



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*

November
2019

STORMWATER DRAINAGE

When it rains, water washes over roofs, streets, driveways, sidewalks, parking lots, and land surfaces. Along the way, it can pick up a variety of pollutants, such as oil, pesticides, metals, chemicals, and soil. This polluted stormwater drains into the storm system that eventually discharges into our creek and rivers. The pollutants can endanger the water quality of our waterways, making them unhealthy for people, fish, and wildlife. No matter where you live, there's a drainage system in place to help rainwater find its way to the river.

Given the MHCS D's limited budget and staff, MHCS D relies heavily on citizen involvement to help keep streets safe and storm drains clean and to notify MHCS D if a higher level of maintenance is needed at a particular location.

How you can help keep storm drains clean:

To lessen street flooding, the MHCS D asks residents and property managers to help clean the inlets and storm drains in front of your properties. Use a rake or pitch fork to clear leaves, limbs, and debris from the storm drain. Do not put your feet and hands into the storm drain because all kinds of debris collect there that could be dangerous. Do not try to remove the grate, only the debris on top of the grate.

The best time to inspect the storm drains in front of your house or business is prior to a rain event and right after a rain. If you cannot clear a clogged storm drain yourself, notify the MHCS D that help is needed. Call **209-831-2300** and report the particular location.

Please do not rake or blow the leaves from your yard into the street. Bag them at the curb in the parking strip and prepare them for curbside pickup by your garbage hauler.

For leaves that have fallen into the street, please keep them out of the channel right along the curb, where they will block the path of rainwater. Rake them at least one foot from the curb.

How to prevent neighborhood drainage problems

Water is the most common cause of unstable slopes and erosion. Check your home's drainage system. Maintaining the drainage system on private property is the owner's responsibility. Make sure your drainage system directs water away from your foundation and not on to your neighbor's property.

Clean your gutters and downspouts. Check your gutters once a week during fall and winter. Just one wind or rainstorm can clog a well-flowing drainage system.

Never block any part of the MHCS D's drainage system. Do not put leaves, dirt, grass clippings, or any materials in ditches, culverts, or drains. Doing so can cause flooding.

It is against the law to dump any material into the drainage system. **To report illegal dumping, call 209-831-2300.**

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.

Farmers' Market

Date: Every Sunday
Time: 9:00am - 1:00pm
Location: Wicklund Park

Mountain House Vintage Seniors Meeting

Date: Monday, November 11, 2019
Time: 10:30 am
Location: Firehouse
For more information please contact Angel Lamb at alamb@sjgov.org

Youth Action Committee Meeting

Date: Tuesday, November 12, 2019
Time: 7:00 pm
For more information please contact Director Tingle at btingle@sjgov.org

MHCS D Board of Directors Meeting

Date: Wednesday, November 13, 2019
Time: 7:00pm

Holiday Tree Lighting

Date: Friday, December 6, 2019
Time: 2:00pm - 7:00pm
Location: Central Community Park

OFFICE CLOSURE

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

- Monday, November 11, 2019
- Thursday, November 28, 2019
- Friday, November 29, 2019
- Tuesday, December 24, 2019
- Wednesday, December 25, 2019
- Tuesday, December 31, 2019
- Wednesday, January 1, 2020

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 4th Annual Basket Brigade

Date: Saturday, November 23, 2019
Time: 10:00am – 12:00pm
Location: Hansen School Multi-Purpose Room
For more information please contact Sachin Pingle at mountainhouserotary@gmail.com

MAINTENANCE STANDARDS FOR NEIGHBORHOOD STREET TREES

Street trees in parkway strips are critical to the creation of an attractive and harmonious landscape expression in each Mountain House neighborhood. We will explore the requirements related to the establishment and maintenance of residential trees that are located in the parkwy strips between the sidewalk and curb.

On November 10th 1994, the Mountain House Master Plan was adopted. This document was the beginning process to create concepts that eventually became our Design Standard that to this day, guides us in everything we do. The intent of design standards assures the high quality image that Mountain House wishes to achieve. This is established through the planning and construction, and also must be carried through into the maintenance of the buildings and landscape as well. One of the most important concepts was for tree lined streets throughout Mountain House. The trees that lined the streets within our villages were to someday tower above the roadway and touch way above the street. Recent inspections have shown that many of the original trees have been neglected (figure 1). Some trees are dead, some missing and some trees have been replaced with a differnet species all together, so our goal in achieving our conceptual image was in danger of failing.

(figure1)

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



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



Many residents are unaware that trees located between the sidewalk and curb are the responsibility of the homeowner. Within the Master Restrictions there are guidlenes that must be met to assure the trees that were intended to meet a conceptual image have a chnce to do so. It is the homeowners obligation to provide proper maintenance for these trees wether they choose to perform the maintenance themselves, or hire an arborist to do the work. This includes the replacement of damaged, dead or missing trees and plant healthcare, as well as street light and roadway sign clearance. 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 guidlenes.



The MHCS D will be collecting toys during regular office hours beginning November 5th through December 7th. Please bring an unwrapped, new unopened toy to the MHCS D office.

NOW HIRING

San Joaquin County Office of Education is hiring substitute Teachers and substitute Instructional Assistants to work with our **Special Education Classrooms at local school site campuses in Mountain House**. To learn more and to apply, visit www.sjcoe.org.

VASCO STATION EXPANDED TRANSIT SERVICE

Mountain House CSD in association with San Joaquin Regional Transit District (RTD) and Altamont Corridor Express (ACE) have been collaborating to expand the transit service between the Mountain House community and the Vasco Train station. Currently, there is a direct connection between Mountain House and Vasco Train station in the morning and evenings. The current stop is on Tradition Street, next to the Mountain House High School. The Mountain House Board of Directors approved additional funding to expand the service to three (3) trains in the morning, and three (3) trains in the evening. The new expanded operation will begin by October 28, 2019. Also, Mountain House Developers (MHD) will be installing a new bus shelter and bicycle racks at this location to provide amenities for the patrons. There are plenty of parking spaces available on Transition Street for our residents to park their vehicles, near the bus stop, take the transit service and get to Vasco station. From Vasco Station, you can easily travel to Tri-Valley, Fremont and San Jose, significantly cut your commute time, and commute hassle. Wait for new announcements coming soon!!

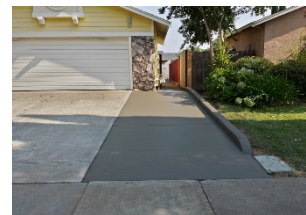
MHCS D MASTER RESTRICTIONS REMINDER

Before you make changes to your home, such as:

- Extending your driveway
- Change your landscaping
- Paint your house
- Paint your fence
- Add concrete
- Parking your RV/Boat in your driveway or the street

Contact and get approval from Mountain House Community Services District.

Visit www.mountainhousecsd.org to learn more about Mountain House Master Restrictions and CC&R's (Section 4.01 Purpose and Section 6.01. Architectural Control)



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