

CALAC MEETING; February 8, 2022

Present: Merele Chapman, Bud Charlick, Barbara Skaret, Carol Schara Beverly Crowe (representing HOA Board), Hector Mendez (Park West), Loni Peterson (GM, Solera OVG)

Merele: Opened the meeting by stating our goal of starting fresh with our new landscape company, Park West.

Park West: Hector reported that the cleanup crews have been busy, working from one area to the next with a deep cleanup. They will continue to focus on assigned areas weekly giving attention to each area in a rotation. They will patrol the whole property daily, picking up trash and restocking doggie stations. They can fix any irrigation problems (breakage, etc.) without a bid. They will have a mowing plan for the 3 large mowers and several small machines. They will have a weekly spraying rotation.

Committee concerns:

-The pocket park on Northview/Bridges needs work. There are some dead plants (Tacoma stanza) which need replacement. Hector and the committee discussed replacing with wax leaf privet or heavenly bamboo. CALAC prefers the Heavenly Bamboo due to its lower water requirement. Hector estimates up to 40 plants needed. He will work up a bid for this and get it to Loni.

-Acacia slope is still in litigation process with the neighbors and insurance companies

-Bridges slope ongoing problem: We believe that the steep slope makes it difficult to maintain this area. CALAC would like some input from Park West about what might be done or if terracing will be needed. In addition, gophers have invaded this area.

-Reinvigoration of Fairway: Since the entry to Solera through the Fairway gate is where visitors and new homebuyers get their first impression of the community, we want this to be a “showcase” with color, good maintenance, beautiful planting. At the same time, we want to be cognizant of water tolerance with our plantings.

-Greenbelt: Loni will be meeting with Edison soon to discuss what we might be able to do in the greenbelt.

-groundcover: Merele has been experimenting with Kurapia to see how it grows in our area. It is used a lot in the desert; Loni has seen it used successfully. Bud's neighbor has another groundcover which looks good—he will find out what it is. We want to decrease the grass watering substantially and are looking at alternatives.

-Watering system: CALAC has very little knowledge of the system. We'd like to know more about it with attention to water usage. Hector stated that the “smart” controllers are not currently working “smartly”(formerly used the Weathermatic application). Their tech is working on an analysis of the system so he should have more to report next month. We don't want a big expenditure to replace things especially as we hope to do a major revamp of the greenbelt area.

-Edison holes: Carol has noticed deep holes where the Edison temporary holes were. They were refilled but the filling has sagged and deep triholes are there now.

-Turnberry block wall has plants growing through the blocks and under the wall.

-pre-emergents will be spread at the beginning of March

-Flowering plum trees—we want to be sure that these are sprayed at the appropriate time so no fruit is produced to make a mess.