



FOUNTAINGROVE II

OPEN SPACE MAINTENANCE ASSOCIATION

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

February 1, 2016

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2016 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 \$650.00, 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 2015 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.

<u>Section #</u>	<u>PLAN Section Description</u>
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 2016 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 2015 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's 2015 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 2015 is included in Element 3 of this REPORT.

Highlights of Year 2015 REPORT

1. Increased fuel reduced Wildlands by 3.83 acres to an approximate aggregate 116 fuel reduced acres, or 53% of its managed 215.2 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 approximately 134 acres, or 57% of the Open Space managed by OSMA.
2. Weed abated approximately 113 acres of fuel reduced acreage in the spring of 2015. This FGII acreage was comprised of 103 acres of OSMA Parcels and 10 acres of City Park Wildlands.
3. OSMA installed 915 cubic yards of mulch in the FGII West along Parker Hill Road and Crown Hill Drive and four cul-de-sacs off Crown Hill Drive that have Open Space Landscape Parcels. This substantially completed the final phase of its four-year plan to re-mulch the Landscape acreage owned and managed by OSMA.
4. OSMA installed over 250 wire cages around Oak seedlings and saplings located on FGII Open Space. Nearly 150 cages were installed in the Landscape Parcels by an OSMA vendor and 104 cages were installed in the Wildlands of OSMA and City Parks by OSMA Volunteers. OSMA is monitoring the success of this practice and has developed policies and procedures to standardize the installation process and management of the Oaks and cages over the several years that the cages will be in place. The cages are being installed to protect the native Oaks from damage resulting from animals, weed abatement or accidents while they are saplings and seedlings. The object is to have these small seedlings and saplings become infill, and to expand and replace the Oak woodlands in FGII. These plants will receive no water and will grow under natural forest conditions. The cages have been standardized at 30" in diameter with 2" X 4" wire mesh and are held in place by 3 concrete stakes that are 4' high. The cages are easy to install and can be moved to new Oak seedlings or saplings if a caged plant dies or if it is determined the plant no longer needs the protection of a cage.

Highlights of Year 2015 REPORT (continued)

5. Sponsored several workdays during 2015 and managed OSMA Volunteers who provided the following services:
 - a. Fuel reduced 1.25 acres of the Rincon Ridge Fenced Park with volunteers contributing over 500 hours.
 - b. Built and installed over 100 wire cages in the OSMA and Park Wildlands to protect native oaks from damage while they are saplings and seedlings.
 6. Rebuilt a 575' long rock swale in Parcel M (Firebreak 9) that runs behind Rutherford Way between Helford Place and Beauford Place, and added a supplemental rock swale approximately 85' long behind Shillingford Place that empties into the prior swale where it exits into a drainage outlet at Helford Place.
 7. OSMA commenced utilizing Drop Box to share large files (text, videos, maps and pictures) among OSMA Directors and Volunteers and its vendors and consultants. This has improved the efficiency and accuracy of communications, and the cost to implement or maintain the software set up is nominal.
 8. OSMA treated approximately 16 acres of Fuel Breaks for regrowth, including significant work in FB7, FB8, FB9, FB11, FB12, FB13, FB14, FB15 and the Rincon Ridge Wildland Park.
 9. Continued to propagate and plant endemic natives on Open Space.
 10. Conducted OSMA's 7th annual FireWise Meeting on November 10, 2015, and maintained the requirements for status as a national FireWise Community. Santa Rosa Fire, Cal Fire, and Urban Forestry Associates, Inc. were in attendance to provide fire safety input and update us on the status of the move of Fire Station #5 to 2201 Newgate Court in FGII.
 11. OSMA continued to conduct an SOD research project that it commenced in December 2014 utilizing the guidance provided by Matteo Garbelotto of UC in 2014. The purpose of the study is to measure the effectiveness of annual spraying of Oaks to prevent Sudden Oak Death in its Open Space, as compared to not spraying them. The study is scientifically based and has random selection of the trees to be sprayed or not sprayed.
 12. In May 2015, four OSMA Volunteers participated in the SOD Blitz managed by Matteo Garbelotto and his UC Lab. Volunteers collected SOD symptomatic leaves from 37 California Bays and sent them to the UC Lab for testing of the presence of the pathogen for SOD. Five of the samples tested as positive by the Garbelotto Lab. OSMA was able to locate all of these trees during its fuel reduction of FB13 and removed them in December 2015.
 13. Continued to spray California Live Oaks and Black 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
768	Sprayed for Year 2015 Program – between 12/15/2015 and 12/17/2015
106	Approximate number of trees not sprayed and in Control Group of Research Study Program with UC
874	Approximate number of total Oak trees tagged (sprayed or monitored as a Control Group)
- OSMA started its spraying program in Firebreaks 11 and 12, and added 100 trees in Firebreak 2 during 2015. There is an annual shrinkage in the pool of trees due to death, falls, or failure of major branches during wind storms.
14. Continued its location-finding of the boundaries of OSMA to enable it to ensure it is maintaining the correct property in a fire safe manner, and to reduce liability for damages that could occur from falling trees or some other matter that would be the liability of the HOA.
 15. Commenced monitoring and managing shared ownership and liability issues with co-owned trees that it discovered during the civil engineering surveys of the boundaries of its Common Open Space.

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 2015 it only installed new or replacement plants as specified in Appendix A of the PLAN.

Year 2015 Native Plant Propagation and Planting Efforts by OSMA:

The drought required OSMA to cut back on planting, as the water necessary to ensure successful transplantation was being conserved. In the year 2015, no propagated native plants were placed into the ground.

In 2014, the OSMA took cuttings of the endangered Rincon Manzanita. Cal Flora was employed to grow the cuttings. The propagation effort of the vendor growing the cuttings netted only 37 plants. OSMA provided cuttings to Cal Flora again for 2015. Two different sets of cuttings were provided, as Cal Flora noted most of the initial 100 cuttings were diseased. This may also have been why the 2014 cuttings had minimal success.

At the close of the year 2015, there was an inventory of native propagated plants comprised of 70 Rincon Manzanita and 6 Coffeeberry. Although it is difficult to establish new plants in the ground during drought, it seems that keeping them alive in pots can be even more difficult. Going forward, OSMA will place more effort on planting when the plants are healthy, rather than holding on in hopes of better weather.

OSMA intends to continue to propagate native plants for new and replacement plantings in Open Space, particularly the Rincon Manzanita.

Statistics for 2015 Cuttings Taken for Installation in 2016:

In 2015, OSMA took the following approximate number of cuttings to be grown at Cal Flora for OSMA’s propagation growing program:

Native Plant Species	Total # Cuttings Cal Flora
Rincon Manzanita	100 + (17 were viable from first set of 100 cuttings)

Six (6) Year Summary of Sensitive Native Plant Propagation and Planting Efforts by OSMA:

The table below provides a six-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 2015 Total	0	0	0
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 6 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 a Use Permit 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 \$50,000, depending upon the magnitude of the damage. Money OSMA recovers from illegal action is used to perform reconstructive pruning and planting, and to cover the cost of Qualified Experts or legal counsel, if required. OSMA's Common Open Space Use Policy and its Enforcement Policy and Schedule of Fines revised November 18, 2015, are published on its website.

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.

Management of Plan Element 3 – Woodland Management (continued)

The Use Permit and PLAN require the recommendation of a Qualified Authority for cutting of trees. Native 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 cut trees per acre can exceed 12" DBH.
4. Bay Laurels that 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.

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 of those 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 2015. 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.

Management of Plan Element 3 – Woodland Management (continued)

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. Remove invasive and nonnative trees on Open Space that are not on the required planting list of the PLAN
8. Ensure the project work does not injure desirable native plants, or create erosion issues
9. Reduce the likelihood of a fire moving up or down the slope to spread to adjacent properties
10. Follow the PLAN and Use Permit to maintain two habitat snag trees per acre
11. Follow the recommendations of its Qualified Authorities
12. 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

Summary of Tree Work Done in FGII during Year 2015

All tree work of OSMA in 2015 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 2015 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.

The following tree work was completed in 2015 from prescription work performed in 2014 and 2015. This work is detailed in the attached Exhibit A and Exhibit 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	52	42	30	0	124		
Bay SOD Control	32	11	7	4	54		
Dead Trees	8	8	21	4	41		
Safety Removals	1	3	4	2	10		
Total for year	93	64	62	10	229	15	48

Use Permit Authority: All of the above 229 trees removed were under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Of the 15 standing Snags set aside for habitat, 9 were greater than 16” DBH.

During Year 2015 UFA evaluated trees and drafted prescriptions for the removal or pruning prescriptions in Firebreaks 3, 4 and 5. OSMA will review these prescriptions and determine if it should perform this work during Year 2016 or future years.

Management of Plan Element 3 – Woodland Management (continued) Hazard Trees Removed for Safety Reasons

During Year 2015 OSMA removed 10 trees for safety reasons. These trees were reviewed by UFA and they provided their written recommendations in four reports that were reviewed and approved by the Santa Rosa Fire Department. These reports issued in late 2014 or during Year 2015 are included as Exhibits to this Annual Report.

Fuel Reduction for Crown to Crown Separation and Diseased Tree Removals

During 2015, 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.

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 2015 was performed by Sandborn Tree Services, Inc., a licensed and insured tree company with over 30 years of experience and a satisfactory performance of prior work for OSMA.

Management of Plan Element 4 – Grassland Management

In 2015, OSMA weed abated nearly 113 acres of Wildlands, and this included 10 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 approximately 20 acres. The first pass started on April 29, 2015 and was completed on June 12, 2015. The second pass of weed abatement commenced on June 30, 2015 and was completed on July 10, 2015. OSMA has created a stratified priority to its weed abatement practices where it focuses its initial efforts on defensible space near homes and roadways. This stratification of treatment enables OSMA to treat the remaining WUI acreage not classified as firebreaks over a longer period of time, and reduces the need for a second pass of a portion 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 3.8 acres for excess fuel loads, as compared to 6.3 acres in the prior year. This work was performed upon the recommendation of UFA, and the locations of the projects are noted below:

- 1.5 acres in Rincon Ridge Park, which included 1.25 acres in the fenced portion of the Park
- 0.7 acres in Parcel A on its southern border near FB1 and the Chanate onramp to the FG Parkway
- 1.6 acres alongside the Fire Roads located in FB8 and FB13 that connect below Boulder Point

Management of Plan Element 5 – Chaparral Management (continued)

Objectives for OSMA Chaparral Management:

OSMA solicited vendors to perform the work for these projects. Sandborn Tree Services, Inc. was awarded contracts for most of the work based upon their bids being able to utilize the efficiency of a Track Chipper 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 its 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 2015, OSMA continued to treat broom with chemicals where regrowth was not desirable and pulling was not feasible, especially where the plants were near streets and sidewalks, and where the plant creates sightline problems at the intersections of streets.

OSMA has purchased six weed wrenches to pull broom from the ground with its root intact. These tools are used by volunteers working on Open Space owned by the OSMA or the City Parks, and are loaned to its vendors who perform fuel reduction. OSMA plans to continue to sponsor workdays where its volunteers can pull the invasive broom plants.

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.

When doing tree work in Year 2015, OSMA created 15 Habitat Trees (Snags) from trees that were dead, or prescribed for removal; of which 9 were greater than 16" DBH. Included in these statistics are 8 Habitat Trees created in the Rincon Ridge Wildland Park, of which 4 are greater than 16" DBH.

Management of Plan Element 7 – Wildlife Management (continued)

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 2015, OSMA not only created or set aside the above 15 Habitat Trees as standing Snags, but it embedded the logs of 48 trees into the earth that were either cut for safety reasons or had fallen from natural causes. These 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

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 SRFP 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 – 2015 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 by 2017, 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 monitored and addressed as deemed necessary with input OSMA receives from consulting engineers. 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 OSMA Volunteers, is monitoring several erosion issues that have been identified during the past decade. OSMA 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 and videos 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, videos, reports and findings so it can take action now, or monitor the issue for future changes in circumstances.

OSMA plans to transfer the important data to its cloud-based storage in Drop Box. This improves its record sharing and retention of the database it has accumulated on drainage and erosion issues. This will prevent accidental loss of data and help ensure it meets the maintenance obligations of its Open Space Declaration Trust. It will solicit Volunteers to help with the building of this electronic database.

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

On December 18, 2014, OSMA requested the civil engineering firm of Carlile Macy to visit several sites with erosion or drainage issues in the FGII East. Carlile Macy issued a Report on January 15, 2015 that included their observations, recommendations and priorities. The Board studied this Report and developed a plan to take prioritized corrective action on the projects in Year 2015 and future years. During Year 2015 OSMA completed Carlile Macy's suggested repair and improvements to the swale and drainage issues recommended in FB9.

In late 2015, the OSMA Board requested the civil engineer who prepared the report to return for an onsite review of his recommendations to repair and improve the drainage and erosion issues of a catch basin located in FB6 below Rocky Point Way. In early 2016 the engineer provided his recommendations, which OSMA is reviewing. OSMA has an objective to prepare an RFP to solicit bids from vendors and complete the improvements in mid-2016 after the rainy season.

OSMA will continue to study the Report and its recommendations for addressing:

1. Erosion issues of a Fire Road in FB3
2. Drainage and erosion issues of an improperly constructed energy dissipater in FB10 behind 3672 Banbury Court
3. Drainage and erosion issues of a water channel in FB10 between Banbury Court and Newbury Court

Most 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.

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 more common and efficient ways to communicate.
2. E-mail updates have become the most predominant means of communications, and they will continue to be the principal means of directing communications. In November 2015, OSMA sent a mailing to its Association Members suggesting they receive all their allowable communications by e-mail that is permitted by the Davis Sterling Common Interest Development Act. This would include all OSMA communications except the required mailings of secret ballot issues governed by the California Code. OSMA will continue to send reminders to their members about this communication option, which will improve communications and save on mailing costs. This new procedure will probably replace the informal e-mail list of about 265 e-mail addresses that has been maintained to provide periodic communications on OSMA matters. OSMA will study if it can utilize Volunteers to help launch this communication vehicle to the majority of its Association Members.
3. 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.

Management of Plan Element 10 – Reporting and Communications (continued)

4. OSMA holds an Annual Firewise Meeting so Fountaingrove II can maintain its national FireWise status. Last year's meeting was held on November 10, 2015 in connection with its Annual Business Meeting. Copies of the Firewise minutes are posted on OSMA's website in the Homeowner's section. OSMA's status as a Firewise Community qualifies its Association Members to a 5% discount on their homeowners insurance if their policies are underwritten with USAA.
5. Special mailings and e-mails are often sent to homeowners to provide notice of Projects being completed in FGII or nearby selected residences. This is done to both inform the homeowners of what is being accomplished, but also make them aware that OSMA will have authorized vendors working near their residences.
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 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 over 500 registered persons on that site.
9. OSMA could 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. It will need Volunteer help to create this knowledge database.

Element 11- Lessons Learned and New Practices

During 2015, the following were noted, implemented or remain under further consideration for 2016:

1. OSMA conducted a successful experiment to kill Bay sprout regrowth with a chemical. After the successful test, OSMA treated over 5 acres in FB12 and FB11. These two firebreaks have the largest concentration of heritage Oaks, which OSMA is spraying to protect them from SOD.
2. OSMA expanded its use of GPS tracking and Google Earth mapping to design paths for a Track Chipper on Open Space to perform fuel reduction and tree work. This practice enabled the Track Chipper to access new locations on Open Space and significantly reduced the cost of performing new fuel reduction or regrowth work.
3. With the assistance of its legal counsel, the OSMA Board has nearly completed the restatement of its outdated legal documents (Articles of Incorporation, Bylaws and Open Space Maintenance Declaration) that were designed before the Development was built and which contain obsolete or pro forma language that is confusing to the current and future Board and its Members, making it difficult to understand the obligations to manage the Open Space. The Board will solicit its Members for approval of the restated and simplified documents in Year 2016
4. During its review of Open Space and discovery of the correct borders of its Open Space, the OSMA located several co-owned trees, which it is reviewing for proper maintenance. It is sharing this joint responsibility with the adjacent homeowners who co-own the trees. This documentation and notification process started in 2015 and will continue into future years.

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 \$22,417 in fuel reduction by vendors; comprised of \$5,053 for weed abatement, with the balance spent for tree work or expanding the fuel breaks in the Parks by removing chaparral or invasives. OSMA spent additional money for forestry consulting to evaluate and manage the CWP acres but did not track it during 2015.
3. Volunteers and OSMA Board members contributed over 550 hours to manage or fuel reduce the CITY Parks. This included assistance with fuel reduction of the Rincon Ridge Park of 500 hours, 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 specific Wildland Park maintenance and the locations where it was performed in 2015 are 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 2016 and Beyond

Following is a brief summary of OSMA's current 2016 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 2016 or future years. The Plan is supported by the financial commitment of the Board's operating budget for 2016 that has been provided to its association members. Dues increased \$3 per month to \$67, commencing January 1, 2016, to help provide funds for its maintenance of Open Space.

1. Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas: OSMA plans to continue to propagate new native plants endemic to the area, and use them for new plantings or for infill plantings to replace dead or nonnative species that exist in Open Space, and if possible using 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. The objective was to re-mulch its approximate 18 acres of Landscape Parcels on a 4- or 5-year cycle, as funds are available. In 2015, OSMA re-mulched approximately one quarter of its landscape acreage to a depth of 3", spreading 915 cubic yards of mulch with hoses that were connected to pumps that blew the mulch from large trucks. The area treated included the FGII West Landscaped Parcels alongside Parker Hill Road, Crown Hill Drive and the cul-de-sacs of Crown Hill Drive. Since OSMA has substantially completed re-mulching its Landscape Parcels in four years, it does not plan on allocating any significant money to this program in 2016. OSMA will study the Landscape Parcels and will probably re-commence its cyclical re-mulch program in Year 2017.

Element 13 - Summary of OSMA Open Space Plans for 2016 and Beyond (continued)

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. FB3 and FB4 is a large contiguous parcel with a high concentration of Douglas fir that could be subject to a crown fire. In 2015 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 2016.

4. Weed Abatement and Grassland Management: OSMA will weed abate about 116 acres of its Open Space parcels in 2016, and this will include approximately 10 acres of the CITY Wildland Parks. In the spring of 2016, 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 - 2015 which had fewer acres treated with a second pass due to the extended drought. OSMA will have to replace the Vendor who performed the weed abatement work for the past decade since the firm was acquired and the new company declined to continue providing the services.

5. Erosion Control and Fire Road Maintenance: OSMA plans to install Water Bars and a Gully Stabilization System on a Fire Roads located in FB3 and FB13 in Year 2016 or a future date. This work will follow the recommendations and plans developed by Carlile Macy in Year 2012 and which will be modified further when the work is scheduled for completion. The Fire Road in FB13 below the homes of Crown Hill Drive has extensive erosion in portions of it. OSMA will have Carlile Macy review these Fire Roads again in 2016 and update their recommendations. OSMA will evaluate the updated input from Carlile Macy and determine when to schedule the completion of any project work recommended by the civil engineering firm. See comments above in the Annual Report for action taken on erosion issues in 2015 and planned for completion in Year 2016.

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.

7. Wildlife Management: OSMA will continue to respect the habitat of animals, and will curtail its tree work during the Habitat Season in 2016 and future years.

8. Fire and Fuel Management: By 2017, OSMA would like 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. OSMA is studying whether to participate in the national Firewise Wildfire Preparedness Day scheduled on Saturday, May 7, 2016. If it does put together a Program, it is considering inviting neighboring communities to attend and benefit from the education they will obtain about how to become more firewise and how to live in a fire-safe manner.

9. 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 or ad hoc committees.

Element 13 - Summary of OSMA Open Space Plans for 2016 and Beyond (continued)

10. **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.

11. **Locate Property Boundaries:** OSMA will continue to employ Carlile Macy's survey teams to establish exact locations of property lines and corner pins to ensure it is maintaining the proper boundaries of Open Space and that it has the information to properly manage its obligation to protect Open Space and assess its obligations for liabilities that might occur from tree falls or erosion issues. OSMA will continue the practice started in 2014, where it places 18" or 24" concrete stakes near the boundary locations marked by Carlile Macy, so there will be more permanent markers to identify the property lines. See above for a discussion of OSMA's plans to continue to locate and manage any issues with co-owned trees.

12. **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.

13. **Caging Native Oak Seedlings and Reducing Water Usage:** OSMA will continue to turn off water to established plants and trees in 2016 as the circumstances warrant. Many of the natives, such as the established Rincon Manzanita, enjoy a healthier life if their irrigation is discontinued. See the discussion above about OSMA's accomplishments with caging Oaks in Year 2015 and its plan to continue the monitoring and maintenance of this program into future years.

14. **Update maps:** OSMA maps have not been updated for recent fuel reduction performed in 2014 or 2015. This update should be completed by Carlile Macy by April 1, 2016.

15. **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 to a safe water hole in 2013 for animals to obtain year round drinking water. OSMA plans to continue these practices to 2016 and future years.

16. **Dead Tree and Chaparral and Brush Removal to Stop Poaching:** OSMA discovered someone entering Open Space along the Fountaingrove Parkway to cut dead Madrone trees for firewood or craft purposes. In the process the poacher had damaged native plants and created a fire hazard due to the large amount of dry fuel he had created from the cut branches and chaparral he had cut to access the Madrone wood. During Year 2015, OSMA also encountered issues with campers and vandalism on Open Space. In December 2015, OSMA fuel reduced two parcels that experienced the most problems, and which had the highest concentration of dense and pyrophytic brush and chaparral. The OSMA Board has budgeted funds for 2016 to continue chaparral reduction in Parcel A of the FGII East near its southern boundary to create additional fuel reduced acreage that will discourage poaching and reduce the risk of a serious wildfire being started by a careless action of any poacher when encroaching onto Open Space.

17. **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. Several years ago OSMA requested CDD and Carlile Macy for any records that were available to help OSMA obtain information to manage the maintenance of Open Space waterways or engineered drainage pipes. Unfortunately, neither party could provide OSMA with any input. Erosion is becoming a more significant problem as water erodes an infrastructure that appears to have not always been built to proper specifications.

Element 13 - Summary of OSMA Open Space Plans for 2016 and Beyond (continued)

18. Monitoring Wells for Ancient Slide in FGII West: OSMA met with Kleinfelder, Inc. at a Board Meeting on January 21, 2015 and reviewed their Geotechnical Maintenance Report and Recommendations provided to the City Community Development on December 21, 2001. The review disclosed that OSMA had been following the recommended steps of annual maintenance and monitoring, utilizing the consulting services of Kleinfelder to perform the work.

At the January Board Meeting Kleinfelder reviewed its last Monitoring Report for the FGII West Units 1 and 2 dated August 19, 2014. It was noted that work had not been performed at the suggested April date. It was agreed that Kleinfelder would be responsible for calendaring any future annual review in the month of April.

It was also agreed that OSMA would be notified of the April 2015 review date and OSMA Board members and interested Volunteers would 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. During this observation by OSMA it was noted that some of Kleinfelder's work was performed on CITY or private property. Upon further review, OSMA noted that the original Kleinfelder Report specified that the cost of the monitoring services be shared by all the parties, not charged 100% to OSMA, as has been the practice for the last several years.

The OSMA Board had verbal and e-mail communications with both Kleinfelder and the engineering section at the City of Santa Rosa Community Development Department. Following these conversations, the Board sent a letter requesting additional input on the required need for the annual monitoring and how the costs should be shared among the responsible parties. OSMA has not received any input to its request but believes the responses will be forthcoming before April 2016 when the monitoring would normally be performed per the existing guidelines.

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.

19. Drainage Systems located on FGII Open Space and possible long-term maintenance needs: OSMA requested Kleinfelder to 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.

Certification of 2015 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, 2015 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, 2015.

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
February 1, 2016

Exhibits to REPORT

- A. Urban Forestry Associates, Inc. (UFA) January 29, 2016 Certification as Qualified Authority for recommendations to OSMA for work completed by OSMA in Year 2015
 - With Exhibit 1 that includes UFA's prescriptions for tree work completed by OSMA in Year 2015
- B. UFA Arborist Reports recommending emergency tree removals for safety reasons that were approved by the Santa Rosa Fire Department

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