

the CROSBY CROONER

THE CROSBY ESTATE AT RANCHO SANTA FE MASTER ASSOCIATION

SUMMER 2021



CROSBY ESTATE CONTACT INFORMATION:

(858) 381-5615 • www.CrosbyEstate.org

Katie Kalivas, kkalivas@keystonepacific.com

Vartan (Von) Yacoubian, vyacoubian@keystonepacific.com, General Manager

PRESIDENT'S MESSAGE

By Mick Dannin, Board President

I'm happy to share with the community that our Board met in our very first Strategic Session earlier this year, and we have a number of wonderful goals and projects lined up for the community – everything from improving the Crosby's online presence, to enhancing our website, to projects which will beautify our wonderful, picturesque landscaping. So stay tuned for more news, and even a survey that will be sent out gauging what enhancements you, our residents, would like to see implemented. Cheers.



IMPORTANT ANNOUNCEMENTS

MAJOR COMMUNITY PROJECTS:

- Community-wide asphalt repair and slurry seal. RFP has been sent to vendors, and pre-bid meetings start in two weeks.
- Lake Park Turf Replacement project continued under Andre Landscape's direction; scheduled to be completed by mid-October.

PLEASE PLEASE PLEASE pick up after your pet. Leaving pet waste behind (no pun intended) or even discarding the plastic bag containing the waste in shrubs rather than in a waste bin, is completely unsanitary and totally inappropriate for our upscale community.

BANNED VENDORS. Unfortunately, some third party vendors visiting our community fail to respect our speed limit. Despite complaints filed with these vendors directly, the Access

Committee's and management's requests for them to slow down go unheeded. In rare cases such as this, management, with support from the committee and the Board, has no recourse but to restrict these companies from driving in the community. Currently, the following companies/individuals are restricted from driving in the community:

- Rancho Bernardo Towing
- Various independent contractors for Amazon
- One specific driver with DHL
- One specific driver with Dominos of 4S Ranch
- Various Doordash, Grubhub and Instacart Drivers
- Various drivers with Uber & Lyft

The majority of our visitors abide by the speed limit; however, all of the above parties have exceeded 45 MPH at least on one occasion. Thank you for your understanding.

STAY UP-TO-DATE!

To stay up-to-date with community events and information, and to receive emails that the Board of Directors sends out, please sign up/enroll in the KPPM Portal. This portal is the only platform from which the Board's emails are sent. It's simple to enroll — simply go to www.kppmconnection.com and enroll. You will need your Caliber homeowner account number to do this, so feel free to call the management office if you don't have this number handy. Thank you.



HOA Elections of California, Inc.
1001 Avenida Pico, Ste. C-496
San Clemente, CA 92673
Phone: (888) 589-VOTE (8683)
Fax: (800) 809-4535
www.HoaElections.com

Official Results of the Election

THE CROSBY ESTATES AT RANCH SANTE FE MASTER ASSOC. 2021 ADJOURNED ANNUAL MEETING OF THE MEMBERS

The Association has selected HOA Elections of California, Inc. ("HOA Elections") to act as Inspector of Elections. HOA Elections' objective is to conduct the election process professionally and as efficiently as possible on your behalf.

Pursuant to Civil Code 5110, below is the tabulated result of the Adjourned Annual Meeting of the Membership:

1. The Adjourned Annual Meeting was held by video conference on August 5, 2021 at approximately 5:00 pm.
2. The number of members entitled to vote on matters reported below at the Adjourned Annual Meeting was 447.
3. The association was three ballots short of reaching the adjourned quorum requirement. Due to the election being uncontested and the remaining three ballots having no bearing on the outcome, the inspectors certified the election to move forward. 109 ballots were tabulated at the Adjourned Annual Meeting.
4. Registered and received all Secret Ballots.
5. Determined the authenticity, validity, and effect of each of the Proxies and Secret Ballots
6. Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote.
7. We were able to tabulate the votes received as set forth below and certify the results of the election to be as follows.

Election of Directors:

John Fullmer 85

2020 Annual Meeting Minute Approval:

Yes: I Approve 90

No: I Do Not Approve 0

This year there was one (1) position available for a two-year term. The one (1) candidate who was properly placed, qualified for nomination, and accepted nomination with the highest votes was: John Fullmer who will serve for a two-year term. The 2020 Annual Meeting Minutes have been approved.

Certified: August 6, 2021



THE CROSBY KEEPS GETTING BETTER

By John Fullmer

I'm humbled that I was re-elected to another two-year term this past July. I will do my best to represent this community the best I can. As a Board, we have made great strides up to now. For instance, under my encouragement, we secured a large six-figure windfall from a neighboring community by releasing an old easement the Crosby Estate had on their building design. We continue to evaluate the need for a cell tower and improved fiber service in the community. We plan on engaging you, our residents, more in the future with the help of surveys. We have updated our email system to the community – we now use Mail Chimp, which makes communicating with you faster and easier. We are planning to beautify the community with a long-range horticultural plan that's going to make our community 'POP'!

The Board is never satisfied with "that's the way we've always done it" as its standard response. So stay tuned – there are more good things coming your way.



A NEW SERVICE FOR CROSBY RESIDENTS

Our Board President, Mick Dannin, thought it would be convenient for Crosby residents to have Notarization services offered in the management office. The State mandated commissioning process is now complete. Von Yacoubian, the general manager, is now a Notary Public. If having a local notary in the management office is convenient for you, please stop by to have your notarization needs taken care of. Please call to make an appointment (standard fees apply).



Shhhh... Be a good neighbor and quiet your barking dog



Please remember that sound travels very clearly, loudly, and far in the Crosby terrain. When one is standing on one side of the golf course, one can hear a person talking on the other side of the fairway!

Please keep that in mind if your dog starts barking at night or early morning hours. The barking sound will travel quite a distance and will be heard by many. Please do what you can to restrain your dog from barking incessantly – your efforts will be appreciated by your neighbors all over the community. Thank you! ~ *The Crosby Management*

The Crosby Estate at Rancho Santa Fe Master Association List of Committees

Finance Committee

Dave Kingston, Mick Dannin, and Kevin Hunter.

Landscape Committee

Craig Bernard, Ellie Mohseni, Kris Fulhorst, Matthew Wikler

Standards Committee

This committee is comprised of one Access Committee and one Board member, on an alternating schedule.

Access Control Committee

Peter Shapiro, Steve Wilk, and Bob Gumport.

Design & Review Committee

Barbara Hunter, Tammy Ezzet, LeeAnn Allman, Kris Fulhorst, Ellie Mohseni.

If you wish to participate in any of these committees, please send a letter/email of interest to the management office, at vyacoubian@keystonepacific.com.



ACCESS CONTROL COMMITTEE

By Peter Shapiro, Access Control Committee Chair

The Access Committee continues to monitor Access into our community, vehicular control and enforcement of our community's rules and procedures. Considering we have roughly 13,000 vehicles entering our gates each month, our G4S attendants continue to do a marvelous job keeping up with the pace while maintaining the safety protocols.

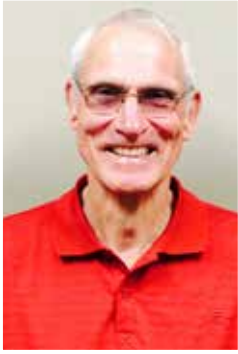
Here are some recent UPDATES and REMINDERS that the committee wants to share with you:

- We are happy to announce that Mr. Bob Gumport has joined the Committee.
- When driving on Bing Crosby Blvd. in the Avaron, please continue to stay in your lane and avoid swaying into the opposing side in order to drive in the grooves of the speed lumps. Since our letter to the community a couple of months ago, we are happy that compliance with this request has been the norm. Thank you for your continued respect for our neighbors' (the Avaron residents) wishes.
- When your guests and vendors enter the community, please remind them to display their guest pass ON the dashboard of the vehicle. Passes are important for two

reasons: In case of an emergency, the rover knows which resident to contact by the information on the pass; and, it gives our residents peace of mind knowing that all guests and vendors were vetted properly by our attendants, prior to accessing the community.

- Please be aware of the NEW speed camera installed on Bing Crosby Blvd., headed southbound (up the hill), just after Old Man River. The Committee and the Board's goal is to have motorists comply with the speed limit while driving in the community.
- Please continue to watch your speed when driving on Old Course Road. In our neighboring community, The Lakes, their speed limit is 30 mph.
- This rule is one that many homeowners are not aware of, but when walking your dog in the community, your dog must be on a leash – so please keep your furry loved one on a leash when out and about in the community.

Thank you for your continued adherence to our rules and policies, and for your continued support of our efforts to keep our community safe.



DOLLARS & CENTS



By David Kingston, Treasurer

The Finance Committee membership has changed. Rich Mejia resigned after serving for the last two years. We thank Rich for his many contributions, especially his financial background and expertise. Rich helped bring our accounting practices to a high level. Replacing Rich is Kevin Hunter. Kevin has a broad business background with high level management skills. He's gotten off to a fast start in helping with major activities. Mick Dannin remains on the Committee as our Board representative along with yours truly.

The Committee is happy to report that through the end of July we are under-running our expense budget by about \$90k year to date. Our year-to-date income exceeds expenses by about \$130k.

In addition to routine expenses such as landscape maintenance, access control personnel and utilities, the Committee is dealing with a number of major projects. For example, you may have noticed the white markings on our roads. These identify some of the major repairs we need to make this year. After they are completed, we will reseal all streets before mid-next year. The Committee has worked with an engineering company and are soliciting bids for this work. If you lived in our community during earlier road repair and sealing projects, you know that this requires a high level of coordination and cooperation of our homeowners as various sections of our roads are worked on at different times.

Another major project is the landscape improvement work in Lake Park. After a slow start, this is now fully underway.

Finally, the number of parcels received in our mail room has grown substantially as more and more of us order on-line. As a result, we are short of parcel boxes in the mail room and are working to add to its current capacity. In the meantime, please help by picking up parcels promptly to free up boxes for the next day.

Finally, the Committee is pleased to report that nearly 98 percent of our homeowners pay their dues on time. This allows the HOA to continue to make the Crosby "as good as we can be."



Time for a Little Maintenance?

DESIGN REVIEW COMMITTEE

By Barbara Hunter

As our community matures, so do our homes and surrounding landscapes. Most homes and yards can benefit from a face lift to meet community standards. But did you know that many basic maintenance projects require no prior approval from your Design Review Committee?

For example, if plant materials and trees have become overgrown or are simply old and tired, you can have them cut back and trimmed without approval. This applies also to regular trimming for palm trees. Replacing plants with the same species does not require any approval either.

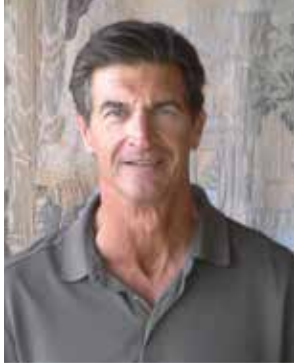
However, removing and replacing a tree does require DRC approval. And completely changing the landscaping material in your yard, adding or removing hardscape, shade structures, water or fire features also requires prior approval. In all cases, the plant material must be on the list approved by the Rancho Santa Fe Fire District.

Home maintenance projects like painting trim, garage doors, or the entire house can be done without any prior approval, provided everything is painted the same shade. If you want to change the color of your home or its features, you do need to get approval before starting your project.

If you have something more complex in mind, like replacing existing windows with French doors, adding pool or electrical solar, or other architectural changes, you might be interested in the new Design Review Guidelines Quick Reference Guide. This short guide is a summary of the full Design Review Guidelines and covers requirements for the most common types of design revisions. Get your copy by contacting Katie Kalivas at the HOA.

Katie can also answer questions about how to proceed with updates to your home or landscaping. Reach her at 858-381-5615 or kkalivas@keystonepacific.com.

Thank you for doing your part to keep our community looking its best.



COMMUNITY LANDSCAPING

By Craig Bernard, Landscape Committee Chair

The turf areas of our community, as well as many other places in the county, have had much greater damage this year due to high levels of grubs in the turf.

After a turf area has been attacked by crows and skunks and raccoons, we will spray that area to kill additional grubs. Some may ask why we don't do it in advance and the simple answer is it costs a lot for the chemical, especially if we treated the entire property.

After treating, we are spreading grass seed and the affected area will regrow within a month or so.

We have had limited grub activity in the past, but in the eight years that I have been overseeing the landscape work, we have never had anywhere near this year's crop of grubs.

Our community has been approved by the county for a 50,000 square foot turf removal rebate. We have tentatively decided on removing the turf from the park off high society and replacing it with low water plants. Pricing on the project

is in process and the project if approved by the board will occur during the winter.

We have removed all the equipment from Ugmo, which was supposed to save us water by installing moisture sensing devices and communicating to our controllers to give the necessary amount of water to our plants and turf and ended our relationship. In reality, it cost us more for their service and equipment than we saved in water costs.

This winter, we will be replacing dying myoporum on our slopes especially along top of the morning, replacing dying rosemary in various parts of the community, and looking at other areas for aesthetic improvement.

In the event, that you have a suggestion for an area that needs improvement contact Katie at the HOA office and the committee will take a look at it on our next community drive through.





OUR NEW LANDSCAPERS:

A MESSAGE FROM ANDRE LANDSCAPE

Hello, my name is Paul Kapsch and recently my firm, Andre Landscape, was awarded the Landscape Maintenance contract for your beautiful Association. We are delighted to “dig in” and look forward to developing a strong partnership with your community. Andre Landscape has become a premier boutique landscape partner by providing excellent service, support, design strategies and sustainable solutions that will have lasting benefits for the communities we serve.

Andre landscape works in complete accord with the laws of nature, horticultural excellence, and with a deep respect for living things. We are excited to bring this more natural and holistic approach to your neighborhood. Our crews will be working diligently over the next several months to increase the natural beauty and form of your common areas. We will be deploying a pruning method called “coppicing.” As this transformation evolves throughout the fall and spring, there may be some periods of time when the landscape has some significant changes. I wanted to take a moment to explain what coppicing is and why we are changing the way we prune some of your landscape plants.

Some plants look their best and have significantly showier blooms on new growth. Two common examples of this at The Crosby are Bougainvillea (the bright magenta flowering plants) and Abelia (small white flowers with a tinge of pink). Both plants do not take traditional hedging very well as this practice constantly trims off their showy blooms and makes the interior of the shrub extremely woody; instead, we will be cutting these plants low to the ground one time biennially, encouraging a flush of new growth that will bloom better and look healthier.

This will be a fairly dramatic shift from the practices done by your previous vendor so please, don't be alarmed. The results will be equally dramatic next spring and summer when we are rewarded with more blooms, a softer appearance, more drought tolerant and healthier plants.

We look forward to working in concert with your Landscaping and Beautification Committees to make the Crosby's landscape look and feel more inviting.





The

CROSBY CLUB

By Bryan M. Addis, PGA, General Manager
Greetings Members of The Crosby Estate!

Thank you all so much for being such great neighbors of the Crosby Club. Together, we have grown so much in the past five years, it's almost hard to believe. This club, once a sore spot within the gates, is now a shining and participating part of this wonderful community. It has been an honor to be a part of the growth of the Club, along with this community.

Club operations and the golf course have never been busier, and with a new bar, new dining room, dining room furniture and a new banquet room, there is certainly something for everyone here at The Crosby Club. Many of you are already members here, but if you aren't and haven't had a chance to come and see the Club, now is the time!

Our Social Calendar is thriving once again after a little more than a one year hiatus, and our events are second to none. All

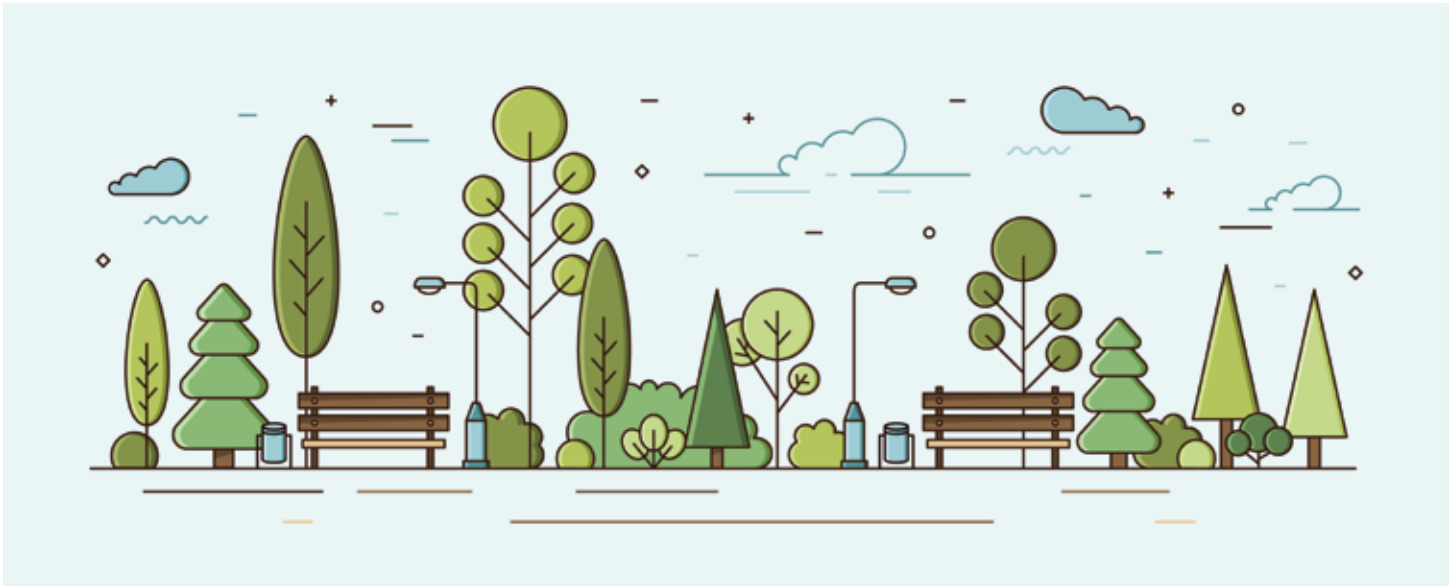
membership categories have access to the main clubhouse dining areas as well as all of our Social Events - so if you haven't yet joined the Club, we look forward to seeing you. If interested, you may reach out to our Membership Director, Art Munda at (858) 759-3846, or amunda@thecrosbyclub.com.

As a reminder, please refrain from using the golf course cart paths as a hiking trail. Although we are closed on Mondays, we are still working very hard on the golf course using heavy equipment and fast-moving vehicles. We would appreciate it if you could help spread the word, that the golf course is beautiful, but not meant to be an exercise trail, and in fact, can be very dangerous to foot traffic.

For those of you who may have been adversely affected by COVID-19, please know that our thoughts and prayers are with you and your loved ones.

See you around the Club!





LAKE PARK RENOVATION

By Stephanie Friedrich

Progress has been slow, but with our new contractors, Andre Landscape, the Lakes Park renovation is back on track. The installation of the project was delayed during the transition from our previous landscape maintenance company, but Andre has committed full resources to this project and is working diligently to have it done by the end of October. Thousands of drought tolerant plants are already planted and new grass/turf will be seeded soon. The newly seeded areas will be cordoned off for 60 days to allow the roots to establish. It will take time for the drought tolerant plants to grow, but we should see the new landscape start coming into its own by next spring.

You may remember that in January, some homeowners objected to the removal of over an acre of lawn/turf around the lakes. That work was started under a SoCal Water\$mart rebate program that awarded the HOA approx. \$100,000 to cover costs of removing turf and replacing it with drought tolerant plants. Because of the objections to removing so much lawn, a committee was formed to consider options. After careful review of the terms of the rebate program, and working with the HOA's Landscape Architect, the Board approved the committee's recommendation to continue installing some areas with drought tolerant plants, but return approximately 1/3 of the most visible and usable areas to lawn. This way, we retain more than \$80,000 of the rebate and will regain the park like setting with grassy lawns around most of the lakes. The committee appreciates all the feedback, cooperation and encouragement received from the community during this revision period.

Your patience now is greatly appreciated.



MAILROOM UPDATES

By Robert & Stephanie Neill

New Web-Based Package Notification System

We have received a lot of positive feedback regarding the automated text/email package notification system we put in place a few months ago. We did find that many T-Mobile customers were not able to receive the notifications due to the provider's spam filters, so we recently transitioned to a web-based service with a dedicated text number to hopefully correct this issue. The new software still only allows for one cell phone number per PMB, but we can now add multiple email addresses per PMB so multiple people in a household can receive the package notifications via email.

For Text Package Notifications:

If you receive a package notification via text it will come from the automated system phone number (760-309-5794). There are two important things to do when you receive a text from this number for the first time. First, please add this text number to your contacts in your phone as the Crosby Mailroom Package Notification text number. Second, it is good idea to reply to the notification text the first time you receive one, (reply "ok") so that your cell phone carrier does not label the number as "junk or spam".

For Email Package Notification:

If you receive a package via email it will come from the automated system through our regular contact email, crosbymailroom@gmail.com. Multiple email addresses can be added to receive email notifications per PMB. If you would like to add additional email addresses please contact Stephanie let her know which ones to add.

Dual-Addressing for Packages

As your mail team we are continually looking for ways to improve our service. We hope the information in the letter we sent out in June increased package delivery success to your front door with the dual addressing formats. Remember the dual addressing is designed for package delivery, not for bills, government documents or other items that will be sent strictly by the US Postal Service. If you have any questions, contact us at crosbymailroom@gmail.com or call/text us at 760-579-9589. We would love feedback on what is working for you and what is not, so we can continue to improve our service. Please don't hesitate to reach out.

Going on Vacation?

Please send a text or email to let us know if you will be away. We will make note of your vacation dates and make sure to transfer your mail over to a small parcel locker if your PMB starts to fill up.

IMPORTANT NUMBERS AND INFORMATION

IMPORTANT NUMBERS

For Fire and other Emergencies, please call **911**
San Diego Sheriff's Department: (858) 521-5200
San Diego Gas & Electric: (800) 411-7343
Waste Management: (619) 596-5100
Cox Cable Customer Service: (760) 599-6060 or (858) 792-7851

ASSOCIATION INFORMATION

The Management office for the Crosby HOA is located at
18029 Calle Ambiente, Suite 515, in the Cielo Village • (858) 381-5615.
Management office mailing address: PO Box 5000, PMB 534, RSF, CA 92067
Association's website: www.crosbyestate.org

ASSOCIATION STAFF

General Manager: Vartan (Von) Yacoubian, CMCA, AMS; vyacoubian@keystonepacific.com
Assistant Manager: Katie Kalivas: kkalivas@keystonepacific.com

YOUR CURRENT BOARD OF DIRECTORS

Mike Dannin - President
Matthew Wikler - Secretary
John Fullmer - Director at Large
Mostafa Pahan - Director at Large
Bryan Addis - Director at Large, Golf Club Appointee

BOARD MEETINGS

Closed Executive Session meetings are held on the first Wednesday of each month.
Open Sessions are held quarterly, or as the need arises. Notices of all meetings are posted in the mail room bulletin board, and announced by an e-blast to those that are subscribed to be on the list.

ADDRESS FOR HOA DUES PAYMENTS

Option a) - Mail to the management office - POB 5000, PMB 534, RSF CA 92067;
Option b) - For faster posting to your account, mail directly to the mailbox:
The Crosby Estate, c/o Keystone Pacific, PO Box 513380, Los Angeles, CA 90051-3380.
For either option, please write your account number and/or your street address on your check

FIRE PREP HOMEOWNER CHECKLIST

According to the Rancho Santa Fe Fire Protection District, wildfires don't have to destroy everything in their path. The work you do today can make a difference. The RSFFPD recommends the following steps, taken 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.

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.

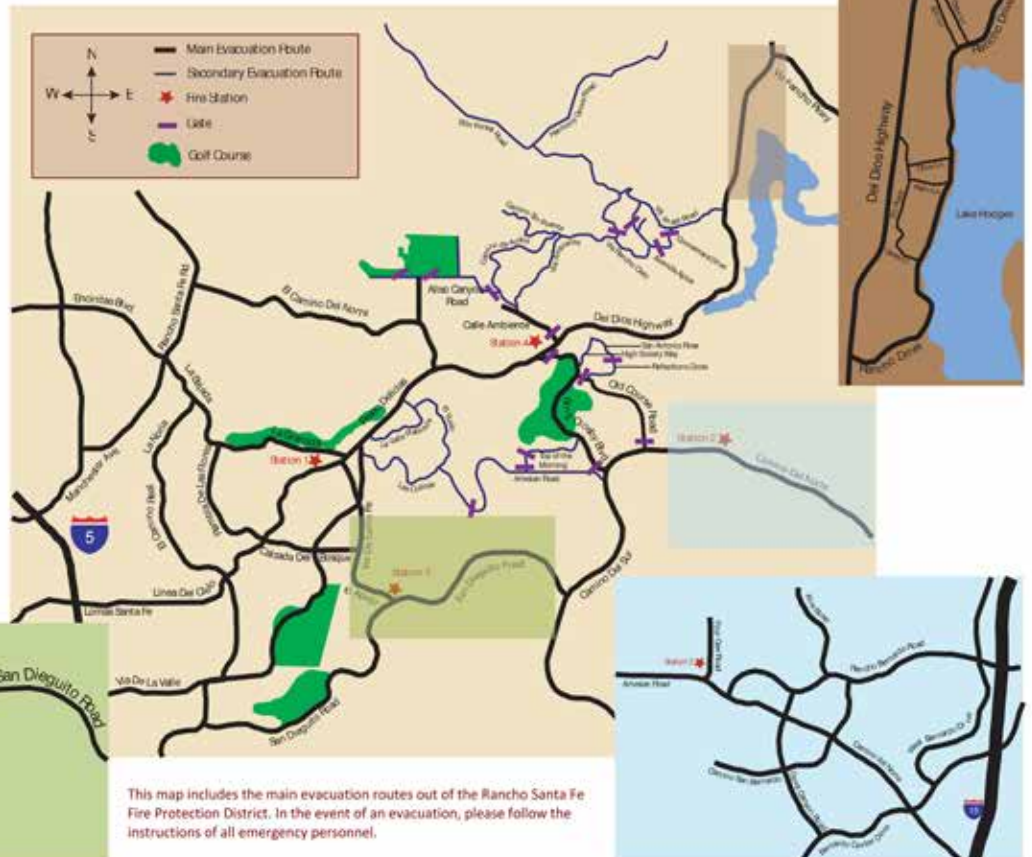
If you decide to leave, relocate early enough to avoid being caught in fire, smoke or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to evacuate, don't hesitate!

"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.



Open Session Board meeting in Lake Park, February 2021