

**CROWN VALLEY HIGHLANDS COMMUNITY ASSOCIATION**  
**REVISED SLOPE MAINTENANCE POLICY**

Proposed: February 15, 2022

Mailed to Membership: February 18, 2022

Effective: March 15, 2022

Many homes in the Crown Valley Highlands community have a back or side slope on their privately-owned hillsides. The responsibility for the care of the slopes is the homeowners as noted in the CC&R's, Article IX, Section 10 and 11.

*No weeds, rubbish, debris, objects or materials of any kind shall be placed or permitted to accumulate on any portion of the properties which renders such portion unsanitary, unsightly, offensive or detrimental to any property in such vicinity thereof or to the occupants of any such property in such vicinity.*

*No plants or seeds infected with noxious insects or plant diseases shall be brought upon, grown, or maintained on any part of the properties.*

**In light of this, the Board has adopted the following policy for slope maintenance:**

Owners of any Lot shall have the duty and responsibility, at their sole cost and expense, to keep the Lot well-maintained, safe, clean and attractive condition at all times. Required maintenance includes, but is not limited to the following:

Maintenance of slope on a monthly basis.

- Back yards must have gate access to the slope behind the home for maintenance.
- Any installment of retaining wall on the slope must be approved by written approval by the Association, and permits must be obtained by the City of Laguna Niguel
- Removing all litter, trash, dead vegetation. Dead wood and branches in shrubs and trees should be removed.
- If your slope has a drain or v-ditch, the ditch must be cleaned monthly.
- The slope should have some type of irrigation, drip irrigation is the best choice, so you do not have runoff issues.
- Trees must be maintained and regular and trimmed at a minimum every two years.
- Tree canopies should be lifted to a height that pedestrians can walk underneath if it is near the street.
- Shrubs/Bushes need to be kept at no higher than 6 feet.
- Shrubs or plant material must be kept 2 feet from the edge of the sidewalk or curb to allow safe parking of vehicles.
- Vegetation cannot exceed the lot edge or extend over the boundaries of the lot.
- Yards missing shrubs, or planting will need to be planted
- Bare dirt areas should be planted with drought tolerant planting. A list of possible planting is on the final page of the rules.
- Homeowners that fail to properly maintain their slope will be given a letter giving 14 days to correct.

**PLANTING**

**What types of plants work well on slopes?**

Some of the best plants for a slope are ground covers that tend to root along the length of their stems, forming a mat. Clumping plants, which produce several stems from one root, also work well. Deep-

rooted plants, such as prairie plants, hold their own on even the steepest slope. Ornamental grasses, ground cover roses and shrubs (including shrub roses with a sprawling growth habit) work well in hillside and slope planting. Native plants are nearly always an excellent choice.

**What are some good choices for slope planting?**

- Acacia (commonly known as acacias.)
- California Lilac (Ceanothus spp.)
- Six Hill Catmint (Nepeta spp.)
- Creeping Juniper (Juniperus horizontalis)
- Forsythia (Forsythia — try "Arnold Dwarf" for small spaces)
- Little Bluestem Grass (Schizachyrium scoparium)
- Prairie Dropseed (Sporobolus heterolepis)
- Purple Coneflower (Echinacea purpurea)
- Rosemary (Rosmarinus officinalis)
- Russian Sage (Perovskia atriplicifolia)
- Shrubby Cinquefoil (Potentilla fruticosa)
- Snowberry (Symphoricarpos spp.)
- Star Jasmine (Trachelospermum spp.)
- Yellow Alyssum (Aurinia saxatilis)

**Penalty:**

Once a letter is sent, homeowners have 14 days to address the concerns of slope maintenance. Extension for plantings are by written request and can be given up to 60 days to plant. Failure to adhere to the request will result in a hearing and fines in accordance with the fine policy of the Association.

**Signed at 6/15/22 meeting**

Secretary of Crown Valley Highlands Community Association