



**JUNE 2010**  
[www.ShadyCanyonHOA.org](http://www.ShadyCanyonHOA.org)

**BOARD OF DIRECTORS**

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Mike Gray  
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**YOUR  
KEYSTONE  
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**Emergency After Hours: Keystone  
Pacific Property Management, Inc.**  
(949) 833-2600

**FUEL MODIFICATION ZONE MAINTENANCE**

A fuel modification zone is an area of land where combustible vegetation has been modified and partially or totally replaced with more adequately spaced, drought-tolerant, fire resistant plants in order to provide a reasonable level of protection to structures from wildland and vegetation fires. Development occurring within canyons, foothills, mountains, non-irrigated former farming areas, and other lands containing combustible vegetation requires modification of natural vegetation at the urban interface.

Fuel modification programs vary in complexity and are dependent upon the type, quantity, and spacing of vegetation, as well as topography, degree/type of exposure, local weather conditions, and the construction, design, and placement of structures. A typical fuel modification installation consists of a level 20-foot setback zone (Zone A), a minimum 50-foot irrigated zone (Zone B), with an additional 100-foot minimum of vegetation thinning zones (Zones C and D). The minimum width of a fuel modification area is 170 feet and in some cases the width increases due to type of terrain and/or type and mass of vegetation. Due to its location and topography, Shady Canyon must adhere to a specific fuel modification maintenance program and plan as approved by the Orange County Fire Authority.

All homes in Shady Canyon have a fuel modification Zone 'A' on their property, at the rear or side of the property where it adjoins the common area. The purpose of this setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. This area is the responsibility of the homeowner as it is on their property, within their property lines. For questions regarding specific maintenance requirements, please visit <http://ocfa.org>

Directly adjacent to the Zone 'A' is the Zone 'B' which is an Irrigated Zone. Zone 'B' is located on the common area and is therefore the maintenance responsibility of the Association. This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 50 feet in width and may be increased as conditions warrant.

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## June 2010 Reminders

- \* **Street Sweeping Days:** Every Sunday between 9 A.M. to 1 P.M. and every Tuesday between 11 A.M. to 3 P.M.
- \* **Trash Pick-Up Days:** Every Friday. Please remove trash cans from the common areas within 24 hours after trash pick-up.
- \* **Wednesday, 6/2/10 - Board Meeting at 4:00 P.M.** Location: Recreation Facility – 75 Shady Canyon Drive.

### GATE ATTENDANT CONTACT INFORMATION

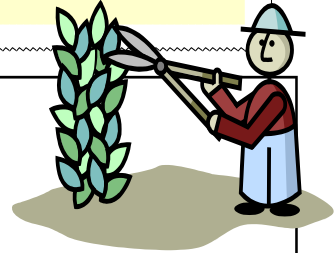
**EAST GATE** (Located off the 405 freeway) :  
Phone: 949-509-1947

Fax: 949-509-9282

**WEST GATE** (Located at 130 Shady Canyon Drive):

Phone: 949-823-0015

Fax: 949-823-1836



Most homes in Shady Canyon are bordered by a fuel modification Zone 'B', 'C' then 'D' respectively. **These areas are maintained by the Association.** Many homeowners have questions regarding the maintenance of these areas. Below, please find a few of the specific requirements that may help explain the maintenance practices performed by Association landscape maintenance crews that you have observed on the common area near your home:

- Groundcover shall be maintained at a height not to exceed 18 inches.
- In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall not exceed 8 inches.
- Irrigation shall be designed to supplement native vegetation and establish and maintain planted natives and ornamentals.
- Understory Clearance: New and existing trees and tree-form shrubs (naturally reaching 4' and taller), shall be pruned to provide clearance of three times the height of the under-story plant material or 10 feet, whichever is greater. New trees and tree-form shrubs may comply with the lesser if sufficient height is not available to achieve 10 feet.
- Horizontal Separation: All shrubs and tree-form shrubs over 4 feet in height shall be single specimens or in a maximum grouping of 3 plants. Groupings shall be separated by a distance of 3 times the diameter of the largest individual mature crown or 15 feet, whichever is greater. Trees shall be single specimens or in a maximum grouping of 3. Groupings shall be separated by a distance of 3 times the diameter of the largest individual mature crown or 30 feet, whichever is greater. Other grouping arrangements and spacing may be acceptable if approved by the OCFA. Recommended canopy spacing for single trees is 30 feet and 15 feet for tree-form shrubs.

The Shady Canyon Board of Directors, Landscape Committee, Community Horticultural Consulting Firm and Community Landscape Contractor all work very hard to keep Shady Canyon in compliance with the Orange County Fire Authority fuel modification zone maintenance and irrigation requirements for the common areas within the community. Therefore, they would like to take this opportunity to remind all homeowners that they should not direct their personal landscapers to cut down the brush on the common area, nor should supplemental irrigation be added. Homeowners may believe that they are helping to maintain these areas, however without proper knowledge of the maintenance requirements, you may inadvertently compromise the safety of the community by bringing the area out of compliance with the approved fuel modification plan. The maintenance crews are currently on a rotation schedule performing weed abatement and proper maintenance. If a homeowner is concerned about the maintenance of the common area near their home, they should contact Management to discuss their concerns and to inquire about the anticipated date when the maintenance crew will be addressing the common area near their home. Thank you in advance for your cooperation!



*All information taken from <http://ocfa.org>*

### Are You Interested In Learning About California Native Plant Material?

Landscape Committee Member, Teena Spindler is considering giving a presentation on Native Plant Material for homeowners who may be interested in learning more about the plant material found throughout the community. If you would like more information or would like to attend, please contact Community Manager, Shana Aaberg at 949-679-5660 or [saaberg@keystonepacific.com](mailto:saaberg@keystonepacific.com).

