

Hi Sage Canyon Ranch Homeowner!

The Board wanted to reach out to you, as Sage Canyon Ranch homeowners, and [thank those of you who are working diligently to care for their front and back yard maintenance, and homes. It is noticeable, and those of you who are doing this, thank you!](#)

We also wanted to express to you that because Sage Canyon Ranch has always prided itself on being a well maintained, family-oriented community with a low crime rate and active community members, we need your help in maintaining our high standards in being one of the premier neighborhoods available in San Marcos, and to protect our housing prices. As such, we are entering the mature stage of development that may require some upkeep in our existing homes and yards.

With that being said, we ask for your help with some items. As a mature housing community, there may be some deferred maintenance that will be required to keep your home looking as well maintained as it should be. We ask that you look around your property and start to address any deferred maintenance that may be present. Some things to look for are as follows:

- Trim and cut back all bushes and plants. Most home garden plants need to be replaced after a certain time, especially if not maintained and continually cut back. Growth on top may look healthy, but underneath is dead or “woody”. If you have plants that look like this, it is time to replace them. [Nurseries in the area are a great idea for consultation on new plants, how to maintain them, and have beautiful growth!](#)
- If you have a city, water, electrical, or cable maintenance box or small structure on your property, trim all existing foliage from around said area for easy access.
- Mature trees should be trimmed annually so as to allow for continued health of the trees, and to not present a fire hazard, such as foliage hanging over rooflines. Fall and winter are the best time to do this for the tree’s health. Palm trees should be maintained all year, as they are not deciduous. [Great job to those who have done this recently! It is noticeable and looks great!](#)
- Fences should be replaced if they are rotting or falling down. These can either be vinyl fences or standard wood (painted the standard color). The cost of this will be shared equally between property owners for fences that are shared.
- Overall, landscaping must be kept continuously and neatly trimmed, and properly cultivated in the front, back, and on homeowner slopes.
- Houses, garages, front doors, and fences must be painted regularly. If your house, garage, front door, or fence is faded, it is time to repaint. Colors must adhere to Sage Canyon Ranch Guidelines.
- Bring trash cans in after pick-up each week on Tuesday.
- Garages should follow these guidelines in our HOA documents: at least one (1) vehicle in a two-car garage and at least two (2) vehicles in a three-car garage. Parking on driveways is only permitted for excess vehicles.

- Pick up dog waste throughout the neighborhood and trails. This has become an issue as we are seeing more dog waste on our sidewalks and streets. [Please take care of your own dog and its waste!](#) Others should not have to do it for you, or walk around the dog waste.
- Reminder that the speed limit in residential areas of San Marcos is 25 MPH. [Please be courteous to your neighbors. A lot of new neighbors have moved in with smaller children! Please be careful when children are outside.](#)

The board and Avalon management looks forward to working with you in maintaining our neighborhood as a safe and sustainable place for us to live. [Please feel free to start attending our board meetings so that you can stay informed.](#) Our next board meeting is April 13, 3:00 PM via Zoom. The details for joining the meeting will come to you through an email closer to this date.

Thank you for your continued cooperation!

HOA Board and
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