

Francisco Oaks

Vacant Lot Maintenance Guidelines

Weed Abatement and Erosion Control (Revision #1, 9/18/08)

Weed Abatement:

El Dorado County and the El Dorado County Fire Department monitor Francisco Oaks for conformance to weed abatement regulations. Additionally there exists a Fire Safety Plan for Francisco Oaks that forms the basis for weed abatement and is mentioned in the governing documents. The Francisco Oaks Board and the Francisco Oaks Landscape Committee have established the following minimum guidelines for the control of weeds in vacant lots. The purpose of these guidelines is to insure conformance to government agency requirements and provide a beautification plan consistent with the built out community.

- By June 10th of each year the entire area of all vacant lots are to be weed mowed or sprayed.
- Any spray that is not a glyphosate (Roundup or equivalent) spray must have the approval of the Francisco Oaks Landscape committee prior to application. You may spray Roundup (or equivalent) but anything else needs approval.
- All debris, trash or other non organic matter must be periodically (monthly) removed
- Wattle for erosion control must be removed at the end of its useful life
- All dead tree limbs and trees must be removed
- The home site is to be kept.... "in a near natural condition, subject to the weed abatement/fire break requirements of the El Dorado Hills Fire District t, the Francisco Oaks CCRs and Wildfire Safety Plan"

"Failure to maintain a home site in an acceptable condition will result in the Homeowners Association having the work performed at the expense of the homeowner". (Exhibit C, Francisco Oaks, Architectural Design Guidelines, November 2002, document #097224)

Erosion Control:

Francisco Oaks is monitored by County and private government associated agencies for conformance to County erosion control standards. Historically there were fines and other activities during the construction period for non-conformance. Each year the community has numerous visits from the responsible organizations to insure conformance. Basically the concern is that run off into the storm drains is clear of debris. This necessitates the placement of wattle to contain any natural run off from rain or other means, in any location on the property where excess run off might eventually end up in the drains. The homeowners association is ultimately responsible for maintaining the drains in a clean and clear manner from weeds and other debris. County issued citations have been given directly to the homeowners for violations of erosion control standards. In addition, wattle generally only lasts one or two seasons before becoming ineffective and unsightly. The homeowners association therefore requires.

- Wattle be installed and maintained each year prior to November 1st on any vacant lot where grading, construction or land disturbance has occurred.
- We request the homeowner help us keep the drains and gutters clear of weeds and debris as part of their landscape management.
- All wattle netting (the inorganic material encasing the straw) must be removed from the property at the end of the products useful life.
- Any wattle having lost 50% of its diameter or shape should be removed and replaced.