



FOUNTAINGROVE II

OPEN SPACE MAINTENANCE ASSOCIATION

Community Development Department
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404
Attn: William Rose

January 30, 2015

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2015 by the Fountaingrove II (FGII) Open Space Maintenance Association (OSMA) that is prepared per the requirements of Section 10 of the Open Space Management Plan of the Fountaingrove II Design Program as amended July 7, 2011 (PLAN). This PLAN is herein incorporated as Exhibit C. Accompanying this report is a check in the amount of \$635.00, which covers the annual tree permit fee. This REPORT will be made available to the 591 resident members of the Fountaingrove II Open Space Maintenance Association (OSMA), and the general public, on its website www.FountaingroveII.com.

The REPORT details OSMA's management efforts and issues encountered during 2014 with regard to meeting its obligations for managing Open Space as outlined in Sections 1 – 10 of the PLAN noted below, and the supplemental Sections 11 - 13 that provide additional disclosures.

Section

PLAN Section Description

1. Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas
2. Tree Preservation and Visual Screening from Valley Floor
3. Woodland Management (Includes Compliance Summary for Annual Tree Permit)
4. Grassland Management
5. Chaparral Management
6. Exotic and Noxious Vegetation
7. Wildlife Management
8. Fire and Fuel Management
9. Erosion and Sedimentation Control
10. Annual Reporting and Communication to its Association Members and the Extended Community
11. Discussion of "Lessons Learned" and New Procedures
12. Maintenance of Fountaingrove II Wildland Parks
13. Summary of OSMA Plans for 2015 and Beyond

The REPORT discusses OSMA's achievements and issues it encountered while managing the above Plan Elements towards the Objectives stipulated in the PLAN listed below:

1. To retain a maximum of the natural values embodied in the site's existing vegetation and associated wildlife.
2. To preserve existing resource features of concern and restore or enhance selected communities and habitats.
3. To preserve the visual quality of the natural landscape in open space areas considering views from offsite as well as onsite.
4. To minimize the potential fire hazard associated with the open space/development interface.
5. To control erosion in areas where it occurs currently and to minimize the potential for future erosion.
6. To provide for certain recreational uses, such as hiking, consistent with the other natural resource protection and management objectives.

OSMA Mission Statement

OSMA is charged with responsibly managing its Wildland Urban Interface (WUI) as a scenic treasure, balancing preservation of a self-sustainable environment of native vegetation and habitat, with the concerns of fire safety for the Community. It must also protect rare indigenous plants, and promote native plants in the re-vegetation of its landscaped parcels that transition residences to the Open Space Wildlands.

OSMA Certification of REPORT

This REPORT is accompanied by a certification, under penalty of perjury, by an authorized Director of OSMA, that the REPORT represents a complete and accurate report of all major issues required to be disclosed for the year, and it includes attachments of all reports with the required certifications from Qualified Authorities regarding the cutting, removal or alteration of any standing trees (Exhibit A).

Scope of OSMA Management for Year 2014 REPORT

On December 4, 2012, OSMA and the City of Santa Rosa (CITY) executed an Agreement for OSMA to commence maintaining the Wildlands of the City Parks, in return for a Conservation Preservation Easement to protect the conservation and habitat values of the property. Element 12 discusses OSMA 2014 accomplishments in the maintenance of the City Wildland Parks in FGII.

OSMA now manages the following approximate acreage in Fountaingrove II:

- Wildlands owned by OSMA 201.7
- Landscape areas owned by OSMA 18.3
- Wildland Parks owned by CITY 13.5
- Total Acres under management 233.5

OSMA continued to manage trees under the Use Permit granted by the CITY. The required compliance and reporting for Year 2014 is included in Element 3 of this REPORT.

Highlights of Year 2014 REPORT

1. Increased fuel reduced Wildlands by 6.3 acres to an aggregate 112 fuel reduced acres, or 52% of its managed 216 WUI acres. In addition to its fuel reduced WUI acreage, OSMA also manages 18.3 acres of Landscape parcels with a focus on fuel management and fire safety. The combined WUI and Landscaped acreage managed for fire safety is 130.3 acres, or 56% of the Open Space managed by OSMA.
2. Weed abated 105.3 acres of fuel reduced acreage in the spring of 2014. This FGII acreage was comprised of 95.8 acres of OSMA Parcels and 9.5 acres of City Park Wildlands.
3. Installed 855 cubic yards of mulch along the west side of the Fountaingrove Parkway, competing the third phase of its four year plan to re-mulch the Landscape acreage managed by OSMA.
4. Sponsored several Volunteer work days in the Rincon Ridge and Parker Hill Wildland Parks, dubbed “Doom the Broom” to reduce the concentration of invasives, dead or dying chaparral, or excess aggressive chaparral that was “stealing” the sunlight and nutrients from the indigenous natives OSMA protects, such as the Rincon Manzanita and Rincon Ceanothus. Most of the 2014 Volunteer effort was focused on fuel reducing the 2.3 acres inside the fenced portion of the Rincon Ridge Park. Approximately one-third of the Fenced Park acreage was fuel reduced for the purposes of fire safety and to provide more sunlight, nutrients and improved habitat for the sensitive Rincon Manzanita and Rincon Ceanothus that inhabit part of the area.
5. Treated approximately 16.8 acres of Fuel Breaks for regrowth, including significant work in Parker Hill Park (4.3), FB10 (5.4), FB8 (1.8) (FB11 (2.0) FB12 (2.5), and Rincon Ridge Fenced Park (0.8).
6. Continued to propagate and plant endemic natives on Open Space.

Highlights of Year 2014 REPORT (continued)

7. Conducted OSMA's 6th annual FireWise Meeting on November 12, 2014, and maintained the requirements for status as a national FireWise Community. Santa Rosa Fire and Cal Fire were in attendance to provide fire safety input.
8. OSMA communicated with Matteo Garbelotto of UC to finalize procedures for launching a research study in December 2014 to measure the effectiveness of spraying Oaks to prevent Sudden Oak Death in its Open Space. Mr. Garbelotto visited the site area in June 2014, and he provided OSMA advice on how to establish the research site and the procedures to randomly select two spraying variables (one oak group to be sprayed every fall between Halloween and December 31st and a second oak group to be sprayed every other year during the same period), plus a control group of oaks which would not be sprayed). The oaks in the research study were a mix of Coast Live and Black Oaks. The research area is approximately 8 acres and it is located in a portion of FB 11 and FB12. OSMA Volunteers and UFA had previously identified, tagged and cataloged the diameter of 398 oaks in this research area and they had been previously sprayed with Agri-Fos and Pentra Bark in December 2013 and February 2014 to mitigate the likelihood of the trees being infected by the pathogen that transmits SOD. These trees were surveyed by OSMA Volunteers and UFA in December 2014 to measure and record the number of California Bays within 10 meters of the oaks. Working as two teams comprised of six OSMA Volunteers and 2 UFA foresters, the 398 oaks and surrounding Bays were surveyed during a period of three days. Over 1000 measurements were taken from California Bay drip lines to Oaks. In 798 cases a Bay's drip line was within a 10 meter range of 318 of the 398 Oaks. Using a graph provided by Matteo Garbelotto, OSMA Volunteers ranked the risk of each Oak to be infected with SOD by weighting the cumulative number of Bays surrounding the Oak within 10 meters and the circumference of the Oak. After the 318 Oaks were ranked by risk (highest to lowest), 106 Oaks were randomly assigned to the two spraying cycles or the control group. OSMA entered into this research program to assist itself and others to evaluate the effectiveness of preventative spraying for SOD, and to determine the mortality risk to Oaks if they were sprayed less frequently, or not at all. This research program could not have been launched without the significant assistance provided from OSMA Volunteers.
9. In April and May OSMA Volunteers participated in the SOD Blitz managed by Matteo Garbelotto and his UC Lab. Volunteers collected SOD symptomatic leaves from 71 California Bays and sent them to the UC Lab for testing of the presence of the pathogen for SOD. Four of the samples tested as positive by the Garbelotto Lab. OSMA was able to locate 3 of these trees during its fuel reduction of FB13 and had them removed in December 2014.
10. Continued to spray California Live Oaks to protect them from the SOD pathogen. The spraying history is summarized below:

404	Sprayed for Year 2012 Program - between 12/28/2012 and 1/8/2013
762	Sprayed for Year 2013 Program – between 2/19/2014 and 2/20/2014
682	Sprayed for Year 2014 Program – between 12/22/2014 and 12/23/2014
106	Trees not sprayed and in Control Group of Research Study Program with UC
788	Total Oak trees tagged and sprayed or monitored as a Control Group
11. Purchased four additional weed wrenches for OSMA Volunteers to use for removing invasive broom plants.
12. Removed dangerous old barbed wire fencing that impeded maintenance and wildlife passage and were girdling Oaks.
13. Increased the surveillance of several areas of Open Space that have erosion and drainage issues, which included taking pictures and videos of selected areas determined to need some near term remedial attention. An onsite inspection was held in December with Carlile Macy to obtain the input on several issues in the FGII East, with the deliverable being their recommendations as well as the suggested priorities to perform any needed modifications.
14. Communicated with Santa Rosa Fire, Firewise and Fire Safe Council to determine if FGII (OSMA) could create a Firewise Council, so it could have a better chance to obtain Grant money for its fire safety work.

REPORT Detailing Compliance with Plan Elements 1 – 10

Management of Plan Element 1 – Sensitive Plants and Landscape Revegetation

Use of Native Plants on Wildland and Landscape Open Space Parcels

OSMA maintained the required compliance with its PLAN (Exhibit C) and during 2014 it only installed new or replacement plants as specified in Appendix A of the PLAN.

Year 2014 Native Plant Propagation and Planting Efforts by OSMA:

In 2014, plantings of OSMA's propagated Rincon Manzanita were placed as infill in landscaped areas in Open Space. Disbursing these plants to several areas enables OSMA to better evaluate the plants' performance in the ground, and helps ensure a natural or human management error will not skew OSMA's success rate and its objective of expanding the habitat of these sensitive plants. The sensitive Rincon plants were placed in the following areas in 2014:

<u>Area of Planting</u>	<u># Rincon Manzanita</u>	<u>#Rincon Ridge Ceanothus</u>	<u># Coffeeberry</u>
FGII East			
Fountaingrove Pkwy – West & East Sides	109		16
Rincon Ridge	2		
Sage Hill	7	6	
Total FGII East	<u>118</u>	<u>6</u>	<u>16</u>

In 2014, the OSMA took cuttings of the endangered Rincon Manzanita. Cal Flora was employed to grow the cuttings. Since they usually have stock of Sonoma Manzanita from their own propagation, OSMA did not supply its own cuttings of that species.

The sensitive plant propagation program continues to be very successful with the Rincon Manzanita. The OSMA Board continues to take a proactive role with its landscape vendors, to ensure new installations of the sensitive plantings receive the necessary attention to get established in the ground.

Of the cuttings distributed to vendors for growth during the year 2013-2014, the successful plants we received included 118 Rincon Manzanita. At the close of the year 2014, there was an inventory of native propagated plants comprised of 85 Rincon Manzanita, 5 Coffeeberry, and 2 Sonoma Manzanita.

All cuttings do not survive. Jail Industries is usually employed to handle Rincon Ceanothus propagation. They have had a poor survival rate in 2013 and no survival in 2014, so we have skipped propagation of the Ceanothus for Year 2015. Also, plants fail throughout the year as we await plans for where to place them.

Based upon its past success, OSMA will maintain a long term plan to continue to propagate native plants for new and replacement plantings in Open Space, particularly with the Rincon Manzanita.

Year 2014 Native Plant Propagation and Planting Efforts by OSMA (continued)

Statistics for 2014 Cuttings Taken for Installation in 2015:

In 2014, OSMA took the following approximate number of cuttings to be grown at Cal Flora for OSMA’s propagation growing program:

<u>Native Plant Species</u>	<u># Cuttings</u>
	<u>Cal Flora</u>
Rincon Manzanita	100
Total All Species	100

Five (5) Year Summary of Sensitive Native Plant Propagation and Planting Efforts by OSMA:

The table below provides a five-year summary of plantings of these endangered species:

<u>Year of Planting</u>	<u># Rincon Manzanita</u>	<u># Rincon Ceanothus</u>	<u># Rincon Both Species</u>
Year 2014 Total	118	6	124
Year 2013 Total	21	10	31
Year 2012 Total	80	20	100
Year 2011 Total	168	76	244
Year 2010 Total	100	61	161
Cumulative 5 Year Total	487	173	660

Management of Plan Element 2 – Tree Preservation and Protection of Views from Valley Floor

OSMA’s policies for managing trees are controlled by Use Permits issued by the CITY, and the PLAN as adopted by the CITY on April 17, 1992 and amended by OSMA and the CITY on July 7, 2011. These documents forbid the cutting or alteration of trees on Open Space for the sole purpose of view. OSMA strictly enforces this policy which was created to screen ridgeline homes from view from the valley floor, or nearby Fountaingrove II residences.

OSMA monitors its Open Space. If it discovers instances of illegal pruning of plants or trees, it investigates the issue. This investigation includes a review by a Qualified Authority, such as licensed Arborists or Foresters who document their findings in a report with recommendations. Based upon such reports and findings, OSMA conducts an investigation to discover additional facts. If sufficient facts are uncovered, OSMA seeks recovery of damages or fines that can be enforced by the authority it has under its governing documents, or existing laws or ordinances. Fines or Settlements for Open Space violations with illegal pruning or dumping have ranged from a few hundred dollars to in excess of \$25,000, depending upon the magnitude of the damage. Money OSMA recovers from illegal action is used to perform reconstructive pruning and planting, and cover the cost of Qualified Experts or legal counsel, if required. OSMA’s Enforcement Policy and Schedule of Fines, revised January 18, 2012, are published on its website.

During Year 2014, OSMA interrupted an illegal and unauthorized radical pruning of a large heritage Douglas-fir while performing a safety and maintenance inspection of its Open Space with its consulting forester. The homeowner has been provided a professional assessment of the damages, and OSMA and its counsel are in contact with the homeowner who wants to settle this matter without legal proceedings.

OSMA discovered a Valley Oak planted in a landscaped parcel in the FGII West that had been severely topped and its structure compromised. After receiving consulting advice of Urban Forestry Associates, it decided to replace this approximate 8” DBH tree with a smaller tree and proceed with recovering the funds from the homeowner who has admitted the illegal trespass work was done by his landscaper.

Management of Plan Element 3 – Woodland Management

Woodland Management is a major responsibility for OSMA. The Open Space contains thousands of trees located on the 233.5 acres of wildlands, firebreaks, and landscaped parcels that it manages. This includes land OSMA owns (220 acres) and land the CITY owns (13.5 acres). The Open Space is spread out in the FGII Development on fifty (50) OSMA parcels and four (4) City parcels, and the land is not contiguous and often has limited access. Some areas are remote with difficult access and steep terrain that makes it impossible to access by vehicles. The Use Permit and PLAN require that Woodland Management be performed in both an environmental and fire safe manner. In addition, OSMA must comply with city, state and federal laws that require the Wildland Urban Interface (WUI) of FGII comply with fuel management standards of a designated Very High Fire Severity Hazard Zone.

The Use Permit (Exhibit D) granted to OSMA by the CITY's Community Development Department (CDD) on July 7, 2011 is the controlling authority for OSMA to manage its Open Space on an ongoing basis. The Use Permit incorporates the PLAN under its governing authority for OSMA to manage its fifty (50) Parcels uniformly with regards to the Nine (9) Elements of the Plan noted above, which includes cutting trees, vegetation management, use of native plants, and erosion control. The Use Permit remains in place as long as OSMA complies with its terms, which includes, providing a Certified Annual Report to the CITY CDD by the 1st of each February, along with a detail of all tree work for the prior year with certifications of a Qualified Authority that the prescribed work is performed in accordance with the Use Permit and PLAN. The Use Permit requires doing tree work outside of Habitat Season, unless such work is considered an emergency, or has the written opinion of a Qualified Habitat Authority. The filing fee for the REPORT and its tree report statistics is equal to the current cost of a multiple tree permit. If OSMA fails to file a report with the fee and required tree documentation, the CITY could cause the Use Permit to lapse. The Use Permit can be amended, or renewed, but this requires a public notification process that includes notification and possible input from all landowners within a certain distance from the FGII Open Space Parcels, including landowners who are not homeowners in FGII. **The governing authority of the Use Permit and PLAN were extended to management of the Wildland Parks under the terms of the December 2012 Maintenance and Conservation Preservation Easement Agreement executed by the CITY and OSMA.**

The REPORT and all supporting Qualified Authority Reports are made under penalty of perjury. The OSMA Board, or its authorized representative, must sign the REPORT submitted to the CITY CDD. The CITY CDD refers the report to several other CITY Departments for comment, and then responds to OSMA with an approval of the REPORT, or a request for clarification or additional input.

OSMA continues to refine its forest management practices as it benefits from lessons learned and input from its professional consultants, and changes in circumstances. These practices are incorporated into its Requests for Proposals (RFPs) and Contracts, which prescribe how the work is to be performed by its Vendors. OSMA closely monitors the performance of its Vendors and their adherence to the specifications in its RFPs and Contracts.

The Use Permit and PLAN require the recommendation of a Qualified Authority for cutting of trees. Trees can be cut if they are:

1. Dead or diseased.
2. Hazards that are a threat to the safety of people or pets, or can damage nearby residences and property.
3. Live Douglas firs that represent a fire safety issue, such as serving as a fuel ladder, or spaced too close together with inadequate crown-to-crown separation from other trees or large shrubs. Douglas firs up to 24" Diameter at Breast Height (DBH) can be cut, but only 10 trees per acre can exceed 12" DBH.
4. Bay Laurel which are within 15' of a healthy native oak susceptible to SOD.

OSMA's objective is to obtain the best professional and competent advice to assist with its management of Open Space for both fire safety and forest health. Since 2010, the OSMA Board has utilized Urban Forestry Associates, Inc. (UFA) as its principal Qualified Authority on forest management, and making recommendations whether trees should be cut, limbed up or left in place with no treatment. If UFA specifies a tree be removed for safety reasons, OSMA contacts the CITY's Fire Department for a prompt review and request for approval of the Tree Hazard Reports prepared by UFA.

Management of Plan Element 3 – Woodland Management (continued)

The Use Permit and PLAN have restrictions on OSMA's practices and procedures to cut trees. They include:

1. Certifications under penalty of perjury, as indicated above.
2. Habitat dates must be followed as outlined in the governing documents.
3. When cutting trees, OSMA will leave two trees per acre as snags for habitat, with at least half being 16" DBH or greater, whenever feasible. Snags and Habitat Trees are used synonymously in this Report.
4. Erosion concerns will be considered when removing trees.
5. Maintaining procedures to ensure no trees will be cut or altered for the sole purpose of enhancing views.
6. A Certified Annual Report will be submitted to the City's CDD by February 1st of each year.
7. Cutting of live trees native to the area in excess of 6" is limited to Douglas firs, and diseased, dying or safety-risk (hazard) trees, except for live Bay trees, which a Qualified Authority recommends removal to protect native oaks from SOD.

OSMA engages UFA on a time and materials basis to perform the following work with trees in FGII, with OSMA volunteers providing administrative assistance:

1. Evaluating trees and making recommendations; documenting the reason for any tree work
2. Identifying trees needing work with a number and color coding procedure for cutting, limbing up or habitat:
 - a. Orange or red number and an orange or red dot at the base of a tree, indicates tree is to be removed
 - b. Blue number indicates the tree is to remain as a snag (habitat tree)
 - c. Green dot is placed at the base of a tree trunk, if it is to be limbed up
3. Recording GPS Waypoints of tree location
4. Taking videos and/or pictures of the tree and recording field notes for transcribing to prescription reports
5. Measuring the DBH of the trees
6. Transcribing UFA's prescriptions/notes into reports for:
 - a. Exhibits in the REPORT to support the Certification of the Qualified Authority for tree work
 - b. Vendors to obtain quotes to OSMA for its RFPs for tree work
 - c. Monitoring the health or disease issues with trees that are not removed

Map and Firebreak Abbreviations

The Map, which is an Exhibit of the attached Design Program and this REPORT, shows the location of the firebreaks where tree work was performed in Year 2014. OSMA has 15 designated firebreaks, and they are referenced on the Map and this REPORT and its Exhibits as FB1 – FB15. On April 10, 2014, OSMA updated its Fountaingrove II Map, and this new Map has been incorporated as Exhibit E.

Summary of OSMA's Objectives for Tree Removal:

1. Remove trees for safety reasons
2. Reduce the population of excess live or dead Douglas fir trees that are too numerous for a fire safe environment.
3. Remove excess Douglas fir seedlings and saplings
4. Limb up trees to 10' from the ground, size permitting
5. Create more biodiversity for the area by enabling the Oaks and Madrone trees to regain their historical representation in the environment
6. Protect the beauty of the wildlands and create a park-like setting in the area, if possible
7. Ensure the project work does not injure desirable native plants, or create erosion issues
8. Reduce the likelihood of a fire moving up or down the slope to spread to adjacent properties
9. Follow the PLAN and Use Permit to maintain two habitat snag trees per acre
10. Follow the recommendations of its Qualified Authorities
11. Communicate openly with its Association Members; posting its REPORTs and Exhibits thereto on OSMA's website within 60 days of filing date for each REPORT

**Management of Plan Element 3 – Woodland Management (continued)
Summary of Tree Work Done in FGII during Year 2014**

All tree work of OSMA in 2014 was recommended and Certified by UFA as Qualified Authority. All tree removals were performed under authority of the existing Use Permit and PLAN for FGII Open Space. The Certification and supporting reports of Urban Forestry Associates, Inc. (UFA) for Year 2014 are attached as Exhibit A to this REPORT of OSMA, as well as UFA’s Tree Prescription Reports herein attached as Exhibit 1. The UFA Report is referenced herein to facilitate the understanding of the compilation of the data for this REPORT. UFA’s recommendations for removal of 3 trees for safety reasons, and the approval for their removal by the CITY Fire Department will be included as Exhibit B in OSMA’s Year 2015 report, since the work was not completed as of the end of Year 2014.

The following tree work was completed in 2014 from prescription work performed in 2010, 2013 and 2014. This work is detailed in the attached Exhibits A and 1.

Following is a summary of Trees Removed for Fire Safety Mitigation or Disease by DBH and Species:

*** Trees Removed for Fire Safety or SOD Control ***** ***** Habitat *****

<u>Species</u>	<u>6” – 9”</u>	<u>9.1” – 11.9”</u>	<u>12”– 24”</u>	<u>> 24”</u>	<u>Total Removed</u>	<u>Snag Count</u>	<u>Embedded Count</u>
Douglas fir							
Fire Mitigation	49	29	16	0	94		
Diseased/Dying	0	0	2	0	2		
Oak							
Diseased/Dying	1	1	4	2	8		
Bay							
SOD Control	58	6	4	0	68		
Dead Trees	10	4	6	1	21		
Total for year	118	40	32	3	193	6	54

Use Permit Authority: All of the above 193 trees removed were under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Of the 6 standing Snags set aside for habitat, 2 were greater than 16” DBH Douglas fir trees.

In addition to the above, UFA evaluated trees in 2014 with prescription notes for Firebreaks 1, 3, 4 and 8. The work in Firebreak 8 will be completed in February 2015, and the Firebreak 1, 3 and 4 tree work of the vendor will be scheduled for the fall of 2015.

Hazard Trees Removed for Safety Reasons

UFA prescribed the removal of three trees for safety removal and prepared a formal report that was approved by Santa Rosa Fire. These trees will be removed prior to the beginning of Habitat Season on February 15, 2015.

Fuel Reduction for Crown to Crown Separation and Diseased Tree Removals

During 2014, Urban Forestry Associates, Inc. (UFA), with assistance of OSMA Volunteers, inspected hundreds of trees located on Open Space in FGII. Pictures, audio videos, GPS Waypoints, and taped and/or written notes were recorded to assist with preparation of UFA’s recommendations for tree work in FGII. This documentation is summarized in reports that are included as Exhibit 1 to UFA’s Report which is Exhibit A to this Annual Report. The recommendations of UFA on Exhibit 1 include the purpose of the tree removals prescribed for fuel reduction, safety, disease, or forest health, plus the location, species and DBH of the tree.

Management of Plan Element 3 – Woodland Management (continued)

UFA also provides counsel to OSMA for trees that OSMA should monitor or treat for disease or safety, or where input should be provided to Vendors, such as danger situations with hangers, ground wasps, yellow jackets, or "widow-makers." Tree removal work during 2014 was performed by Sandborn Tree Services, Inc., a licensed and insured tree company with over 30 years of experience, and satisfactory performance of prior work for OSMA.

Management of Plan Element 4 – Grassland Management

In 2014, OSMA weed abated 105.3 acres of Wildlands, and this included 9.5 acres located in the Wildland Parks of FGII. Due to the extended drought and the increased fuel reduced acreage of shaded fuel breaks, OSMA was able to reduce the second pass of weed abatement to 20 acres. The first pass started on May 1, 2014 and was completed on June 17, 2014. The second pass of weed abatement commenced on July 21, 2014 and was completed on July 24, 2014. OSMA refined its weed abatement practices to focus initial efforts on defensible space needs near homes and roadways. This cycle treatment enabled OSMA to treat the remaining WUI acreage not classified as firebreaks over a longer period of time, and reducing the need for a second pass of this acreage.

OSMA provides an annual weed abatement plan to Santa Rosa Fire Department (SRFD) for review and approval. SRFD is kept apprised of the status of the annual weed abatement work and notified when the first and second passes are completed.

No major actions were taken for Grassland Management in the Wildlands, since they are not close to residences and comprise a very small part of the OSMA Open Space. OSMA has no turf or manicured lawns on its approximate 18 acres of landscape parcels.

Management of Plan Element 5 – Chaparral Management

OSMA performed three significant Chaparral fuel reduction projects that treated about 6.3 acres for excess fuel loads, as compared to 10.3 acres in the prior year. This work was performed upon the recommendation of UFA, and the locations of the projects are noted below:

- 1.9 acres in FB12 and FB11 below Parker Hill Road
- 4.4 acres in the Parcel L Unit 4 FGII West that supplemented FB13 below Crown Hill Drive by a width of 100'

Objectives for OSMA Chaparral Management:

OSMA developed three separate RFPs for the above projects, and solicited vendors to perform the work for these projects. Sandborn Tree Services, Inc. was awarded contracts for the work based upon their competitive bids, and the quality of their performance in doing previous work for OSMA. In all cases, the objective was to fuel reduce the Open Space, and leave it as an attractive setting that can be scenically enjoyed by residents, plus exist as a natural sustainable habitat for plants, animals and other species, creating an environmentally balanced forest environment.

Chaparral fuel reduction projects have an objective of reducing the fuel load by 50%, and to leave native plants existing after the work is completed. Other objectives are to: (a) create a shaded fuel break to minimize future maintenance, (b) leave less room for invasives, (c) remove small Bay trees that are near Oaks susceptible to SOD, and (d) provide an area that will be suitable habitat for animals. Although the target for fuel reduction is 50%, the initial fuel reduction sometimes exceeds this objective where brush is thick and there is excessive dead wood. There is a priority for maintaining native plants, and it includes most chaparral species, including coyote brush and scrub oak. In general, most chaparral can be kept in open areas where they are not ladder fuels, except Chamise is being discouraged because of its pyrophytic issues.

Management of Plan Element 6 – Exotic and Noxious Vegetation

OSMA continues to take steps to reduce invasive, non-native plants, such as broom, pampas grass, eucalyptus, acacia, Himalayan blackberry, Harding grass, dill, euphorbia, thistle and star thistle. It has established an annual budget to combat thistles, and uses a broadleaf chemical that is not harmful to grasses to eliminate the common thistle. Since a stronger chemical is needed to kill the star thistle, OSMA has been currently having their vendors remove this plant by hand methods. OSMA has strict procedures on chemical usage. It requires all vendors applying chemicals to be licensed, insured, spray when the winds are nil, and to use a color marker in their spray, so the vendor and OSMA can monitor the accuracy and extent of their work.

OSMA is concerned about the aggressive nature of broom, and continues to prioritize fuel reduction projects where it exists. During 2014, OSMA continued to treat broom with chemicals where regrowth was not desirable, especially where the plants were near streets and sidewalks, and where the plant creates sightline problems at the intersections of streets.

OSMA expanded its treatment for broom by purchasing six weed wrenches to pull broom from the ground with its root intact. OSMA organized several volunteer days to pull broom in the Rincon Ridge and Parker Hill Parks. OSMA received over 100 hours of volunteer time from its association members in 2014, and plans to continue its volunteer efforts to reduce invasive plants in Year 2015.

OSMA continues its efforts to educate its homeowners and the neighboring property owners about the invasive and fire safety issues of broom. Information on broom is disseminated on its website, newsletters, e-mails, and targeted mailings.

Management of Plan Element 7 – Wildlife Management

OSMA respects the habitat of animals in its maintenance of the Open Space, and honors the habitat season (February 15th to August 14th) when doing tree work in Open Space. OSMA contacts the California Department of Fish and Wildlife (CDFW) when it has questions about issues such as how to manage near waterways, or what type of protected species might be in a project area. OSMA plans to keep an open line of communication with CDFW for the advice and knowledgebase they can provide to OSMA for no fees. OSMA has consulted with a qualified Botanist in the past that was recommended by CDFW to review nesting issues when it considered work within Habitat Season.

In 2014, OSMA removed over 1000 feet of old wire fencing in FB12. The fencing was standing or fallen on the ground, and was a hindrance to animal and human traffic for movement and safety. Removing the wire around the unmapped spring-fed well discovered in 2013, and backfilled for safety reasons, made the year-round fresh water source safer and more accessible to animals.

When doing tree work in Year 2014, OSMA created 6 Habitat Trees (Snags) from trees that were dead, or prescribed for removal; of which 2 were greater than 16” DBH. Included in these statistics are 2 Habitat Trees created in the Parker Hill Park.

The Habitat Trees created in the prior years have attracted birds, including hawks that have been enjoyed by the community. Habitat Trees (Snags) will continue to be created as OSMA removes trees in Open Space. OSMA targets a minimum of two Habitat Trees per acre, with one being in excess of 16” DBH.

In Year 2014, OSMA not only created or set aside the above 6 Habitat Trees as standing Snags, but it embedded the logs of 54 trees into the earth that were either cut for safety reasons, or which had fallen from natural causes. This created habitat for animals, reptiles, insects and plants to utilize, plus the decomposition of the logs will add nutrients to the soil.

Management of Plan Element 8 – Fire and Fuel Management

OSMA has a very active fire and safety program. The SRFD and Cal Fire continue to consider OSMA a role model because of its proactive action with fuel management. OSMA completed a Community Wildfire Protection Plan (CWPP) in October 2009. The CWPP, and OSMA's demonstrated track record of fire safety practices, enabled FGII to qualify as a national Firewise Community in 2009. This Firewise qualification required the supporting endorsements of SRFD and Cal Fire at the local and state level. FGII is one of two communities in Sonoma County that has achieved FireWise status, and the only such community in Santa Rosa. OSMA's CWPP was drafted by a Vegetation Specialist with Sonoma Fire and was approved by Santa Rosa Fire and Cal Fire at both the local and State level. OSMA continues to maintain its Firewise status, and must resubmit an annual renewal application that verifies it has continued its fire safe practices, including the holding of an Annual FireWise Meeting with its residents about fire safety. The Annual FireWise Meetings held from 2009 – 2014 have included representatives from SRFD, Cal Fire, Sonoma Fire, Fire Safe Sonoma and UFA, OSMA's fire safety consultants.

OSMA has an objective to update its CWPP in 2015, and have a Stakeholders Meeting of interested parties, such as Santa Rosa Fire, Cal Fire, Sonoma Fire, OSMA's Board and Fire and Safety Committee, adjacent HOAs, CDFW, Santa Rosa Parks Department, and other interested organizations or departments of the CITY.

With the approval of SRFD, OSMA installed "No Parking" signs in 2012 on its Fire Gates, to ensure that vehicles were refrained from blocking emergency access to fire roads. OSMA's fire safety measures are interrelated with its management of the Woodlands and Chaparral, and more detailed information is noted in these sections of the REPORT.

Management of Plan Element 9 – Erosion and Sedimentation Control

Erosion and land slippage is constantly encountered. OSMA restricts access to its Open Space to foot traffic as much as possible, and does not allow vendors access without permission, and a review and approval of their vehicle access plan to protect the Open Space and its roads and trails. It does not allow homeowners to access open space with vehicles, including bicycles. If it discovers misuse of the Open Space by vehicles or bicycles, it notifies the residents near the area, and will levy fines per its published schedule if the offender can be identified. OSMA has installed fire gates to stop illegal access and damage to Open Space by vehicles.

The Board, with the assistance of an OSMA Volunteer who is a retired Civil Engineer, is monitoring several erosion issues that have been identified during the past decade. OSMA also receives advice from the civil engineering firm of Carlile Macy and the geotechnical firms of Kleinfelder, Inc. and RGH Consulting.

OSMA volunteers have taken pictures of many erosion issues, and supplemented this data with memos or e-mails. OSMA has maintained copies of the input it has received from the geotechnical or civil engineering firms. OSMA is compiling a database of its photos, reports and findings so it can take action now, or monitor the issue for future changes in circumstances. In 2014, OSMA started using the cloud-based storage capability of Drop Box to improve its record sharing and retention of the data base it has accumulated on drainage and erosion issues, so it can meet the maintenance obligations of its Open Space Declaration Trust.

On December 18, 2014, OSMA had a Civil Engineer from Carlile Macy visit several sites with erosion or drainage issues in the FGII East. This Review generated a Report dated January 15, 2015 that had observations, recommendations and priorities. The Board is studying this Report and is creating an action plan to take prioritized corrective action in Year 2015 and future years. The onsite review included a review of:

1. Swale and Drainage Issues in FB9
2. Erosion issues of a Fire Road in FB3
3. Drainage and erosion issues of a catch basin in FB6 below Rocky Point Way
4. Drainage and erosion issues of an improperly constructed energy dissipater in FB10 behind 3672 Banbury Court
5. Drainage and erosion issues of a water channel in FB10 between Banbury Court and Newbury Court

Management of Plan Element 9 – Erosion and Sedimentation Control (continued)

Procedures enacted or issues under study prior to the December 18, 2014 review with Carlile Macy include:

- In 2012, Carlile Macy designed plans for the installation of water bars on Fire Roads in FB3 and FB13, plus adding a Gully Stabilization System (GSS) for the severe ruts existing alongside the Fire Roads. The PLAN requires that these Fire Roads be maintained in working order to provide access to the Wildlands for required fuel reduction work. Based upon recent additional and revised input from Carlile Macy, OSMA plans to update its RFP for the work it is targeting to have done on the Fire Road in FB3 in Year 2015.
 - In March 2014 and January 2013, OSMA Board representatives met with ERTEC Environmental Systems which manufactures the GSS system specified by Carlile Macy. ERTEC provided OSMA with recommendations and manufacturing instructions/specifications to provide Carlile Macy and the Vendor installing the system. It is preferable to install the water bars and GSS system when the soil is moist.
 - In the spring of 2013, OSMA solicited a bid to install Water Bars on Fire Roads in FB3 and FB13. After conducting an onsite review of the RFP with four vendors, it was determined that OSMA should rebid the RFP and perform the Water Bar and GSS work at the same time, making the project more cost efficient and avoiding duplication of effort. OSMA plans to solicit a revised RFP for the erosion control work in the spring of 2015, utilizing the recent additional input from Carlile Macy.
- When checking Year 2012 weed abatement work in FB6 below Rocky Point Way, OSMA noted significant recent erosion and the breach of an engineered concrete ditch (catch basin). OSMA contacted Carlile Macy who advised the installation of rocks to dissipate the energy of the water flow. OSMA had a Vendor install 12 tons of double head Sonoma Fieldstone in the recommended manner. OSMA continued to monitor the situation with Carlile Macy, and added additional rocks to the interior of the concrete/asphalt catch basin in January 2014. During 2014, OSMA increased its observation of this catch basin, which included multiple visits that included the taking pictures and videos of the behavior of water during heavy and light storm periods. This data has been added to cloud storage in Drop Box and made available to OSMA Board Members/Volunteers and Carlile Macy. Carlile Macy observed this catch basin on December 18, 2014 and issued a January 15, 2015 report which the Board is studying for addition improvements.
 - In the study of the erosion issue below Rocky Point Way, OSMA learned that significant water flowed onto its Open Space from channeled storm drains coming from streets and residences.
 - While studying the historical drawings, OSMA found that construction of the Rocky Point catch basin did not follow the plans approved by the CITY. Because water from streets and residences is directed onto Open Space throughout the Fountaingrove II Development, OSMA will continually reassess its waterways with the assistance of volunteers and consulting civil or geotechnical engineering firms, with an objective to mitigate erosion issues before they become a major issue.
- Many of the logs from cut or fallen trees are embedded into the soil on Open Space in a manner to both help control erosion, and/or to block illegal activities on steep hillsides, such as unauthorized use by motorcycles, ATVs and bicycles. Following the advice of its forest consultants, the logs are installed at either 90 degrees or 180 degrees of the hillside so they do not act as a water bar to create a water channel.
- Cycles and ATVs have created erosion issues in several places on OSMA's Open Space. OSMA has developed policies to keep such items off Open Space, and let their association members know their dues could be put to better use than to repair such vandalism.
- OSMA attempts to limit access to Open Space to rubber tracked vehicles, such as a track chipper or bobcat. OSMA has discovered that a rubber track chipper creates the least impact or damage to Open Space. Since this vehicle chips the trees and plants onsite, it can limit its route to a fuel reduction project to: (a) one trip in, and (b) one trip out.

Management of Plan Element 10 – Reporting and Communications

OSMA Recognizes the Importance of Communication to Accomplish its Objectives

OSMA provides informative and frequent communications to its residents and extended community. This enables OSMA to convey its messages and accomplish its stated objectives. OSMA communicates in the following manner:

1. Newsletters have been a means to communicate since the OSMA became active in 2002, but are becoming less frequent as e-mails and websites become a more common and efficient way to communicate.
2. E-mail updates have become the most predominant means of communications, and will continue to be the principal means of directing communications quickly. OSMA has over 290 e-mail addresses that receive communications on OSMA matters.
3. Special updates are periodically mailed to residents to advise them of OSMA's plans and accomplishments, or to comply with its legal obligations as a nonprofit organization subject to the Davis-Sterling Common Interest Development Act.
4. OSMA continues to update its website content and engages professional help to assist with maintaining it. The website contains information about OSMA and includes copies of all legal documents, newsletters, Fountaingrove II's Community Wildfire Protection Plan (CWPP) and many important or informational topics on FGII and how it relates to OSMA's role in responsibly managing the Open Space in a balanced manner that addresses both environmental and fire safety concerns. OSMA's REPORTs are posted on this website, and made available to all homeowners and the general public.
5. OSMA holds an Annual Firewise Meeting so Fountaingrove II can maintain its national FireWise status. Last year's meeting was held on November 12, 2014 in connection with its Annual Business Meeting. Copies of the Firewise minutes are posted on OSMA's website in the Homeowner's section.

In 2014, OSMA notified its association members they were eligible for a 5% discount on their homeowners insurance if their policies were underwritten with USAA. This discount was being granted to residents of Firewise Communities for USAA policies renewing on or after October 1, 2014.

6. A concise and informative Mission Statement is posted on the front page of OSMA's website. It is supported by supplemental mission statements which further explain OSMA's complex responsibilities.
7. Homeowners are provided annual budgets, forecasts, and annual compiled financial statements by OSMA's CPA firm. This action meets the compliance prescribed for OSMA's by its governing documents. Annual Meetings are held where members of the association can review these reports, and any other matter, with the OSMA Board.
8. OSMA's website contains links to several agencies and organizations that contain information about forest management and fire safety. There is also a social website, not affiliated with OSMA, which is available to verified residents within the Fountaingrove II development boundaries and homes within those boundaries that are not a part of Fountaingrove II. This social website enables residents to communicate on an informal basis about any matter of common interest, including alerts about criminal matters such as thefts, prowlers or suspicious activity. Currently, there are approximately 450 verified users on that site.
9. OSMA can provide association members access to its larger databases such as pictures, videos, engineering drawings or reports. OSMA will study whether this access should be from its current Drop Box capabilities, or whether its website can be modified to provide this capability.

Element 11- Lessons Learned and New Practices

During 2014, the following were noted, implemented or remain under further consideration for 2014:

1. The OSMA Board expanded its knowledge of SOD as it relates to both the susceptible Oaks and the host plants such as the California Bay Laurel. Communications and cooperation continued with Matteo Garbelotto and his UC Lab and the UC Cooperative Extension of Sonoma County which sponsors educational seminars. With the acquired knowledge, OSMA can more precisely identify the symptoms of SOD on the leaves of the Bay and the trunks of the Oak. It also learned the importance of controlling the sprout regrowth of Bays that have been cut near Oaks. The additional input helped OSMA decide to remove several smaller Bays that existed in locations where it had some of its magnificent and larger heritage oaks. OSMA also confirmed with UC that the most desirable time to spray to prevent SOD is between Halloween and the end of the calendar year.
2. OSMA continued to expand its use of GPS tracking and Google Earth mapping of trees, erosion issues, and parcel and fuel reduction project boundaries.
3. OSMA expanded the use of the two audio video (AV) cameras which it uses to record: (a) prescription work of UFA, documentation of the before and after look of its fuel reduction projects, (c) erosion issues, (d) Open Space violations, and (e) monitoring trees and plants for disease. These video files are now being filed electronically in database folders. OSMA has started transferring important files to Drop Box where it can share large files with its association members and vendors, and provide a permanent and safe storage vehicle. This has been of significant benefit in documenting issues with erosion and drainage that it has been monitoring over a period of several years.
4. While working with UFA, OSMA became aware of the value of a hypsometer. OSMA purchased a Nikon Forestry Pro Rangefinder which enables it to accurately measure the height of trees and the distance between objects. With this additional tool and its AV cameras and GPS unit, OSMA can obtain data more efficiently and accurately, and this will help OSMA produce the records OSMA maintains for compliance and monitoring of maintenance “performed” or “to be performed” on Open Space owned by itself or the CITY.

Element 12- OSMA Management of CITY Park Wildlands

1. OSMA continued to expand its fuel reduction efforts within the FGII Parks it manages under the terms of an Agreement approved by the CITY Council on December 4, 2012. The Agreement provided OSMA with the authority to maintain the 13.53 acres of CITY Wildland Parks (CWP) into perpetuity. As long as OSMA provides this maintenance in an acceptable manner, OSMA will have a perpetual Conservation Preservation Easement over the CWP requiring they remain in their present undeveloped state, except for the CITY’s right to convert up to one acre of CWP for additional CITY park usage.
2. OSMA spent \$22,065 in fuel reduction by vendors; comprised of \$7,245 for weed abatement (two passes) and the balance was spent for tree work or expanding the fuel breaks in the Parks by removing chaparral or invasives. OSMA spent an estimated \$1,000 for forestry consulting to evaluate and manage the CWP acres.
3. Volunteers and OSMA Board members contributed approximately 600 hours to manage the CITY Parks. This included assistance with fuel reduction of the Rincon Ridge Park (450 hours), Parker Hill Park (100), and over 50 hours to manage the maintenance and reporting of the Parks performed by vendors, or assisting the forestry consultants evaluating the Parks for safety and forest health.
4. OSMA continued to establish and rearrange its priorities to manage the Parks for fire safety, forestry health, habitat and scenic beauty. It continued to document the status of the CWP and the progress of its work with pictures, audio visual movies, GPS waypoints, and hard copy notes.
5. The maintenance performed in 2014 by OSMA in the Parks is noted above with the similar steps taken on OSMA Parcels such as work performed for weed abatement, chaparral or trees. The significant actions taken in the Parks are noted separately as the above Plan Elements are described in this REPORT.

Element 13 - Summary of OSMA Open Space Plans for 2015 and Beyond

Following is a brief summary of OSMA's current 2015 Plan for managing its Open Space in FGII. The Plan will be reviewed and modified as the Board obtains input from consultants on priorities and from Vendors bids responding to RFPs for projects which OSMA targets for completion in 2015 or future years. The Plan is supported by the financial commitment of the Board's operating budget for 2015 that has been provided to its association members. Dues increased \$3 per month to \$64, commencing January 1, 2015, to help provide funds for its maintenance of Open Space.

1. Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas: OSMA will continue to propagate new native plants endemic to the area, and use them for new plantings or for infill plantings for dead or nonnative species that exist in Open Space. It will continue to use multiple Vendors to grow the plants and increase the number of species it propagates.

2. Mulch in Landscape Parcels: In 2012, OSMA created a long term plan to re-mulch its Landscape areas to improve plant health, reduce water usage, control weeds, and make the landscape more attractive. OSMA plans to re-mulch its approximate 18 acres of Landscape Parcels on a 4 or 5 year cycle, as funds are available. In 2014, OSMA re-mulched approximately one quarter of its landscape acreage to a depth of 3", spreading 855 cubic yards of mulch with hoses that were connected to pumps that blew the mulch from large trucks. The area treated included the landscaped parcels alongside the southwest side of the Fountaingrove Parkway. In 2015, OSMA plans to re-mulch landscape parcels located in the FGII West alongside Parker Hill Road, Crown Hill Drive and the cul-de-sacs off Crown Hill.

3. Woodland and Chaparral Management: OSMA's objective is to manage its Wildland Urban Interface (WUI) in a responsible manner, balancing environmental and fire safety concerns, and in compliance with local, state and federal laws governing a designated Very High Fire Severity Hazard Zone. Based upon input from Qualified Authorities, it will continue to reduce fuel loads of chaparral and excessive Douglas fir trees that are too dense and where crown-to-crown separation is inadequate. Working with UFA, the OSMA Board continues to review the OSMA and Park Parcels to identify safety issues and establish priorities to manage the Open Space to improve fire safety. OSMA is continually prioritizing the work as conditions change, and as financial resources are available for the projects. FB13 still has a high concentration of chaparral and broom to be treated behind the homes of 3722 – 3768 Crown Hill. OSMA will continue to pursue a Fire Safe Grant to obtain financial assistance to make this area more fire safe. FB3 and FB4 is a large parcel with a high concentration of Douglas fir that could be subject to a crown fire. In 2014 and prior years, OSMA's forestry consultants have identified numerous trees to remove to reduce fuel load in this Parcel. This tree work will be re-evaluated as a priority for the fall of Year 2015.

4. Weed Abatement and Grassland Management: OSMA will weed abate about 112 acres of its Open Space parcels in 2015, and this will include approximately 9.5 acres of the CITY Wildland Parks. Due to the extended drought this past year, OSMA will evaluate whether it needs to weed abate all of the fuel reduced acreage twice as it has done for the past several years, except for 2014 which had fewer acres treated with a second pass due to the continuing extended drought.

5. Erosion Control and Fire Road Maintenance: OSMA plans to install Water Bars and a Gully Stabilization System on a Fire Road located in FB3 in Year 2015. This work will follow the recommendations and plans developed by Carlile Macy in Year 2012 and which will be modified further in Year 2015. Such work is also necessary for the Fire Road in FB13 below the homes of Crown Hill where there is an extensive continuous stand of chaparral to be fuel reduced and the slopes are very steep. OSMA will have Carlile Macy review this Fire Road in 2015 and update their recommendations. OSMA will evaluate the input from Carlile Macy and determine when to schedule the completion of any project work recommended by the civil engineering firm. See last paragraph of page 11 for additional issues discussed in a January 15, 2015 report from Carlile Macy that OSMA is planning to: (1) take corrective action in 2015 or (2) study the issue further as to what should be the proper solution, or whether no action is required.

6. Exotic and Noxious Vegetation: OSMA will continue to maintain and expand its program to treat Open Space for thistles and star thistles. A broad leaf chemical can be used on the common thistle, which will not harm any grasses. OSMA will continue to remove broom, pampas grass, blackberry, acacia, euphorbia, eucalyptus and other invasives that are on the "do not plant list" for FGII.

Element 13 - Summary of OSMA Open Space Plans for 2015 and Beyond (continued)

7. **Wildlife Management:** OSMA will continue to respect the habitat of animals, and will curtail its tree work during the Habitat Season in 2015 and future years.
8. **Fire and Fuel Management:** In 2015 or 2016, OSMA plans to update its Community Wildfire Protection Plan (CWPP) created in 2009, and conduct a stakeholders meeting with its fire safety partners and neighboring HOAs. It will continue to communicate to its residents the importance of being Firewise since FGII is located within a designated Very High Fire Hazard Severity Zone. Updating the CWPP, and holding of an Annual Firewise Meeting, will enable FGII to maintain its national Firewise status, plus make FGII eligible for certain matching grants from the State of California and US Government. OSMA will continue to treat fuel-reduced areas for regrowth under its existing 3 to 5 year rotation cycle.
9. **Erosion, Drainage and Sedimentation Control:** OSMA will continue to review several erosion issues with civil engineering and geotechnical firms, obtaining advice as necessary to remedy the situations, and identify if problems were created by natural causes, developers or homeowners. A couple of years ago, OSMA requested if CDD could provide access to any records it has that might help OSMA obtain information on necessary maintenance of Open Space waterways or engineered drainage pipes. Unfortunately, OSMA was not provided any maintenance instructions by the CITY or builders when the Open Space parcels were transferred to it as the responsible party. Erosion is starting to become a more significant problem as water erodes an infrastructure that appears to not have been built to proper specifications in certain places. OSMA met with Kleinfelder, Inc. at a Board Meeting on January 21, 2015 and reviewed their maintenance input provided to the City Community Development on December 21, 2001. OSMA will study this Geotechnical Maintenance Report and Recommendations and put together a long-term maintenance schedule as it deems appropriate for compliance.
- OSMA requested Kleinfelder review available plans and provide OSMA a map of any drainage systems it could locate on FGII Open Space, as well as any additional recommendations it might have for maintenance. OSMA also reviewed the August 19, 2014 Monitoring Report for the FGII West Units 1 and 2. It was agreed that Kleinfelder would be responsible for calendaring an annual review each April for future years. It was also agreed that OSMA would be notified of the April 2015 review date and OSMA Board members and interested Volunteers will meet Kleinfelder onsite to review the locations and maintenance needs of the slope inclinometers, monitoring wells, horizontal drains, and sub-drains that are to be checked annually as part of the monitoring of the ancient slide in the area. OSMA has copies of two Kleinfelder Reports and will follow up for additional reports which it will study. A digitized copy will be placed in a Drop Box File for ready access and permanent storage.
10. **Safety and Communication:** OSMA will continue to prioritize its maintenance of Open Space, and will place a priority on safety issues that could harm people or property. It will continue to communicate matters of safety to its association members, and attempt to get more residents involved with providing input and assistance with volunteer work performed by its standing committees.
11. **Fuel Reduction in the Wildlands of FGII Parks:** As noted in Plan Element 12 above, OSMA developed a plan to maintain the 13.53 acres of CWP. The maintenance plan for the Parks will be continually monitored and updated for changes in priorities to the necessary responsibilities such as annual weed abatement and management of trees and chaparral.
12. **Locate Property Boundaries:** In several locations official property markers have never been located, only approximated. OSMA will continue to employ Carlile Macy's survey teams to establish exact locations of property lines and corner pins. In 2014, it started placing 18" or 24" concrete stakes near the boundary locations marked by Carlile Macy, so there would be more permanent markers to identify the property lines. It will continue this practice into future years.

Element 13 - Summary of OSMA Open Space Plans for 2014 and Beyond (continued)

13. Drop Box Data Base: OSMA will continue to add data, including such items as engineering reports and drawings, assessor parcel maps, and pictures and videos of drainage and erosion issues it is monitoring. The use of this cloud storage vehicle can provide a place to share large files with association members and vendors, plus provide a permanent and safe storage vehicle for OSMA's growing database of issues it manages.

14. Caging Native Oak Seedlings and Reducing Water Usage: OSMA will turn off water to additional established plants and trees in 2015. Many of the natives, such as the established Rincon Manzanita, enjoy a healthier life if their irrigation is discontinued. In January 2015, OSMA caged 22 native Live Oak seedlings and saplings with the purpose of protecting them from deer browsing and accidental damage until they have matured into small trees. These native oak trees will require no irrigation and will be an attractive addition to the landscape area along the east side of the Parkway that extends from Chanate Road to south of Daybreak Court. OSMA Volunteers have noted Black Oak and Coast Live Oak saplings and seedlings in the Firebreaks of its WUI. Some of these plants are in an ideal location for infill planting in established oak woodlands or former oak woodlands invaded by the Douglas-fir. Volunteers have offered to locate and assist with caging the plants to protect them while they are young. OSMA will study whether some of these cages should be installed before the parcels are weed abated in mid-2015.

15. Electronic Data Capture When Doing Field Work: In December 2014, UFA foresters used iPads to record the statistics of the proximity of California Bays near Oaks during its survey work with OSMA Volunteers for the SOD Research Project. This practice proved to be an efficient way to record the data, which was then exported into files that could be manipulated with Excel. UFA has informed OSMA it also has a Microsoft Surface Pro tablet which is loaded with Excel software and has a USB port for thumb drives. OSMA and UFA will try to improve the efficiency and accuracy of its 2015 field work by using a Microsoft Surface Pro Tablet or PC computer to record its data onsite and improve the quality of the data being transferred to OSMA in an Excel format.

16. Update maps: OSMA maps have not been updated for recent fuel reduction performed in 2014. This project is underway with Carlile Macy.

17. Cleaning V-Ditches, Swales and spring-fed well in WUI Open Space: In 2014 OSMA expanded the areas in which it removes leaves, dirt and other debris from the V-Ditches and swales that exist in its WUI. It also started a semiannual practice of removing debris that accumulates in the spring-fed well it converted in 2013 to a safe water hole for animals to obtain year round drinking water. OSMA will continue these practices to 2015 and future years.

18. Dead Tree Removal to Stop Poaching: OSMA discovered someone has been entering Open Space along the Fountaingrove Parkway to cut dead Madrone trees for fuel or craft purposes. The tree work had been conducted in a haphazard manner and has generated ground fuel that is a fire safety issue. The poachers have left some of the cut trees or branches as "hangers" which creates a safety issue for anyone walking on the nearby path in the area. OSMA had UFA review these trees and prescribe the work that should be performed for fire safety, and to prevent injury to people. OSMA will have the necessary work done in 2015 that will stop the poaching, and make the area both safer and more attractive.

19. Cooperation with Santa Rosa Fire with a WUI Community Education Program funded by a Grant: On January 28, 2015, two OSMA Board Members met with two members of the Santa Rosa Fire Department who are putting together a Community Educational Program in 2015 that targets communities in Santa Rosa located within a designated High Fire Hazard Severity Zone. One objective is for more communities to become a Firewise USA Community, a status for which OSMA qualified in October 2009. OSMA has offered to provide volunteer assistance to the Fire Department to share its practices and philosophy with other HOA's at four meetings the Fire Departments plan to have with residents located in the areas of Fountaingrove/Montecito, Oakmont, Bennett Valley and Skyhawk. The WUI educational program will include the components of: (1) creating defensible space, (2) Fire resistant landscaping, (3) Smart roofs, gutters, and chimneys and (4) Preparing the family for fire and evacuation.

Certification of 2014 Annual Report by Fountaingrove II Open Space Maintenance Association

To the best of our knowledge and understanding, this Annual Report of Fountaingrove II Open Space Maintenance Association is herein certified, under penalty of perjury, to represent a complete and accurate report of all major issues during the year ending December 31, 2014 required to be disclosed under the most recent governing Use Permits and Design Program for its Open Space. To the best of our knowledge and understanding, it includes all supporting reports from Qualified Authorities that were required to provide a certification regarding the cutting, removal or alteration of any standing trees for work performed during the year ending December 31, 2014.

With authority of the Board of Directors of the Fountaingrove II Open Space Maintenance Association, this Annual Report is signed and certified by:



Dennis Searles, Board President
Fountaingrove II Open Space Maintenance Association
January 30, 2015

Exhibits to REPORT

- A. Urban Forestry Associates, Inc. (UFA) January 29, 2015 Certification as Qualified Authority for recommendations to OSMA for work completed by OSMA in Year 2014 – with its Exhibit 1 that includes its prescriptions for tree work completed by OSMA in Year 2014
- B. None: Reference Reserved for Emergency Safety Reports prepared by a Qualified Authority and approved by CITY, which occurs in most years.

Exhibits for both OSMA REPORT and UFA Qualified Authority Reports

- C. Design Program for Fountaingrove II Open Space Management amended as of July 7, 2011
- D. Use Permit approving July 7, 2011 changes to Design Program for Fountaingrove II
- E. Fountaingrove II Composite Map updated by Carlile Macy on April 10, 2014