

# *the* CROSBY CROONER



THE CROSBY ESTATE AT RANCHO SANTA FE

FALL 2017 • ISSUE 13

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# DOLLARS & CENTS



*By David Kingston, Treasurer*

The Crosby HOA's Finance Committee consists of David Kingston, Mick Dannin and Doug Regier. We are happy to report that our finances are sound. Through the end of August, our expenses are close to budget and our income is over budget. The excess income is primarily due to recovery of some of last year's litigation costs. So, absent any big surprises, we should end the year in a satisfactory position.

Of our 425 HOA members, only four are significantly delinquent in their dues. We are very fortunate to live in a community where 99 percent of the homeowners support the HOA and pay their monthly dues on time.



## Mello Roos & Your Crosby Property Tax Bill

Community Facilities Districts (CFDs), more commonly known as Mello-Roos, are special districts established by local governments in California as a means of obtaining additional public funding. Counties, cities, special districts, joint powers authority, and school districts in California use these financing districts to pay for public works and some public services. The Community Facilities Act was a law enacted by the California State Legislature in 1982. The name Mello-Roos is derived from its co-authors, Senator Henry J. Mello (D-Watsonville) and Assemblyman Mike Roos (D-Los Angeles).

When Proposition 13 passed in California in 1978, it limited the property tax rate and the ability of local governments to increase the assessed value of real property by not more than an annual inflation factor. As a result, the budget for public services and for the construction of public facilities could not continue unabated. New ways to fund local public improvements and services were considered and adopted by the California State Legislature. A Mello-Roos tax is a species of parcel tax that circumvents Proposition 13 (which limits

property taxes based on the assessed value of real property) because it is not levied on the assessed value of real property.

There are three line items on Crosby homeowners' property tax bills that are Mello-Roos related. This is what your HOA has learned about each Mello-Roos line item on your tax bill:

1. "San Dieguito Union HS" - This is a 35-year bond. First assessment year was 2006-2007, so it expires in 2041-2042. The amount remains the same each year; it does not increase.
2. "Solana Beach Schools" - This is a 30-year bond. First assessment year was 2002, so it expires in 2032.
3. "RSF Community" - This is a 30-year bond. First assessment year was 2000, and it expires in Sept. 2030. The amount can increase by 2 percent each year.

You can access your specific tax bill at the San Diego County Treasurer/Tax Collector's website (go to [www.sdttc.com](http://www.sdttc.com) and click on "Search Property Tax Information").



# ACCESS CONTROL COMMITTEE

*By Peter Shapiro, Access Control Committee Chair*

## Street Parking Is Not Allowed In Most Areas At The Crosby

The Rancho Santa Fe Fire Protection District prohibits parking on all streets within The Crosby community except portions of Bing Crosby Boulevard and Top O' The Morning Way. This prohibition is necessary to ensure that fire and other emergency vehicles can effectively access each residence.

Per the Fire District, the roadways must be greater than 30 feet in width to park on one side of the road. Cul-de-sacs must be wider than 72 feet to park on one side. Only the cul-de-sac on Rose of Tralee has the necessary width. Further, parked cars must not prohibit an

inside turning radius of 28 feet. They also must be parked at least 15 feet from any fire hydrant.

The Association has reviewed the parking restrictions in the community with the Fire District on several occasions, most recently last year. The Fire District requirements have not changed.

Please contact the management office if you'd like a copy of the Overflow Parking Map showing the specific areas within The Crosby where street parking is permitted.

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## RAISING AWARENESS OF "CUT-THROUGHS"

As you know, guests are allowed access into our private community for specific purposes. For example, friends visit homeowners at their residences and service providers perform tasks at residences.

As most of you also know, guests may not use their access privileges to cut through our private community. A "cut-through" occurs when an otherwise authorized guest enters the community solely to use Bing Crosby Boulevard as a short-cut between Del Dios Highway and Camino Del Sur or conversely.

Some homeowners question the need to prevent cut-throughs. The key reason is that the Association has a legal requirement to prohibit them. Further, restricting cut-throughs ensures that Bing Crosby Boulevard does not become a common thoroughfare like San Dieguito Road or Via Rancho Parkway.

Regarding the key reason, the County of San Diego conditioned our access to Del Dios Highway on the prevention of cut-throughs. Otherwise, the North Gate would be the north wall of the Crosby.

Del Dios Highway is a Level of Service F thoroughfare, meaning that the quality of traffic service, given the traffic density, is the worst in comparison with other highways. While the quality of traffic service can be increased by, for example, increasing the number of traffic lanes, this is not an option for Del Dios Highway given the surrounding topography. So, the County's solution is to limit the amount of traffic on the road. Hence, the County

mandate against cut-throughs. This is a prime reason why the gatehouse at the North Gate is staffed 24 hours a day, 365 days per year.

As a reminder, homeowners are responsible for the actions of their guests. Like other violations committed by guests, the homeowner whose guest cuts through the community receives a warning letter. Like other similar violations, one warning letter is issued in a rolling calendar year. The homeowner will receive a letter calling him or her to a hearing for subsequent cut-through violations in that period. As the result of the installation of cut-through detection technology, the number of violation notices has increased markedly.

In order to help prevent cut-throughs, homeowners can use the guest entry alert feature of dwellingLIVE. This feature notifies the homeowner each time a guest on his or her guest list enters the Crosby. If a guest does not arrive at the homeowner's residence, the guest should be asked about the entry and perhaps removed from the homeowner's guest list.

The entry alert can be delivered by email and/or text message. It only requires the homeowner to set the alerts in his or her dwellingLIVE account. Instructions on activating the alerts can be found at <https://communitykit.files.wordpress.com/2015/06/resident-text-and-email-opt-in-instructions-v13-3.pdf>.

# New Access Control Service Provider: G4S

*The Crosby Board of Directors and the Access Control Committee are pleased to announce the engagement of G4S as the Association's new service provider for gate access control and community patrol services.*



G4S replaced GMI as of Aug. 1. Two key members of the new team are:

**ABEL GRACIANO.** Abel Graciano (photo left) is The Crosby's new Site Supervisor. Abel is a former Marine Sergeant and previously was the site supervisor at another prestigious community in Rancho Santa Fe. He has an excellent presence and demeanor and exhibits the level of professionalism and customer service we desire as the "face" of The Crosby.

**JOCELYN OLVERA.** We are also very pleased to report that Jocelyn Olvera (photo bottom left, center) has joined G4S and decided to remain at The Crosby. She has been a gate attendant at The Crosby for six years. We think you will agree that Jocelyn has always been professional in her actions and is one of our favorite gate attendants. We are delighted to have her smiling face on board. She is "second in command" and has been a great asset in assisting the new gate attendants get up to speed.

**ROLE OF G4S.** To correct any confusion about the role of our gate attendants, homeowners are reminded that G4S (like GMI, previously) does not provide a "security" function. It has no law enforcement responsibilities and may not undertake any such duties in, or on behalf of, the Community. The gate attendants and roving patrol serve the sole purpose of access control and traffic and other rule enforcement. The requirement that the HOA *not* provide security for the residents is stated in the CC&Rs at Article 3, Section 3.16, "Gated Community Entry Operations," as follows:



"While on duty, the attendant will deter unauthorized vehicular access to the Project. The attendant will not provide personal security nor will the guard provide security for a particular Lot or Dwelling or personal property. Neither the Association, Declarant, the Golf Course Owner nor any Guest Builders will have any responsibility for the security of the Project, and neither the Declarant, the Golf Course Owner nor any such Guest Builders make any representations as to the adequacy of the attendant gate operation in maintaining safety or limiting vehicular or pedestrian traffic through the Project."

In the event of any suspected criminal activity, residents should immediately call 911 and/or report it to the San Diego Sheriff's Department.

**PROCEDURES.** The gate access control procedures, as well as the other Association rules and regulations previously enforced by GMI, remain in place. Homeowner use of DwellingLIVE will not change. However, it is specifically

requested that homeowners manage their own guest lists in DwellingLIVE rather than calling the gatehouse. Gate attendants may not add/delete guests or vendors to homeowner guest lists.

We are very excited about this new partnership with G4S. We hope you will stop by the gatehouse and introduce yourself to Abel and his team.



# We just keep getting better...



# and better...



# and better... and better...





# TRIBUTE TO THE RAT PACK & THE 60S

SEPTEMBER 23, 2017





# TRIBUTE TO THE RAT PACK & THE 60S

**SEPTEMBER 23, 2017**

Did you miss the last sold-out night tribute to the Rat Pack and the 60s? Don't worry... we're doing it again — this time bigger and better! It is the Crosby HOA social event of the year and you don't want to miss it.

The dance floor will be packed all night and the DJ will play non-stop, so bring your dancing shoes. Come hungry, too, as the Crosby Club will be serving fabulous appetizers, and there will be carving stations for prime rib and turkey. There will also be a mashed potato and risotto bar. Vegetarian options, a wonderful salad and dessert selections will be offered.

You'll be thirsty after all that dancing... so three bars will be set up along with a special martini bar.

This year casino games will be provided. You will be able to play blackjack, craps, poker and roulette. Winners will get additional raffle tickets for some awesome prizes.

At the last Rat Pack party there was a Best Dressed For The Era contest and the winner received

a premium bottle of wine. We will have the contest again this year, so start planning ahead.

We are also suggesting black and white attire.

You may invite up to four guests from outside the community to join in the fun with you, and you can reserve a table seating between 6 and 10.

The maximum capacity for the party is 200 so get your RSVP in today. Ticket price includes a raffle ticket for prizes or game playing chips.

Price is \$70+. Guests are \$50+. Club charges and credit card charges accepted.

Get your reservation in today by emailing Pamela at [RSVP@thecrosbyclub.com](mailto:RSVP@thecrosbyclub.com).







YARD OF THE QUARTER: 16881 RIDING HIGH WAY

# Sprucing *up* the Homestead

Several neighbors have mentioned that some lots in The Crosby are in need of a face lift. Homes are in need of paint. The landscaping of some of the residences is not being maintained to our standards. Plants have died or have been removed, but not replaced. Shrubs have become woody and remain in the yards beyond their life expectancy. Trees need trimming or have become unhealthy and need to be replaced. Now that water restrictions have been lifted, it is a great time to spruce up residential landscaping.

In addition, here are some other areas that often require attention:

- **Fence Painting** – wrought-iron fences throughout The Crosby are in need of paint.
- **Shutters, Trim, Garage Doors, Front Doors, Gates** – must be painted or stained.
- **Drain Cleaning** – pop-up emitters (bubblers) and other drains need to be cleaned.
- **Basketball Hoops** – portable basketball hoops must be removed when not being actively used and stored in a place

where they are not visible from the street, common area, golf course or neighboring lots.

- **Play Equipment** - play structures must be in a screened rear yard location and must meet the height and construction requirements of the DRC Guidelines.

Simply repainting a home the same color, or replacing existing plants and trees with the same species, may be done without DRC approval. Beyond simple repainting the same color or plant replacement with like kind, other modifications to the exterior of homes or residential landscaping require compliance with the DRC approval process.

The review application process has been streamlined. The application for new construction has been separated from that for modifications (for landscape and/or architectural changes). Please contact The Crosby HOA's DRC Coordinator, Katie Kalivas at [kkalivas@keystonepacific.com](mailto:kkalivas@keystonepacific.com) to obtain an application or for more information.





# Enjoy The Open Space Preserve

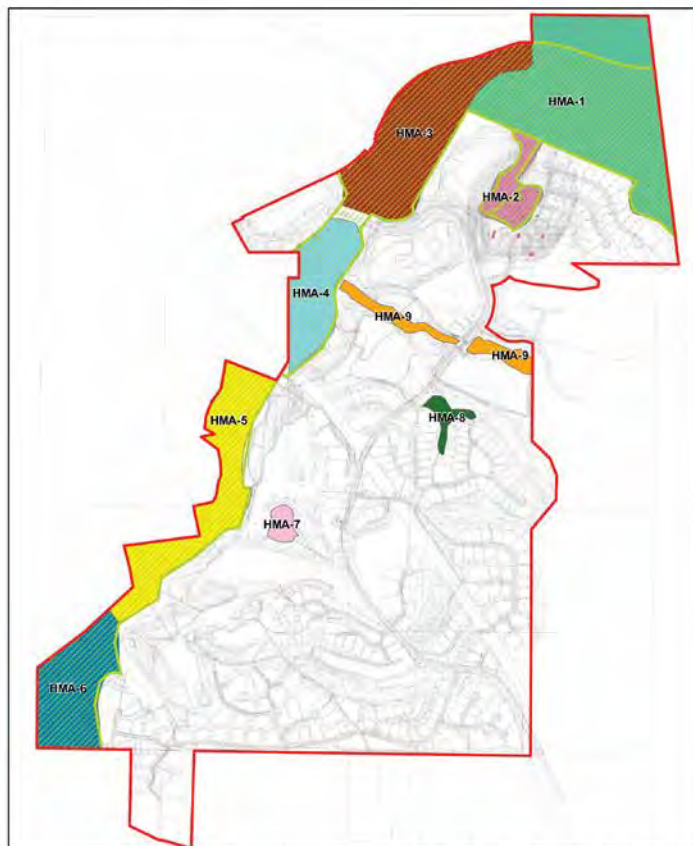
The Crosby Open Space Preserve Habitat Management Program is a joint conservation effort between The Crosby at Rancho Santa Fe Masters Association, the County of San Diego, the San Dieguito River Park Joint Powers Authority, the San Dieguito River Valley Conservancy (SDRVC), and the Habitat Management Team, Rincon Consultants, Inc. The goal of the Habitat Management Program is to maintain and enhance the natural beauty of the protected open space areas along the San Dieguito River and its tributaries within The Crosby. The Open Space Preserve encompasses approximately 170 acres of riparian, grassland, marsh, vernal pool, coastal sage scrub, and chaparral habitat within the Crosby. Rincon conducts monthly to bi-monthly field surveys to implement a variety of management tasks, including invasive species monitoring and management, sensitive species monitoring, erosion control, trash removal, and habitat restoration. Rincon also conducts guided nature hikes with wildlife biologists and geologists within the preserve one to two times a year.

On May 6, Rincon partnered with SDRVC for Take It Outside California! for a hike (participants pictured above) within the preserve. Take it Outside California! is an annual event for Californians to get outside and enjoy all the beautiful parks and natural lands our great state has to offer. A Rincon Biologist and Geologist, and the SDRVC guided 23 hikers on an easy/moderate 4.5 mile round-trip hike through the Del Dios Canyon. The canyon is a picturesque narrow canyon filled with riparian vegetation, coast live oaks, dramatic granite outcroppings, and endangered species such as coastal California gnatcatcher and least Bell's vireo. The hike went to the iconic Rattlesnake Viewpoint (named after the sculpture present, not because you can see rattlesnakes) where you can sit and take in the views of the dam and river below. It should also be mentioned that this area was formally recognized in 1999 as a Globally Important Bird Area.

Rincon and SDRVC will continue these hikes and updates will be provided via the Crosby Open Space website found here:

[thecrosbyopenspace.com](http://thecrosbyopenspace.com). Please come join us on our next hike and feel free to contact [jkendrick@rinconconsultants.com](mailto:jkendrick@rinconconsultants.com) or [abruno@rinconconsultants.com](mailto:abruno@rinconconsultants.com) regarding any questions for the Crosby open space.

The Crosby at Rancho Santa Fe  
Habitat Management Plan Annual Report 2007



Source: Helix, 2007, and Rincon Consultants, Inc., 2008.



Habitat Management Areas

Figure 3



# FIRE PREP HOMEOWNER CHECKLIST

Wildfires don't have to destroy everything in their path. Science and research have proven that using Firewise principles in your landscaping can minimize damage and prevent losses. The work you do today can make a difference. Follow these simple action steps now and throughout the year to prepare and help reduce the risk of your home and property becoming fuel for a wildfire.

- Clear needles, leaves and other debris from the roof, gutters, eaves, porches and decks. This reduces the chances of embers igniting your home.
- To reduce ember penetration, replace or repair loose or missing roof shingles or tiles, and caulk any gaps or openings on roof edges.
- Cover exterior attic vents, and enclosure under-eave and soffit vents with metal wire mesh no larger than 1/8 inch to prevent embers from entering the home.
- Remove items stored under decks or porches; replace vegetation in these areas with rock or gravel.
- Replace mulch with hardscaping, including rock, gravel or stone. If it can catch fire, don't let it touch your house,

deck or porch.

- Remove flammable items within 30 feet of all structures including firewood piles, portable propane tanks and dry and dead vegetation.
- Dry grass and shrubs are fuel for wildfire so keep your lawn hydrated and maintained. If it is brown, trim it to reduce fire intensity, and don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Fire can spread to the tree tops. If you have tall trees on your property, prune low hanging branches 6 to 10 feet from the ground and for smaller trees, prune low hanging branches no more than a third of the tree's height. Remove tall grasses, vines, and shrubs from under trees.
- Talk to your neighbors and create a plan for how to address your wildfire safety challenges together.

*Learn more about how to keep your family safe and reduce your home's risk for wildfire damage at [firewise.org](http://firewise.org).*

## Evacuation Route Map

Wildfire fatalities most commonly occur when people leave their home too late or are over-taken by fire. If you live in an area that's at high risk for fire, it's important for you to decide *now* whether you're going to evacuate early or stay and defend your home.

Sheltering in place, or staying to defend your home, requires considerable planning. Fire agencies cannot make that decision for you. It's up to you to determine whether you are capable of staying and defending your home.

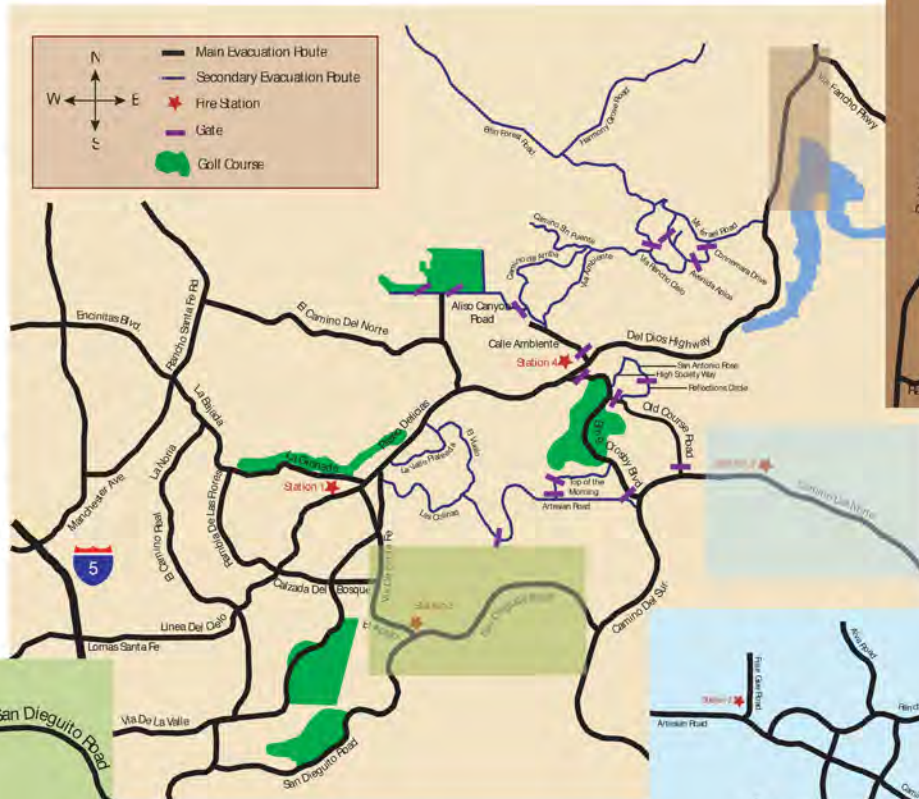
If you decide to leave, relocate early enough to avoid being caught in fire, smoke or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to evacuate, don't hesitate!

### "Should I stay or should I go Quiz":

- Are you physically fit to fight spot fires in and around your home for up to 10 hours or more?
- Are you and your family members mentally, physically and emotionally able to cope with the intense smoke, heat, stress and noise of a wildfire while defending your home?
- Can you protect your home while also caring for members of your family, pets, etc.?
- Do you have the necessary resources, training, and properly maintained equipment to effectively fight a fire?
- Does your home have defensible space of at least 100 feet and is it cleared of flammable materials and vegetation?
- Is your home constructed of ignition resistant materials?

If you answered "No" to any of these questions, then plan to evacuate early.

**REMEMBER:** By evacuating early, you give your family the best chance of surviving a wildfire. You also help firefighters by keeping roads clear of congestion, enabling them to move more freely and do their job.



This map includes the main evacuation routes out of the Rancho Santa Fe Fire Protection District. In the event of an evacuation, please follow the instructions of all emergency personnel.



# LIVING WITH COYOTES

*Sources: LA Times Editorial Board and Native Animal Rescue of Santa Cruz*

Coyotes live among us and show no signs of moving out.

They help to keep the balance of nature in order. Coyotes contribute many beneficial aspects to our ecosystem. They are helpful to farmers, ranchers, gardeners and homeowners. Coyotes kill destructive, vegetation-eating rodents as they are 80 percent of a coyote's diet. Natural rodent control is always preferable to man-made poisons and inhumane traps. Coyotes also eat insects and have saved many farms from insect invasions.

Coyotes almost certainly do humans more good than harm, however, they are opportunistic feeders. They will feed on whatever is most readily available and easy to obtain. Their primary foods are fruits, berries, rodents and insects. They will scavenge on animal remains as well as garbage and pet foods left outdoors. In suburban areas they have been known to prey on unprotected pets. Everything a coyote does is related to a potential meal.

Education is the solution to our coexistence. Here are a few suggestions to

make your property less attractive to coyotes. Practice these guidelines and encourage your neighbors to do the same:

- Don't feed coyotes: feeding coyotes will make them become dependent and less wary of humans. Keep wild things wild!
- Do not approach or try to pet a coyote: this may provoke them.
- Feed pets indoors: outdoor feeding attracts many wild animals!
- Secure your garbage: coyotes will knock over trash cans or tear open trash bags.
- Close off crawl spaces under porches and sheds: coyotes use such areas for resting and raising young.
- Secure your pets: coyotes view pets as potential food items. Pets should not be left outdoors unattended.
- Pick fruit off trees as soon as it ripens and keep rotted fruit off the ground.
- Trim and clear near ground level any shrubbery that provides cover for coyotes or prey.
- Actively discourage coyotes with loud noises, flashing lights, recorded human voices such as a radio talk

show, scattered moth balls and ammonia-soaked rags.

- Coyotes are attracted to and can mate with unspayed or unneutered dogs. Spay and neuter your dogs.
- Trapping and relocating coyotes is inhumane and illegal and not a viable alternative.
- Educate your neighbors: pass this information along since your efforts will be futile if neighbors are providing food and shelter for coyotes.

If you do not mind sharing your space with coyotes, enjoy observing them with binoculars when they visit. They are intelligent, adaptable creatures with many interesting habits. Perhaps at some point in time, we can all learn to live in harmony with coyotes and other creatures that, like us, just want to find a safe place to raise their young.

Please note Project Wildlife does not work with predators such as coyotes, bobcats and mountain lions. If you find an injured, orphaned, or sick predator, please contact Fund for Animals for assistance: 18740 Highland Valley Rd., Ramona, CA 92065; (760) 789-2324; [www.fundwildlife.org](http://www.fundwildlife.org).







# It's Rattlesnake Seasssson

You have probably noticed more rattlesnakes out and about. As of the end of June, County Animal Services had already received 656 rattlesnake calls since the beginning of the year, 100 more than last year at that time. Some 30 calls were received in one week.

“Due to our very temperate climate, rattlesnakes can be found year round in our County, in communities ranging from the coast to the deserts,” said County Animal Services Director Dan DeSousa. “But snake sightings may spike during hot spells.”

County Animal Services suggests that you discourage the critters from making themselves at home in your yard by getting rid of any possible shelter or food for rattlesnakes, including heaps of trash, wood piles, mice and rats. If you spot a rattlesnake on your property, calmly back away from the critter and leave it alone. County Animal Services recommends keeping an eye on it from a safe distance and giving them a call. Animal control officers will impound the snake and remove it to an area where it doesn't pose a risk to the public. Call Animal Services at (619) 236-2341 for help removing rattlesnakes from your residence.

County Animal Services also suggests being aware of your surroundings at all times if you are walking anywhere snakes might be, which means avoiding becoming distracted by your cell phone. If you're walking your dog, keep it on a leash, that way you can pull your pet away quickly if you encounter a rattlesnake.

Wear sturdy, closed-toe shoes while walking or hiking and stay on paths or trails, and avoid tall grass, weeds and brush where snakes might hide. Also, make sure you can always see the path ahead of you and look for snakes that might blend into the ground before picking up rocks or sticks.

The primary purpose of the rattlesnake's venomous bite is to assist the reptile in securing its prey. After using its specialized senses to find its next meal, the rattlesnake injects its victim with a fatal dose of venom. To prevent being bitten, the best advice is to leave snakes alone. Most bites occur when someone is trying to pick up a snake, tease it, or kill it. If snakes are provided an escape route, they'll escape rather than strike. But if someone is bitten, the following first aid is suggested:

1. Remain calm.
2. Immobilize the bitten extremity. Do not apply a tourniquet or constriction band. Do not apply ice to the wound. Do not attempt to cut the wound or suck out the venom.
3. Wash the skin over the bite with soap and water or use an antiseptic wipe.
4. Remove jewelry and tight-fitting clothing in case of swelling.
5. Call for help. If possible, send someone to telephone 911. If alone, walk at a relaxed pace to the closest telephone and call 911. Get medical attention as soon as possible.

**IF YOU SEE A RATTLESNAKE:** Residents of The Crosby can call County Animal Services at (619) 236-2341 to report a rattlesnake sighting.

**IF YOU'RE BITTEN BY A RATTLESNAKE:** Immediately call 911 and remove any constricting clothing or accessories like rings or watches.

For an informational brochure go to: <http://www.sandiegocounty.gov/content/dam/sdc/parks/MiscellaneousDocuments/RattlesnakeBrochure.pdf>



# Crosby Wine Group

The Crosby Wine Group is comprised of Crosby residents who love wine and want to enjoy and learn more about wine. Each month, a member hosts the group in his or her home. The hosts select the theme for the evening (such as a wine tasting or a wine social), style/region of wine, date for the event, and the size group they are comfortable hosting.

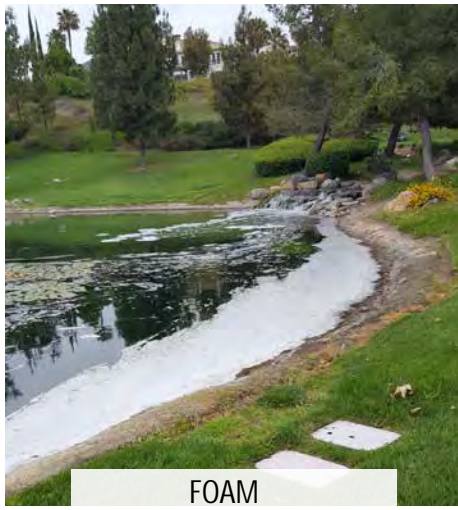
So far, this group has enjoyed blind tastings of Pinot Noir, Napa Cabernet, and Unoaked Chardonnay as well as French, Spanish and Italian-themed socials, among others. It is a great way to get to know your neighbors and share your love of wine. Plus, you don't have far to drive home!

Hosting is easy as all attendees bring an appetizer to share along with a bottle of wine. The hosts simply provide wine glasses, paper plates, napkins, and a home in the Crosby. As this group is run by and for neighbors, club membership is not required. All neighbors are welcome. Please contact Karen Daboll ([kdaboll@gmail.com](mailto:kdaboll@gmail.com)) or David Belenzon ([david.belenzon@gmail.com](mailto:david.belenzon@gmail.com)) with any questions or if you'd like to be added to the email list and join in on the fun! ~ David Belenzon





# The Crosby's Lakes



FOAM



ALGAE

Crosby residents are fortunate to have beautiful lakes to enjoy during our walks. Lake Park is one of the most appealing features of our community. We regularly see birds such as American Coot and Blue Heron in the vicinity of our lakes, and several species of fish thrive in our lake water. The Association is determined to keep our lakes clean and the wildlife that depends on them healthy.

**Foam.** Occasionally in the mornings, we observe foam in our lakes. This typically happens when rain and over-irrigation results in runoff, and organics are introduced into the lake. It is called “protein foam” and is a result of normal bacteria breaking down the organics in the water. The protein foam is caused when agitation is added. This is not detrimental to the lake, and is no cause for alarm for the fish or any of the wildlife. Once sunlight hits the foam, the UV rays break down the bubbles and the foam becomes less apparent as the day progresses. The Crosby’s service provider, Marine Biochemists/ Lonza, services our lakes on a weekly basis. When foam is present, the technician will often apply a defoamer to make it more aesthetically pleasing.

**Algae.** We sometimes notice algae growing in our lakes. Our biologist, Curt Cress, reports that having some algae is good. It helps produce oxygen, reduce nutrients, provides a habitat to small aquatic creatures, and often the fish use the algae as a place to hide from the birds. Algae can grow quickly, and Marine Biochemists prefers not to treat it with chemicals except in the instance of overgrowth.

**Duck Weed.** On some occasions we mistake duck weed for algae. The strain of duck weed that we see in our lakes is known to be associated with clear, good quality water. It too removes nutrients from the lake water. It causes no bad affects to the lake other than it can cover the whole surface. From an aesthetics standpoint, we don’t want that. Also, it is very hard to control. Again, in the case of overgrowth, our biologist will treat the duck weed.

**Future Projects.** The Board is working with Marine Biochemists to assess and prioritize the longer term requirements at our lakes. Curt Cress has identified specific projects to enhance the beauty and extend the life of the lakes. Some of the projects are as follows:

**1. REPLACE EXISTING AUTOMATIC FILL VALVES** – These valves add water to the lakes as water levels drop, activating the fill switch. The valves operate like toilet or pool valves except that they are commercial grade due to the size of the pipes. The valves were original and were showing their age, so they were replaced in August.

**2. CLEAR DIRT FROM BULKHEAD** – The landscape maintenance contractor will be asked to remove accumulated dirt from the bulkhead, which is the concrete berm surrounding the lakes. This will allow Marine Biochemists to visually assess the condition of the concrete and liner material underneath, in order to determine where repairs or improvements should be made. Thereafter, the landscape contractor will keep these areas clear of accumulated dirt on a regular basis.

**3. REPLACE CONCRETE CAP** - Curt Cress recommends that the Association retain the contractor that constructed the existing concrete “cap” or “lip” that partially surrounds the lower lake close to the street side, and have them extend it around the entire perimeter of each lake. This concrete cap serves to divert runoff which could contain contaminants.

**4. REPLACE CIRCULATION MOTORS** – The circulation motors pump water from the lower lakes back to the top lakes. These will need to be replaced as they approach they end of their useful life.

**5. REPAIR/REPLACE AERATION MOTORS** – These motors create the bubbles on the lakes that keep the water from stagnating, provide oxygen to the water, and vertically mix the water to balance the temperature and oxygen levels. Some compressors have recently been repaired/replaced, and others will require attention in the future. They all require annual maintenance.

**6. RENOVATE WATER QUALITY FILTERS (IRIS PLANTS)** – The Iris plants contained in concrete planter areas provide natural filtering for the lakes when properly maintained. Today they are overgrown and full of mud. The recommended solution is to partially drain the lake to expose the cement plant islands, temporarily remove the Iris plants, remove the mud, separate and replant the healthier plants in a rock base to stimulate growth.

**7. RENOVATE BIOFILTERS** – These biofilters utilize rock and water flow from the circulation motors to provide a habitat for bacteria to grow. This bacteria helps reduce nutrients that cause algae and pond weed growth and make it healthy for the fish. Periodically these biofilters fill up with sediment that needs to be removed and the pipes checked for proper water flow.

The Board of Directors is working hard to ensure that The Crosby’s lakes are attractive focal points of your community for many years to come.





# Crosby Real Estate Update

By Lisa Golden, Realtor and Resident

It's off to the races in Del Mar, but is it for the San Diego real estate market? The San Diego housing market has been strong bolstered by low inventory, high consumer confidence, low unemployment, increasing foreign demand, and favorable interest rates. There are also great jobs including government, health, education, finance and tourism that have allowed San Diego County to continue to expand and outpace many other Southern California metros. The forecast is that the market will continue to grow but at a slower pace and local employers will create 1.8 percent more jobs over the next year.

One of the reasons that prices have remained high is still the lack of inventory in our area. In the first half of 2017 residential building permits have dropped 45 percent from last year according to the San Diego Building Industry Association. "We're experiencing an economy that remains in expansion mode, but that has some fairly serious workforce and housing imbalances which are a drag on Californians long term economic growth and health" said Robert Kleinhenz, executive director of research at Beacon economics, based out of Los Angeles. San Diego county continues to look strong but we need to be cautious as jobs and incomes are not growing fast enough to keep up with rising rents and home prices.

Another reason that prices have remained high has been the continued influx of foreign investment surging to a new high up 49 percent over the past year, according to the National Association of Realtors. Since April 2016 foreign buyers have purchased \$153 billion in U.S. residential property. The U.S. is more affordable, knowing that any weakening of foreign currency against the dollar will

make it more expensive in the future and that the U.S. is still viewed as the safest and most secure place to live, work and invest. About 10 percent of foreign buyers have purchased property for more than \$1 million and 44 percent were all cash transactions.

Given that prices have returned to their 2008 levels, we are starting to see plenty of activity. Buyers and sellers are feeling confident that it is a good time to "make their move." Buyers feeling that prices may continue to go up and want to lock in a great interest rate, seller's ready to finally take profits, reinvest and also lock in a great interest rate. Mortgage rates for the week ending July 20 are once again under 4 percent for a conforming 30 year fixed loan, the lowest they have been in 2017. Last year at this time the rate was 3.45 percent, according to Freddie Mac.

The Crosby has had a robust first half of the year with 19 sales compared to 26 sales for all of 2016. Days on the market has dropped in 2017 to 79 from 85 and the price per square foot was up 5 percent from last year to \$394.56 with an average sales price of \$1,872,138.

The Crosby have seen a lot of competition with new construction in our area. The Estates at Del Sur has sold 14 homes since June 2016 with sales prices between \$1,695,000 - \$2,578,000. These homes sold for an average of \$419.20 per sf without final improvements such as landscaping and pools. The community has only six homes left to sell and the models which are priced above \$3M. Artesian Estates at Camino Del Sur and Artesian Road, which opened Aug. 12, will consist of 39 single-level and two-story homes from 4,223 to over 5,600 sf with optional guest suites or private cabanas. Development around us will remain a big factor as we move into the second half of the year.

The good news is that the Crosby Club, now under the ownership of the Bando group, is well underway with \$1 million in golf course improvements, a new grill room, an enlarged deck off of the dining room with fire pits, new furniture, a remodel at the pool and much more. With the new GM, staff and chef, the Crosby Club is sure to be the highlight of our community and undoubtedly an added benefit for our property values.

MARKET ANALYSIS FOR 2017







*The*  
**CROSBY**  
*club*

*By Bryan M. Addis, Crosby Club General Manager*





**I**t is hard to believe that six months has passed since Bando Group purchased this property. It has been a very busy and exciting time here as many improvements have already taken shape.

Golf Course improvements came first as we re-sodded green collars and green surrounds, vastly improving the look and playability around these areas. We have worked very hard on improving the quality of the turf grass throughout the property as well as adding strategic and new tee locations on hole #7 and hole #10, allowing the course to play to a par 72 option in the near future.

We have completed full renovations to the Grill Room, complementing the luxurious new space with a bi-folding door system allowing the open air feel of the patio to come right into the interior of the grill. The new bar, furniture and unique lighting make for a wonderful albeit casual dining experience.

We have just completed a new deck, expanding the space outside of the Main Dining room into a large and usable dining and social environment. The addition of an 8' fire pit enhances the outdoor space by offering great ambiance while taking in the breathtaking view of the 18th hole here at the club. Along with the new deck, the installation of three new flag poles has added

a great element of class to our amazing club.

You may have noticed that all of our buildings received a face-lifting new coat of paint and all exterior doors and wood finishes were re-stained to really make the structures look and feel brand new. Most of you have also noted the extensive landscaping changes in and around the clubhouse and parking lot areas, adding to the "experience" here at The Crosby Club.

You can rest easy knowing that we have completed the most extensive fire prevention slope work in years at the club, ensuring the highest level of safety for all of us in the event of a major fire.

Also recently completed at the Fitness Center, our pool was acid washed and then converted over to a salt water system, making the water as pure and inviting as it has ever been. Always heated to 81 degrees, you can now enjoy a chlorine-free day at the pool.

The poolside grill renovation has taken more time than first thought, but very soon will be offering delicious treats for everyone.

Our members have enjoyed both Member Appreciation events. Great food and great music along with some special surprises made for an awesome time each night. There are more to come.

We will be launching new club software and a new club website soon with updated

pictures and videos of the club for you to enjoy. Look for these changes during your next visit and stay tuned for more upcoming news from The Crosby Club.

For information on Membership and joining the club please contact our Membership Department via email: [smahoney@thecrosbyclub.com](mailto:smahoney@thecrosbyclub.com) or [sdodson@thecrosbyclub.com](mailto:sdodson@thecrosbyclub.com) or (858) 756-6310 ext. 106. Thanks and see you soon at the club.

