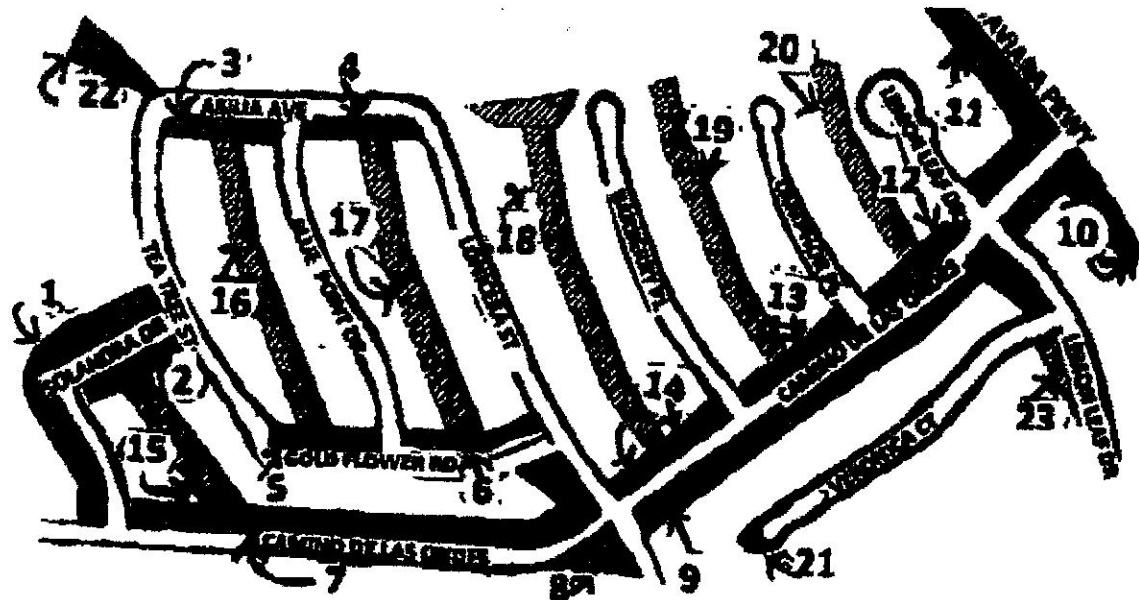




MARINERS POINT COMMUNITY ASSOCIATION SLOPE MAINTENANCE AREAS

2015



PUBLIC SLOPE AREAS: 1-14



PRIVATE SLOPE AREAS: 15-23

WEEK	SLOPE #	MAINTENANCE WEEKS					2015
1	1	14,18	APR 27	JUNE 22	AUG 17	OCT 12	DEC 7
2	2	11,12,13,19	MAY 4	JUNE 29	AUG 24	OCT 19	DEC 14
3	3	10,21,23	MAY 11	JULY 6	AUG 31	OCT 26	DEC 21
4	4	13,20	MAY 18	JULY 13	SEPT 7	NOV 2	DEC 28
5	5	6,9	MAY 25	JULY 20	SEPT 14	NOV 9	
6	6	1,2,7,15	APR 6	JUNE 1	JULY 27	SEPT 21	NOV 16
7	7	5,16,	APR 13	JUNE 8	AUG 3	SEPT 28	NOV 23
8	8	3,4	APR 20	JUNE 15	AUG 10	OCT 5	NOV 30

WEEKLY LANDSCAPING OF SLOPES IS CONDUCTED UPON AN EIGHT WEEK ROTATION
NOTE: MAINTENANCE IS CONDUCTED EVERY WEEK ON THE MONUMENTS AND SLOPES 8,10,11 AND 21. PLEASE REPORT EMERGENCIES AS SOON AS POSSIBLE TO MMI McCLURE MANAGEMENT INC. ALL EMERGENCIES WILL BE HANDLED IMMEDIATELY AS THEY OCCUR. THIS SCHEDULE IS MAINTAINED AS BEST AS POSSIBLE, BARRING ANY UNFORESEEN OCCURENCES OF EMERGENCIES.

2015

WEEKLY LANDSCAPING MAINTENANCE

By: Ken Clarence

The Mariners Point Community Association's Landscape Contractor is Caudillo's Landscape Company. As you may have noticed, our slope areas are looking outstanding, and I am proud to say that we are attaining our vision of being a premier coastal community.

The following maintenance is performed on a weekly basis to maintain the beauty of our community:

- * Eighteen inch walking trails are maintained at the bottom and top of each slope. (These walkways separate association's property and private homeowners' properties.**
- * Trimmings are removed from slopes.**
- * Shrubs and plants are trimmed.**
- * Debris and trash are removed from slopes.**
- * Sprinklers and irrigation equipment are repaired.**
- * Fallen trees are removed.**
- * Brown spots are reported to management.**
- * Dangerous situations are reported to management.**
- * Dying or dead plant material is reported and recommended for replacement.**
- * Potential and current irrigation problems are reported and solutions recommended.**
- * The contractor reports any violation or intrusion of the association property.**
- * The contractor gives sole direction to the maintenance crew.**
- * Replacement of sprinkler heads to MPV Rotors as needed. (40%water savings)**

If you have an emergency related to the landscaping, please report it immediately to MMI Management Inc. In addition, please feel free to direct any request or suggestions for additional work to be conducted on the slopes to MMI McClure Management Inc. Please do not make requests or suggestions directly to the contractor or the contractor's employees as they do not have the authority to select additional tasks and need to be held accountable for their current assignments.

Thank you to all homeowners for following the guidelines regarding the landscaping of our shared community areas. Your continued cooperation and input are greatly appreciated and help promote our ultimate common goal of keeping your community properly and attractively maintained.

**BUSINESS PLAN
MARINERS POINT LANDSCAPE
2015**

MISSION STATEMENT

Monitor the daily work activity of Landscape Contractor, and always maintain association landscape in an attractive condition, with eye toward appearance, neatness and color. Maintain plants, trees, and other vegetation as to not provide areas of concealment for criminal activity and the encouragement of rodent and pest problems. Provide for reasonable planting and maintenance of trees and bushes that will provide privacy to the lots below the slopes. Provide, where possible, not to plant or allow any trees or bushes that will obstruct views on Associations property or easements above the slopes. Control maintenance costs by insuring that Landscape Contractor adheres to contractual agreements.

VISION

To transform Mariners Point landscape into a premier community with a total overall theme approach of a casual, coastal, Mediterranean effect community for the enjoyment of all.

ACTION PLAN

Maintain all association property and easements. Improve overall landscape Mariners Point complex, both public and private slopes.

OPPORTUNITY

To expand property values and overall residential enjoyment to all homeowners and community. Promote safety and security to all families.

PROJECTED TIME FRAMES

- MONUMENTS TRANSFORMATION ONGOING
- CAMINO DE LAS ONDAS TRANSITION ONGOING
- ENTIRE DEVELOPMENT TRANSITION COMPLETION ONGOING
- REMOVE TREES THAT ARE LEANING IN PROCESS OF FALLING
- MAINTAIN AND CUT TREES THAT GROW ABOVE ROOF LINES
- IT IS POLICY OF LANDSCAPE COMMITTEE TO PROTECT THE VIEWS OF ALL PROPERTIES AS WELL AS THE PRIVACY OF ALL PROPERTIES
ALL CONCERNS WILL BE ADDRESSED.

AREAS INCLUDED IN TRANSITION

Entire Mariners Point, each area, and all 23 slopes as defined on map. Slopes to get attention continually and ongoing to assure improvements.

Community involvement and Landscape Committee will place the following on systematic priority:

- CONTINUOUSLY MONITOR CONTRACT WITH PRESENT CONTRACTOR'S PERFORMANCE
- TRIM AND REMOVE DANGEROUS TREES
- PLANT GROUND COVER FOR COLOR WITH USE OF PERENNIALS WHEN POSSIBLE AND WITHIN PALETTE
- MAINTAIN MATURE BOUGAINVILLEAS AND SIMILAR PURPLE PLANTS TO COVER THE SLUMP BLOCK EXPOSURES THROUGHOUT DEVELOPMENT
- ADDRESS IRRIGATION ISSUES, IMMEDIATE SPRINKLER HEAD REPLACEMENT, ETC.
- NEW M.P. ROTORS WILL BE INSTALLED (AFFORDING 40% SAVINGS IN WATER)

TIME FRAME

2015 Fiscal Year for Budgeting
PROPERTIES AND EASEMENT INVOLVED

See attached maps. Entire Mariners Point property, both private and public slopes.

FOLLOW UP

DAILY – WEEKLY – MONTHLY – QUARTERLY – YEARLY

ACCOUNTABILITY

- *Weekly reports for Landscape Contractor on an as needed basis**
- *Monthly walk-thru with Landscape Contractor**
- *Monthly drive-around with Landscape Contractor**
- *Monthly reports to Board of Directors**
- *Yearly budget presentation to Board of Directors**
- *Realistic goals and measurable milestones**

COMMUNICATIONS

E-mail, Web-Site, Face Book

Fax

Postage

Telecommunications

Express Mail

Telephone

Personal

Website

Internet

- Immediately remove all overgrowth and undergrowth that has taken place throughout the development.
- Evaluate weed control project with contractor on continued basis.
- Evaluate entire development for safety and security issues that can make landscape problematic.
- Small animal control eradication and pest control.

POINT OF CONTACT

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CARLSBAD, CALIFORNIA 92011
CLINT McCLURE, MANAGER
858-314-8900
858-740-0208
clint@mmicid.com**

**ALL COMMUNICATION REGARDING LANDSCAPE SHOULD BE
DIRECTED TO P.O.C. TO ASSURE UPWARD AND DOWNWARD
COMMUNICATION.**

Prepared by:

Kenneth T. Clarence