be allowed to accumulate on Lots.

### Section 4.04

**H. Refuse.** The accumulation, placement, or outdoor burning of garbage, clippings from trees, weeds, shrubs, or lawns, trash, litter, debris, ashes, or other refuse on any Lot is prohibited. This subsection does not apply to the burning of natural materials in connection with fire control. No Owner shall cause or permit any condition on his Lot, which creates a fire hazard. Each Owner of an Improved Lot shall provide or have available for such Owner's use suitable receptacles for the collection of refuse. Such receptacles shall be enclosed and screened from public view and any common area and protected from disturbance. No refuse or refuse container shall be placed in streets or public view more than twenty-four (24) hours prior to the scheduled collection time for such refuse, and all refuse containers shall be removed within the twenty-four (24) hour period following the collection of the refuse.

## SCHEDULE OF MHCS D EVENTS

Due to COVID-19, all Board meetings are held via Zoom. The Town Hall and Board Room at the CS D office remain closed until further notice. 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 to see all upcoming CS D events.

### **Youth Action Committee Meeting**

Date: Tuesday, December 8, 2020

Time: 7:00 pm

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

### **Mountain House Virtual Vintage Seniors Meeting**

Date: Wednesday, December 9, 2020

Time: 10:00a - 11:00a

Location: Zoom

For more information, please email Angel Lamb at [alamb@sjgov.org](mailto:alamb@sjgov.org)

### **MHCS D Board of Directors Meeting**

Date: Wednesday, December 9, 2020

Time: 7:00pm

You may join the meeting and make public comments using Zoom. Instructions for joining Zoom is provided in the agenda for each meeting, available online. If you do not wish to participate using Zoom but want to comment on the Public Comment section of the meeting or any item on the agenda, you may email your comments to the District Clerk [nadamo@sjgov.org](mailto:nadamo@sjgov.org). Staff will read your comments during the meeting.

## OFFICE CLOSURE

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

- Thursday, December 24, 2020
- Friday, December 25, 2020
- Thursday, December 31, 2020
- Friday, January 1, 2021

## UPCOMING ACTIVITIES AND EVENTS

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

### **Mountain House Rotary Meeting**

Date: 2<sup>nd</sup> Friday of the Month

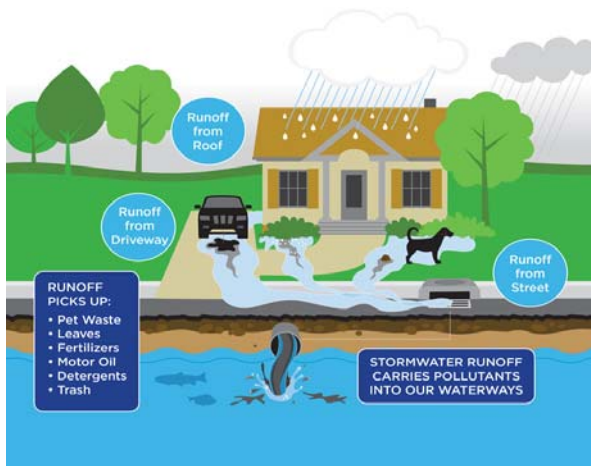
Time: 9:00am – 10:00am

Location: Virtual

For more information, please contact Sachin Pingle at [mountainhouserotary@gmail.com](mailto:mountainhouserotary@gmail.com)

**I. Accumulations on Lots.** All weeds, rubbish, debris, manure, composting or decaying vegetation material, and other unsightly objects or materials of any kind shall be removed from Lots whether such Lots contain Improvements or not, and shall not be allowed to accumulate or grow on any Lot. All dead vegetation, including trees, located on the front yard of Improved Lots shall be removed and replaced with comparable living vegetation and trees within thirty (30) days, subject to the provisions of Subsection M of this Section, if applicable. Contractors constructing Improvements on one or more Lots may use containers or fenced areas to hold construction waste during such construction on one or more such Lots. These containers or fenced areas do not need to be concealed from view. This subsection shall not be construed to prohibit refuse containers, woodpiles, storage areas, or machinery and equipment related to yard care and maintenance, provided such materials are screened from the view of adjacent streets and Lots.

### ONLY RAIN DOWN THE DRAIN



Mountain House Community Services District  
251 E. Main Street  
Mountain House, CA 95391  
209-831-2300  
[mountainhousecsd.org](http://mountainhousecsd.org)

### HOLIDAY GARBAGE COLLECTION

There will not be a residential garbage collection service on Christmas Day or New Year's Day. Regular Friday service will be delayed one day to Saturday.

### MASTER RESTRICTIONS REMINDER

The Holidays are here. Please follow the Master Restrictions concerning Holiday Lighting. Article 4, Section 4.05, Paragraph I: The installation of any exterior lighting whose source is visible from neighboring lots is prohibited, except for ordinary non-directional bulbs that: (i) do not exceed a total of 150 watts for the bulbs in a single fixture; and (ii) are white or yellow in color. **This provision does not prohibit holiday lighting decorations temporarily installed for a holiday season, which are promptly removed following the holidays. No holiday lighting may be left installed for periods exceeding forty-five (45) days.** Nothing in this Subsection prohibits street lighting in interior streets, driveways, and parking areas, provided they comply with the Design Guidelines.

The 45-day time frame will begin after the new year on January 3, 2021. If you have any questions, please contact the MHCS D at 209-831-2300 and speak to Cedric Hathorn.

### RECYCLE GREASE

Do you have left-over grease from your Holiday Turkey? Recycle it! Why recycle fryer and cooking oil? When you pour oil or grease down the drain, it can clog the pipes, damage your home, and cause problems at the sewage treatment plant. Instead of paying a plumber to fix your drains, recycle it. Did you know that used cooking oil may be refined to make lubricants, new products, and bio-diesel fuel? Bio-diesel is used to power vehicles that produce fewer harmful emissions than vehicles that run on regular gasoline. Plus, when you follow a car that uses bio-diesel, it may smell like French Fries.

If you are interested in recycling your grease, these local facilities will be happy to take it off your hands: San Joaquin Household Hazardous Waste Facility, Lovelace Transfer Station, or North County Recycling Center. There is no cost for San Joaquin County residents to recycle cooking oil at the Household Hazardous Waste Facility. For more information on the facility locations, please go to <http://www.sjgov.org/solidwaste>