

# Forster Rancher

March 2006



Next Board Meetings:

3/7/06 & 4/4/06

7:35 p.m.

Truman Benedict Library

## Message from the Board President

Thanks for the support and emails! It is great to get feedback! Keep it coming! Please contact me at FRWayne@cox.net.

The water bill has been settled with the City. We will get about one third refund now, and an additional one third when we get our "Smart Timer" program set up to conserve water. We thank the City for working with us to settle this bill.

The Board spent considerable time and effort documenting conditions when Spectrum Landscaping ended their service on our Ranch. As part of the contract we had with Spectrum Landscape we reserved the right to withhold payment for work not completed. Spectrum Landscaping has filed a suit to collect funds that were withheld for services not rendered. We hope to settle the issue as soon as possible. Next is the legalese to keep you informed.

Thanks for all your support.

### Disclosure Statement Concerning Pending Litigation

The Forster Ranch Master Association I is a California Non-Profit Mutual Benefit Corporation, and, as a Common Interest Development, is charged with enforcing the Declaration of Covenants, Conditions and Restrictions, as well as managing the Common Areas and landscaping. In the course of that management, on occasion, disputes arise with outside third party vendors relating to the work performed by that vendor.

In that regard, a dispute has arisen between the Association and its former landscape company, Spectrum Care Landscape and Irrigation Management ("Spectrum"), concerning the performance of Spectrum's landscape maintenance obligations, including tree-trimming, and the payment of past due invoices. Unfortunately, an informal resolution to the dispute could not be achieved. On October 26, 2005, Spectrum filed a Complaint in the Orange County Superior Court asserting claims relating to their past due invoices (entitled *Spectrum Care Landscaping and Irrigation Management v. Forster Ranch Master Association I*, O.C.S.C. Case No.: 05CC11578). The Association disputes and denies the claims being made by Spectrum. Additionally, the Association will be pursuing a Cross-Complaint against Spectrum alleging that Spectrum failed to provide the required services under the contract.

This matter is in the early pleading stages, and, as in any litigation, the outcome is uncertain, as is the financial impact on the Association, if any. The Board of Directors will strive to keep the Members informed as this matter proceeds.

### **\* IMPORTANT NOTICE \***

Water Shutdown Scheduled for  
March 13-17, 2006

The City of San Clemente asks you to join in a mandatory City wide water conservation effort by turning off all outdoor irrigation and construction water use from March 12-19, 2006. With the restriction you may want to delay new planting or fertilization. If you have questions, call the City Utilities Division at 949-366-1553.

### **Blue Dye in Sidewalk and Gutter Cracks**

You may have noticed the "Blue Dye" that has been sprayed around some of the cracks in the sidewalk cement and street gutters. This "Blue Dye" is a water soluble marking dye that is being used by the Landscape company to mark areas where they are spraying for grass and weed killer. Don't be concerned, the dye will wash away.

### **Board of Directors**

*President - Wayne Schramm*  
*Vice President - John Marron*  
*Secretary - Jolinda Marquez*  
*Treasurer - Bill Coughlin*  
*Director - Jim Hinton*  
*Director - Christopher Coyle*  
*Director - Dennis Voegele*

#### **District Delegates**

Tocayo Hills - Michael Welter  
Glen Ridge - Michael White  
Vera Cruz - William Coughlin  
Meadowood - none  
Casablanca - Lisa Faria  
Rimrock - Dennis Voegele  
Rimrock - Wayne Schramm  
Tocayo Canyon - Robert Ashworth  
Tocayo Ridge - Chet Frohlich  
Equestrian - John Lamb  
Naples - Chris Landay  
Alisal - Dave Poulos

## Landscape Rotation Schedule Areas 8, 9 & 10. (See the Forsterranch.com website for more Details)

### Classifieds



Forster Ranch residents can place an ad in the Newsletter every month by submitting your ad monthly to:

Webb Management  
960 Calle Amanecer  
San Clemente, CA 92673  
or by email to:

[alanf@webbmgmt.com](mailto:alanf@webbmgmt.com)

Your ad must be received by the 10<sup>th</sup> of the month to be included in the following month's Newsletter. All ads will run for one month only. You must submit a separate ad every month you wish to be included in the Newsletter.

### **Need Home Repair?**

All types of repairs. Professional, affordable, and reliable service. Kitchen & Bath, Landscaping, Paver (Lic#782939). No job too small. Please call A.Y. at (949) 366-0670 for more information & free estimates.

ATTORNEY/FORSTER RANCH  
RESIDENT

Neighborly rates.

Betty Serrate. 949-429-8107 or  
[Serrate@cox.net](mailto:Serrate@cox.net)

STATE CERTIFIED  
ELECTRICIAN

18 years experience. Full-time electrical union foreman. Forster Ranch resident. Reasonable, neighborly prices.  
Steve Stage 949-388-5413

### Classifieds Cont'd

#### **Palm Desert Villa on the Golf Course at the JW Marriott Desert Springs Resort-Memorial Holiday Week!**

One Bedroom Villa with Full Kitchen & Living Room. Villa has it's own private jacuzzi, laundry, and patio or balcony. Sleeps 4. Free use of all amenities, including the Marriott European Spa & Fitness & Tennis.(30 courts) These Villas are sold out for this week! Price includes all tax. Rent from owner \$700 for the week! 8 Days/7 Nights May 28-June 4. 949-492-1217 or [cdlvick@aol.com](mailto:cdlvick@aol.com).

#### **For Sale:**

Antique Queen Ann High Boy cabinet w/doors that close a 2 large drawers. Good condition and no problems. Must sell 949-498-3593

#### **For Sale:**

Antique carved English Elm wood dresser. Refinished and beautiful condition. "Make me an offer". Must sell. Call Suzanne 949-498-3593

#### **Forster Ranch Garage Sale**

7:30-1:30 Saturday, March 25<sup>th</sup>  
1314 Domador, San Clemente. New & used household items. Children's & Men's clothing, antiques, 2 dressers, tools and other great stuff.

#### **For Sale:**

3 sets of Hardwood Shutters. Fit windows (2) 6x8 ft. and (1) 4x6 ft. Best Offer takes 949-498-5432

### **Address Change?**

Homeowners wishing to change the address to where their billing statement is sent should send their request to Webb Management. The following information is required:

- Account Number
  - Property Address
  - New Forwarding Address
- You may fax the information to 949-498-1295 attention Nancy Thompson or send your request via e-mail to [nthompson@webbmgmt.com](mailto:nthompson@webbmgmt.com)

### *Spring Ahead*

Spring has traditionally been regarded as a time of rebirth with flowers blooming and the birds singing! This may be a great time to refresh, renew and rejuvenate your home. Please remember that if you plan to modify the exterior of your home or landscape, you will need to complete an Architectural Application. Thank you for keeping your community looking beautiful!

*Spring Forward!  
Don't Forget Daylight  
Saving Time on Sunday,  
April 2, 2006*