# ENCINITAS RANCH COMMUNITY ASSOCIATION

*2026 Letter from the Board of Directors*

Dear Homeowners,

In 2026 the community completed many significant projects, which are summarized below. All of this was accomplished with the help of the dedicated board and committee members as well as the outstanding support provided by Keystone Pacific.

### 2026 AT A GLANCE

| | | |
|---|---|---|
| **$3.15M**<br>Estimated year-end cash reserves | **74.27%**<br>Reserves funded (up from 71.34%) | **$105.6K**<br>Reserve investment returns YTD (vs. $78K projected) |
| **< 1%**<br>Accounts more than 3 months delinquent | **40**<br>Architectural applications reviewed | **600+**<br>Neighbors at three community events |

## FINANCIALS

- Maintained our assessment fee accounts that are more than three months delinquent to **less than 1%** of the entire membership, with the Board taking consistent collection action that has significantly reduced overall delinquencies.
- Maintained a balanced budget. Overall landscape expenses are expected to finish the year within the full-year budget. However, due to increased costs, reclaimed water supply pressure issues and much warmer temperatures water expenses will exceed full year budget.
- Increased funding levels for our reserves, with estimated cash reserves of **$3,148,000** at the end of the year. This represents **74.27%** of the fully funded amount, up from **71.34%** in the prior year. This level of reserve funding is considered extremely healthy.
- Commissioned the 2027 Reserve Study Update from SCT Reserves, including an on-site inspection with the Board President and management in July. The Board used a more conservative **3%** inflation rate (instead of **2%**) to better protect the reserves.
- The community achieved great returns on our reserve investments. YTD we have generated **$105.6K** against a projected return of **$78K**.
- Completed the 2025 Annual Review and tax returns with Beck & Company CPA and distributed the review to all members as required by the California Civil Code. Beck & Company has been engaged for the 2026 review.

- Received a **$23,238** rebate from BrightView, which was fully applied toward this year's landscape enhancements.

## INFRASTRUCTURE

- Completed the community-wide repair and repainting of the common area wrought iron fencing. Pacific Western Painting was selected from three bids, began work on July 6, and finished ahead of schedule. Homeowners received notice 30 days and again two weeks before work began in their area. Fence panels with severe metal damage were replaced, since replacement often cost less than repair and, all repairs were funded from the fence reserve fund.
- Refurbished the bronze letters on all **five** entry monuments and four medallions/plaques through Restoration AR Techs, completing the project that was being explored last year. The community negotiated an annual maintenance program to keep them looking in their best condition.
- Replaced the severely rusted electrical pedestal at the Quail Ridge gate entrance with a new stainless-steel cabinet and completed several repairs to the gate mechanisms.
- Replaced the irrigation booster pump motor at Paseo de las Verdes and the irrigation pump at the corner of Quail Gardens Drive and Ranch Road.
- Placed all **five** irrigation pump stations on a preventative maintenance program with McNamara Pump, with service twice per year.
- Replaced the cellular service electronics circuit board at the Quail Ridge gate directory.
- Installed up-lighting on the new palm trees at the Paseo de las Flores and Paseo de las Verdes entries as well as on the existing palm trees at the entry to Ranch Road.
- Repaired a homeowner's water service line on Paloma Court that was damaged by common area tree roots, and restored the concrete sidewalk.
- Had Sealco inspect our private asphalt streets to determine their condition and plan the timing of the next seal coat.
- Extended the post and rail fence along the entire length of the trail connecting Lynwood Drive to Cypress Hills Drive (commonly referred to as the zig zag trail).
- Installed a new trash can at the very end of Samuel Court to replace one that was rusted and corroded.

## ARCHITECTURAL AND GOVERNANCE

- As of November 9th, the Architectural Committee has reviewed and processed **40** applications for various home improvements this year. These included **19** for exterior painting, **10** for solar panels and **19** for landscaping. Homeowners continue to invest in the maintenance of their homes. We encourage all homeowners who are planning improvements to follow the Architectural Standards process outlined on the community's website under Design (**www.encinitasranch.org/design/**).

- The Architectural Committee conducted **two** community-wide inspections of every home to determine if there were any significant issues with the exterior of the home and landscaping. Homeowners who were deemed to have some deficiencies were notified and asked to address any issues within a fixed time frame.
- Made several updates to the Architectural Guidelines. The changes were reviewed by the Association's attorney, including new language giving the Board and Architectural Committee authority to approve variances where appropriate. After the 28-day member review, the Board adopted the updated guidelines in September.
- Adopted newly revised community parking rules after the 28-day member review and comment period.
- Began developing rental and leasing rules, which are being reviewed by the Association's attorney.
- Approved a privately funded security camera at the Quail Ridge gate, requested by Quail Ridge residents, with all installation, operation and costs remaining the responsibility of those residents.

## EXTERNAL AFFAIRS

- The three-hour parking time limit on Paseo de las Verdes, which the community advocated for last year with the city, is now in effect. The City of Encinitas posted the signs and painted the curbs early in 2026.
- The Board President negotiated a maintenance agreement with the City of Encinitas for the Association to take over the center median islands at the foot of Paseo de las Verdes. Three date palms along with up-lighting have since been installed at the intersection with Quail Gardens Drive. Additional plant material will be added in the next few months.
- Continuing to work with the city on overflow parking on Paseo de las Flores caused by Fox Point Farms special events.
- Updated the tree maintenance agreement with the City of Encinitas for the trees along Paseo de las Flores from the Encinitas Ranch entry to Jensen Court. The City also planted new trees next to the Swallowtail Road slope for Arbor Day and cleaned up the adjacent swale. The Association used surplus mulch from the event on bare areas adjacent to Hawk View Park.
- Maintained close working relationships with both the Olivenhain Municipal Water District and the San Dieguito Water District, both of which provide water to the community.

## COMMUNITY RELATIONS AND COMMUNICATIONS

- Held **three** community wide events: the Wine & Cheese Social on May 17, the Ice Cream Social on August 23, and Oktoberfest on October 4. Overall attendance exceeded **600** people. These events help to build relationships with neighbors throughout the community.
- Continued to enhance our community website, **http://encinitasranch.org/,** with numerous posts throughout the year.

- Created and distributed monthly emails to the community highlighting key activities and events in Encinitas Ranch and external affairs in the surrounding area.

## LANDSCAPING

- Completed the final phase of the interior slope strategy on the slope between Lynwood Drive and Verbena Court (Cascadia to Lot 14), a **$60,000** project. As part of the project Enhanced Arbor Management removed a large area of redland acacia. The slope was mulched and replanted with new ground cover.
- Renovated the Alexandra (Devonshire) entry, replacing the purple fountain grass with purple lantana, and replanted the slope from Quail Gardens Drive to Alexandra Lane.
- Renovated the base of the interior trail (also known as the zig zag trail) with new agave and pyracantha plants and installed a new split rail fence.
- Three large date palms are installed on the Paseo de las Verdes center island at Quail Gardens Drive, funded through reserves, with new plantings at their base to be installed by the end of the year.
- Replaced the dead canary palm at the Paseo de las Flores entry with two date palms and added up-lighting.
- Replaced one of the coastal oak trees on Paseo de las Flores that fell during a rainstorm with an Engelmann oak, which is less problematic than the existing coastal oaks.
- Cleared the Swallowtail Road slope; added mulch and new ground cover to complete the renovation.
- Renovated the southeast corner of the intersection of Cypress Hills Drive and Paseo de las Flores.
- Established a maintenance plan to clean out the rip rap swale on Lot 14 at the very south end of the community.
- Installed new St. Augustine sod on areas of Cypress Hills Drive, at the Lynwood trailhead and at the Samuel Court park.
- Completed community-wide tree trimming, the second year of Enhanced Arbor Management's three-year tree care plan, with the work inspected by the Landscape Committee.
- Completed the annual brush management program, followed by fall palm trimming and brush abatement. This included extensive brush management to the slopes around the perimeters of Lauren Court and Ranch Road. BrightView will spray the top of the Ravean exterior slope quarterly, reducing the need for future brush clearing.
- Began removing pine trees infected with the ghost canker disease, which is not treatable, along with several tristania and toyon trees on Paseo de las Flores and the Jensen interior slope.
- Treated the podocarpus trees in the south mesa and on Samuel Court to reduce fruiting, and treated the camphor tree on Samuel Court.
- Approved fall enhancements including infill planting along the golf course trail, the bare area at the Shasta and Cypress Hills Drive intersection, and a replacement tree on Ravean Court.
- Continued replacing irrigation seals on the controllers, including the zig zag trail and Lynwood controllers and repairing lateral lines damaged by tree roots across a system with about **36,000** irrigation heads.

- Worked with the San Elijo Joint Powers Authority on low reclaimed water volume and pressure, and obtained permission to water outside the normal watering window to protect plants and turf.
- Deferred replacing the turf on Ravean Court, since new state water laws could require it to be removed by 2029. Options, including converting the area to reclaimed water, are being reviewed with the Olivenhain Municipal Water District.
- Set the Landscape Committee's top five enhancement priorities for 2027: the Paseo de las Flores/Lot 16 slope (including removal of additional pines infected with ghost canker), the northeast corner of Leucadia and Quail Gardens Drive, as well as the Paseo de las Verdes entry monuments, the Quail Gardens Drive slope, decomposed granite at the Samuel Court and Spanish Bay mailboxes, and the north side of the Verdes slope between the crosswalk and Shasta Drive.
- Provided ongoing preventative tree maintenance to the many large trees that are great assets to the community, including a proactive disease and pest plan.
- Fire prevention and preparedness remain high priorities for the community. We are working with the Encinitas Fire Department to actively participate in education events and the proposed Fire Safe Council for all of Encinitas.

> *All of these key accomplishments, plus the regular day-to-day management of the community, would not have happened were it not for the dedication and focus of the Board of Directors, the members of our landscaping, architectural and social committees, and the support from the team at Keystone Pacific, including Pat Campbell, our property manager.*

**QUESTIONS? CONTACT**

**Pat Campbell** | (760) 643-2200 | pcampbell@keystonepacific.com

Sincerely,

**Dick Stern**
*President, Encinitas Ranch Community Association*