



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
2017

MASTER RESTRICTIONS

MH-4-1200. - SPECIFIC REGULATIONS.

The following rules and regulations apply to all public parks except as otherwise stated.

i) **Animals.** No person shall bring into a park any animal other than dogs or cats except as hereafter specifically provided or as otherwise permitted by the General Manager. Persons in charge of dogs and cats are responsible for the immediate removal and proper disposal of all dog or cat waste.

(j) **Dogs.** Dogs shall be licensed. No person may bring and maintain in any park more than two (2) dogs except with the written permission of the General Manager and the dog(s) shall be kept on a *leash* or chain not to exceed six (6) feet in length, and under the immediate control of its owner or custodian. Dogs are not permitted on golf courses. Upon the posting of signs, the General Manager may designate areas in which dogs are prohibited and may designate areas in which dogs are permitted without a *leash* or chain.

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.

No materials, supplies or equipment shall be stored in any area except inside a closed building or behind a visual barrier screening such areas from the view of adjoining Lots or adjacent streets, except for the actual loading of supplies and equipment at a loading dock or otherwise.

Note: Storage Containers- Pod Containers or Storage Units used by Homeowners or Residents (regardless of size, whether for moving or plain storage) should not be left out for more than 14 days on the street or in a driveway. These and any other similar type units, should be returned or stored at a commercially zoned-facility. All requests outside of this limit must be approved by MHCS D.

SCHEDULE OF MHCS D 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. Please subscribe to the Google Calendar.

Youth Action Committee Meeting

Date: Tuesday, August 8, 2017

Time: 7:00 pm

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

Assemblyperson Susan Eggman's Office Hours

Date: Wednesday, August 9, 2017

Time: 10:00a-11:00a

Location: Boardroom

MHCS D Board of Directors Meeting

Date: Wednesday, August 9, 2017

Time: 7:00 pm

Location: Boardroom

Youth Action Clean-up Campaign

Date: Saturday, August 19, 2017

Time: 11:00am - 2:00 pm

Location: Hansen Village

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

Music in the Park

Date: Saturday, August 19, 2017

Time: 5:00p - 8:00p

Location: Central Park

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

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

Date: 2nd and 4th Friday's

Time: 9:00am – 10:00am

Location: Firehouse

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

Family Fit MH Club

Monday's, Wednesday's and Friday's

Time: 6:00am and 9:00am

Saturday's

Time: 8:00am

Location: Wicklund Park

For more information please contact Jaime Montenegro at sscjaime@yahoo.com

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

E. Animals. The keeping, raising, or breeding of animals, including reptiles or birds of any kind, on any Lot is prohibited except as specifically allowed by this Subsection. Not more than four (4) animals of any kind (other than fish or marine life) and not more than two (2) dogs and two (2) cats may be kept on any Lot. Fish and other marine life may be kept if confined in an aquarium or pond. Birds that are domestic or household pets, such as parrots and parakeets, may be kept, provided they are kept inside the Unit. The keeping of animals for commercial purposes is prohibited. Any dogs trained to attack persons or other animals are prohibited. No unleashed dogs are permitted off the Owner's Lot. Occupants must prevent dogs and other pets from **continuously barking, or making other loud noises, or defecating on other Lots.** Animals which: (i) are kept in violation of this Subsection; (ii) violate this Subsection; or (iii) found to be vicious by nature or by temperament, shall be removed by their owner from the Community and if not removed by the owner, may be removed and delivered to an animal shelter, pound, or animal control officer, without liability to the MHCS D or to the directors, officers, and agents of the MHCS D.

INTERACTIVE WATER FOUNTAIN

The interactive water fountain is scheduled to begin on April 1st. The times will be as follows:

April 1 – Memorial Day.....Noon to 5 p.m. Daily
 Memorial Day – Labor Day.....10a.m. to 7 p.m. Daily
 Labor Day – October 31.....Noon to 5 p.m. Daily
 November 1 – March 31.....Fountain is off for the winter season.

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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 braches. In some cases it may appear like tiny cotton balls. These bugs also produce the honey dew similar to the aphid. One 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.

Anthraxnose: 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 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.