



Eastbluff Community

Annual Report July 2021 to June 30, 2022



As part of the service provided to the Eastbluff Homeowners Community Association, Cresta Verde Landscape provides an Annual Landscape Report to the Landscape Committee and the Board of Directors.

From July 1, 2021, through June 30, 2023, Cresta Verde is working on an amended contract negotiated with the Board of Directors.

This Annual Report represents anticipated services for the fiscal year of July 1, 2021, to June 30, 2022.



Agenda Items

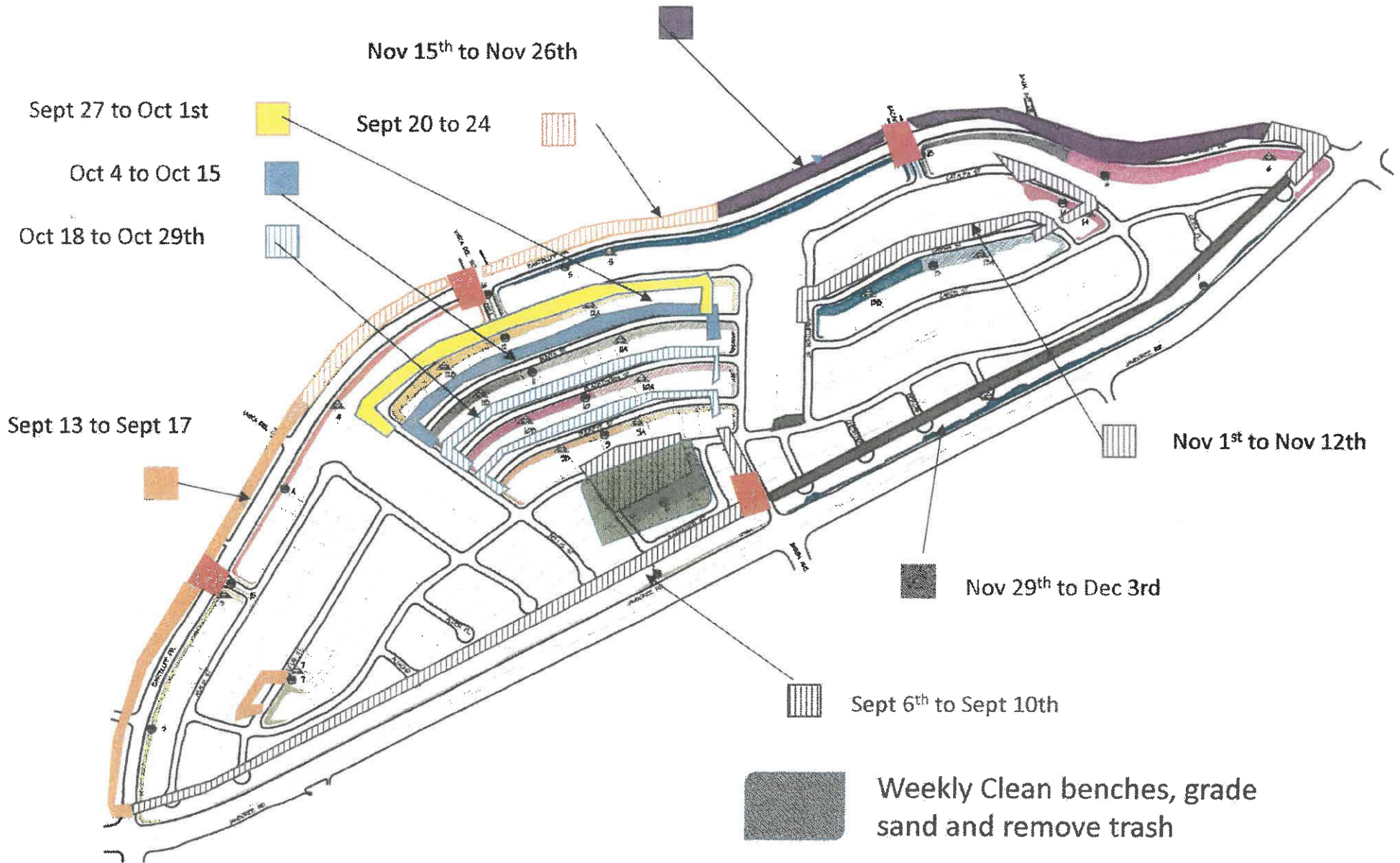
- Labor Schedule and Rotation Map
- CVL Staffing Hours
- Priority Projects 2021-2022
- Controller and Flow Sensor Status (Project Start August 23-September 1st)
- Condition of Park Trees
- Condition of Community Trees
- Tree Trimming Plan
- Landscape and Fence Issues and Concerns
- Pesticide and Nutrient Deployment
- Monument Report (Solar, Paint and Condition) (Verbal Discussion)



Rotation Map

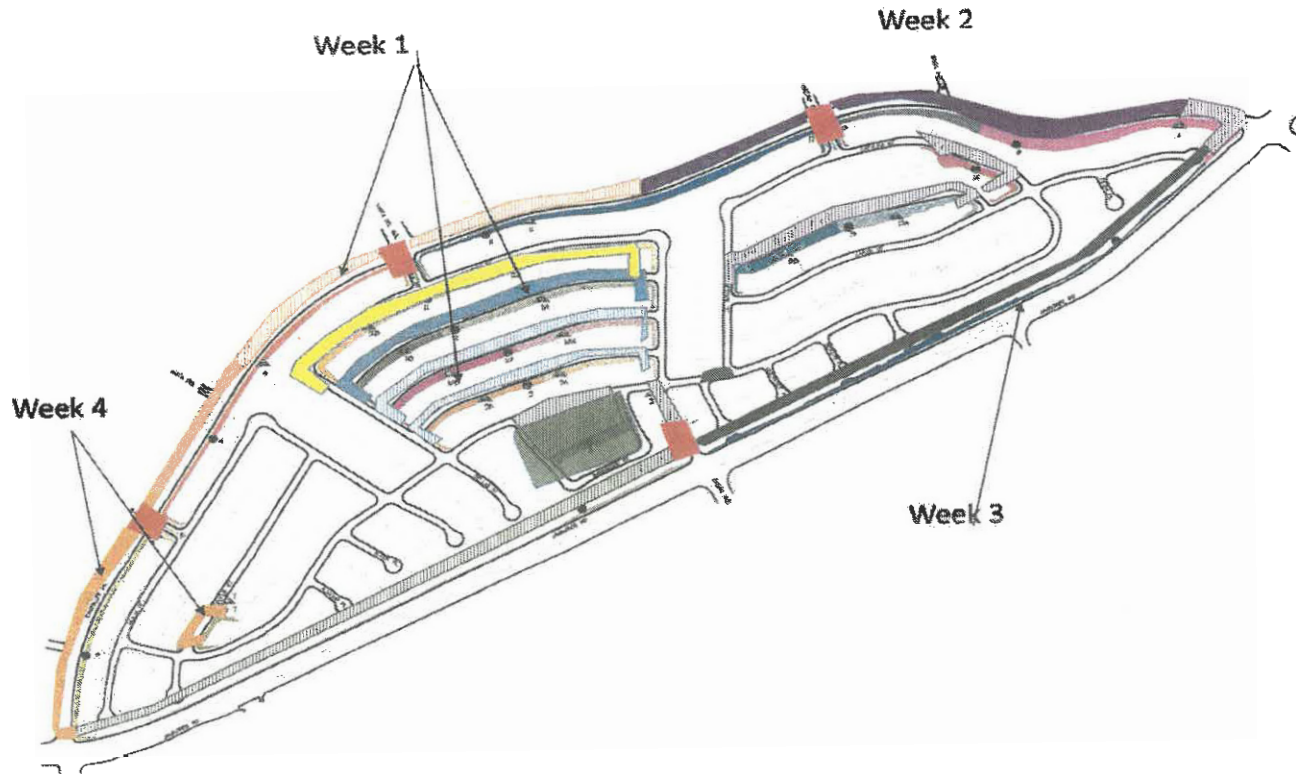
Cresta Verde Landscape provides service to Eastbluff based on a rotation schedule that identifies specific dates where standard service is being provided. This rotation map is updated weekly and supplied to the Landscape Committee and management. The Board reviews the rotation schedule quarterly.

Eastbluff Rotation Map





Eastbluff Weeding Map





Priority Projects

Each fiscal year, the Board of Directors adopts a budget that includes funds for Landscape Extra Projects to be used by the Landscape Committee. For the fiscal year of 2021-2022, \$30,000.00 was included in the budget. The following is the initial project list with projected costs that the Committee would like to accomplish. The Committee works with Cresta Verde to finalize actual proposals reviewed and approved by the Board of Directors.



Priority Projects 2021- 2022



A) Eastbluff Dr. Renovation

- **Total Cost \$14,460.00**

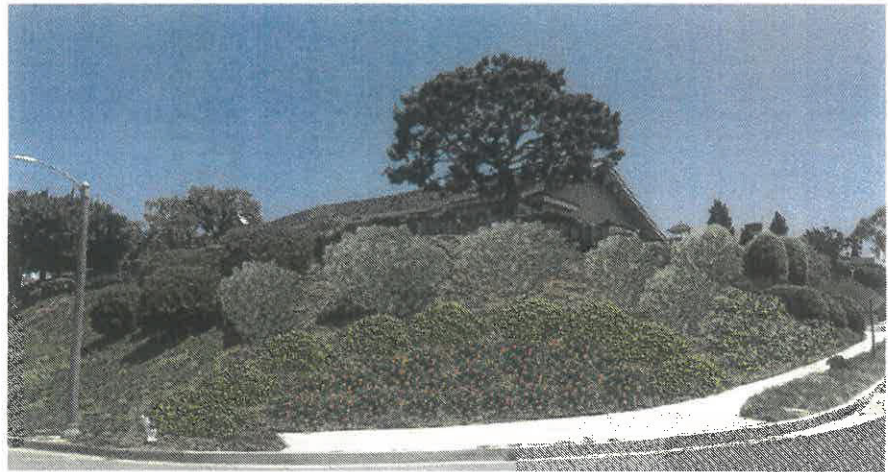
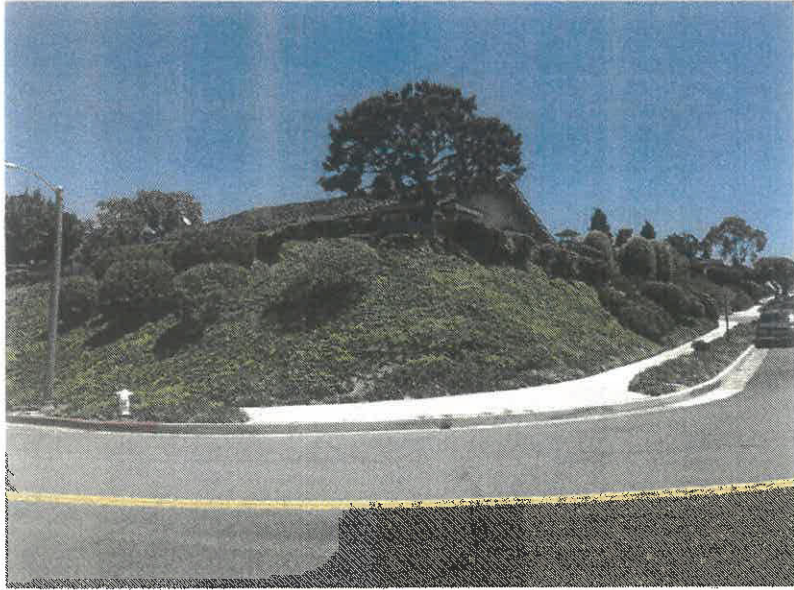






B) Bamboo/Bellis Corner Renovation

- **Total Cost: \$5,285.00**





C) Catalpa/Alta Vista Corner Renovation

Total Cost: \$4,570.00





Irrigation Controller Project



Irrigation Controller Project

During the fiscal year ending June 30, 2021, the Board of Directors worked with Cresta Verde Landscape, Hydropoint, and consultants to address the replacement of irrigation controllers throughout the community. Additionally, the Board also evaluated the installation of Master Valves & Flow Sensors for each controller.

The Association has 14 controllers that allow for watering of all landscape areas in the community. As a result of their initial evaluation, the Board of Directors approved the upgrade of 4 controllers, which represented the areas where the most water was used for irrigation purposes.

This upgrade was for three new controllers and an upgrade of the controller at Blue Heron Park, which was already the type of controller from Hydropoint of the three new controllers being installed. Additionally, the Board determined to have Master Valves and Flow Sensors installed in each of these locations.

The new controllers will receive daily weather information from Hydropoint, instructing the controllers how much water should be applied daily. The Board anticipates that the upgrade of these four controllers will result in water savings.

Based on an evaluation of water savings with these new controllers, the Board will decide if additional new controllers should be purchased and installed.

Funds for the irrigation controllers come from Capital Reserve Funds that the Board contributes to on an annual basis as part of the entire Association budget. The cost for the initial upgrade was \$33,255.00, with a projected rebate from the Metropolitan Water District of \$1,680.00.



Community Tree Health and Trimming Report

As part of the service provided by Cresta Verde, the company monitors the health of Association community trees and coordinates the annual trimming completed by David's Tree Service. The following report provides information on the health of community trees and the upcoming trimming schedule.



Blue Heron Park Tree Condition Report

Olive Trees:

- Olive trees are in good condition. No injury from Xylella infection present. Will be monitored yearly.

Tipuana Trees:

- Beautiful specimen trees, no pest or disease problems present.

Melaleuca Trees:

- In excellent condition, no pest or disease present.

Liquidambar (City Parkway Trees):

- In a state of decline due to Xylella infection. Life expectancy 5 to 7 years.

Orchid Trees:

- Sensitive trees. In fair condition, during quick weather changes, leaf drop happens. A combination of fertilizer and fungicide is applied bi-monthly. Trees will be monitored throughout the year.

Eastbluff:

- Pine Trees: In fair condition. No disease is present. A reforestation project has begun.





Community Tree Condition Report

Entrances:

- Olive Trees: Xylella is a disease-causing die-off to the Olive and Liquidambar trees throughout the Community. There is no cure, and all our trees are showing the disease. Each year we will be removing the dead or declining branches. The landscape committee is monitoring for the next two years. We are estimating replanting in the 2022-2023 fiscal year.
- Pine Trees: In good condition, yearly, they are treated with a pheromone to disrupt bark beetle activity.

Jamboree:

- Eucalyptus: The trees are in fair condition. Trimming is needed often to manage Eucalyptus. The work is scheduled for the Fall (David's Tree Service);

Eastbluff Dr:

- Pine Trees: In fair condition. Pine trees are treated with a pheromone to disrupt bark beetle activity. Heavier than recommended trimming is needed to keep view protection. CVL will monitor their health.

Interior Slopes:

- Acacia Trees: In good condition, trimming is needed in the Spring to provide view protection.
- Pine Trees: In good condition, yearly, they are treated with a pheromone to disrupt bark beetle activity.





Tree Trimming Plan and Timing

- October 25th \$3,995.00 Eucalyptus, Melaleuca, Carrotwood and Olive Tree
- December 6th \$10,348.00 Pine Trees



Landscape and Fence Project

Cresta Verde Landscape has begun the landscape fence screening project approved in the June Board of Directors meeting. This project was chosen to enhance the visual aspect of the slopes of Eastbluff by camouflaging the community owner's fences of mainly chain link and wood that have deteriorated over the years. Calliandra and Ligustrum hedges were chosen for these sites as these plants will not affect the views. The screening will not only help the visual aspect of each site but also stabilize each slope and add color to the area. There has been no neighborhood feedback in regards to concerns or problems regarding the screening. The project was completed in August 2021.



1759 E. Borchard Ave. Santa Ana, Ca 92705 P. 714-568-1186 F. 714-568-0519
Cresta Verde Landscape Construction, Inc. C27-678245
crestaverdelandscape.com





Pesticide and Nutrient Applications

As part of the contract with Cresta Verde, the Association pays extra costs for applying pesticides and nutrients based on the following schedule and projected costs. The Landscape Committee and Management work with CVL in determining the need for all applications and provides authorization each month to proceed.

