

SPECIAL EDITION: PROJECT UPDATES

FALL, 2016

the CROSBY CROONER

DG TRAIL RENOVATION

By Craig Bernard, Board Member

The conversion of our DG Trail to a beautiful paver path is progressing quickly and will be completed in October.

This has been a long time coming. Some of you will remember that three years ago, we had samples of pavers laid out on the path across from the Golf Club for review by the Crosby homeowners. At that time, we were advised by counsel to wait until the conclusion of the litigation with Starwood; otherwise, we risked not being compensated for the work we would do on the trail.

Well, at long last, we reached a settlement and received the funds, and we hope that the community is happy with the renovation of the path.

The project has not been without challenges, however, which have caused delays in completion. We began the work in Pepper Tree Park off Going My Way, where we experienced problems related to subsurface conditions and poor compaction. The path along Bing Crosby Boulevard presented a few challenges as well, mostly related to man hole covers, the OMWD easement crossing and the occasional breaking of irrigation lines.

The biggest problem that led to falling behind was that the contractor did not provide us with the necessary labor. The number of workers required in order to achieve the expected output was underestimated by the contractor. So, after having received a letter

of default, the contractor added manpower to get our project up to speed.

The path has a reverse herringbone pattern with a soldier row that is cemented in to prevent movement of the pavers. The path has a 1-1/2 degree pitch so that water will not puddle on it, and it has been sealed to prevent the sand from being washed out. We purchased Belgard pavers which are known to be of very high quality.

As many of you have observed in the past with regard to the DG trail, after a rain we were forced to allocate two to three laborers from our landscape crew for two days to rake the trail and eliminate the ruts. This will no longer be required. We have a beautiful path that we will all enjoy for many years to come.



DG Trail during construction



DG Trail after construction

Thank You



We would like to take this opportunity to thank Peter Shapiro for his tireless dedication to The Crosby during his tenure on the Board of Directors. Peter is a retired business executive with over 30 years of management experience including managing consultants and projects. He has served as President of the Board of Directors of the San Dieguito River Valley Conservancy, dedicated to conservation, education and recreation activities within the San Dieguito River Valley watershed. Peter and his wife have lived at The Crosby Estate since January 2008. His financial expertise and sound judgment when tackling complex issues facing the association have helped to keep The Crosby a beautiful and safe place for us to call home. Thank you Peter.

LAKE PARK WALKING PATH: You have probably noticed some wonderful changes are underway at Lake Park. The old DG walking path is being renovated with new stabilized DG, and the bender boards are being repaired. In addition, a low water crossing has been installed at the back of the park, and pavers have been installed in the steeply sloped areas. The Lake Park project should be completed by the end of October. These improvements will help minimize the erosion that has occurred in the past during the rainy season.

If you have any questions or would like additional information, please feel free to contact Cheryl Moulton or Katie Kalivas at The Crosby management office at:

The Crosby Estate HOA c/o Cheryl Moulton, General Manager

P.O. Box 5000, PMB 534 • 18029 Calle Ambiente, Ste. 515 • Rancho Santa Fe, CA 92067

Phone: 858-381-5615 • Email: cmoulton@keystonepacific.com • Website: www.crosbyestate.org

STREET SEALING

By Cheri Moulton, Onsite General Manager

Now that the community-wide road repairs and curb/gutter remediation projects have been completed, next we will commence the street sealing project. The bid process is now finished and proposals have been reviewed. The Board has selected a local service provider with an excellent reputation for top quality work in neighboring homeowners associations.

The street sealing project involves a two-coat application process. First the existing asphalt is cleaned with high pressure blowers, oil spots are treated with an oil sealer, and manholes, reflectors and hydrant markers are masked off. Then a heavy coat of GoldCoat HP clay-based emulsion seal coat material is applied, which is absorbed into the existing asphalt. Then a second coat is sprayed onto the surface, using truck-mounted 12' squeegees to ensure consistency and uniformity.

Crosby homeowners will be notified of the schedule for street sealing. Wherever possible, one half of the road will be left open for access while the other half is being sealed. However, that is not possible on most of the narrower side streets in The Crosby. If your street needs to be closed for sealing, you will be notified in advance when access to your street will be restricted and when you need to park in overflow parking. During the street closures and limited access periods, on-site shuttle service will be provided using golf carts with drivers who are available on an on-call basis. Signs will be posted with the phone number to arrange for golf cart rides between overflow parking and your residence.

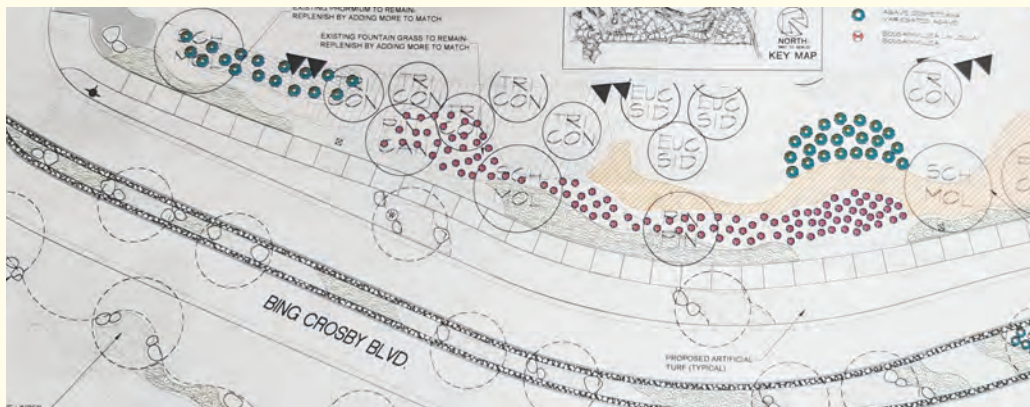
The work will commence in mid-October, starting with the side streets. Bing Crosby Boulevard will be sealed last, following completion of the landscape renovation of the medians and parkways. Once the schedule for the project has been finalized, it will be posted in the mail room and on the HOA's website (www.thecrosbyestate.org). In addition, a notice will be posted on your garage door, and the schedule will be sent to all homeowners via email. If you are not currently included in the community manager's email list, please communicate your email address to Katie Kalivas at 858-381-5615 or kkalivas@keystonepacific.com.



Street sealing



Homeowner shuttle



LANDSCAPE RENOVATION

By Katie Kalivas, Executive Assistant

The final plans for the landscape renovation project have been completed. The Board awarded the contract for the installation of the renovations to Steven Smith Landscape, Inc., the same company that is now performing our regular landscape maintenance. This project will begin with medians and parkways, starting with area between the north entrance (Del Dios Highway) and Old Course Road. This portion of the project should take approximately 4 to 5 weeks from start to finish. The remainder of the medians and parkways, from Old Course Road to the Crosby south gate, will begin shortly thereafter.

Through the process of finalizing the plans, the planting plans have

changed a bit. Some changes include the addition of annual flowers at the entrance near the boulders and entrance medians. We continue to work closely with The Crosby's original landscape designers, Summers/Murphy & Partners, to ensure that the result is a beautiful and efficient landscape design for our community.

It is not expected that traffic will be significantly impacted during this project. However, we ask that you please drive slowly and watch out for workers as you pass by the areas under renovation.

If you have any questions about the project, or would like to stop by the management office and view the plans, contact Katie at kkalivas@keystonepacific.com or (858) 381-5615.