

**BEACH ROAD COMMUNITY
QUALITY OF LIFE COMMITTEE
Ad Hoc Committee of the Capistrano Bay District Board of Directors**

MINUTES

March 29, 2008

OPEN MEETING – 10:00 AM

Present:

Becker, Gail	675	Jahnke, Jan	671
Bird, Vicki	121	Limebrook, Mary	595
Bogart, Eric & Patte	765	Levinson, Jerry & Nadine	131
Breeding, Kurtis	245	Lurner, Jeff	621
Bullock, Sheila	737	Prietto, Pablo & Anita	157
Horowitz, Debbie	715	Wilson, David	667
		Ross, Ken	Capistrano Realty

A. Call to Order: David Wilson called the meeting to order at 10:10 a.m. at the home of Debbie Horowitz, 35715 Beach Road. David thanked our hostess for her hospitality. The following documents were distributed:

- the Minutes of the February 23, 2008 meeting
- a *Summary* describing nuisances on Beach Road and possible remedies
- a proposed “summer is coming” letter to all homeowners

B. Discussion of Nuisances and Possible Remedies Grid:

1. Speeding

a. The hiring of a POST certified officer is essential for realistic enforcement. As a pilot program, consideration should be given to this officer (or a second officer) working more hours during busy times.

b. The replacement of speed bumps should also help. Kurtis Breeding inquired if the proposed speed bumps would do damage to expensive tires.

c. Raising the speed limit to 20 MPH should also be considered. Nadine Levinson reported that a consulting firm hired by the District had said that the optimal speed for Beach Road is 20 MPH and that if the speed is set too low it is not realistic and will encourage people to break the law.

2. Wrongful Parking: Whether parking “over the line” or in someone else’s space(s), homeowners should instruct their guests as to appropriate parking regulations. Education to increase awareness of this nuisance within the community should result in noticeable improvement. Whether the violators are guests or service people, the homeowner is responsible and should always check to make sure that there are no violations.

3. Loose Dogs: Homeowners who observe dogs running loose should be encouraged to report these violations to Securitas. Second time violators should be cited by a POST certified officer (the officer's tasks should not be limited to traffic citations only).
4. Cleaning Up After Dogs: Homeowners should call the attention of offenders to the "mutt mitts" provided at many stations along Beach Road.
5. Smoke from Beach Fires: Since most agree that it is the smoke and wind factors (direction and intensity) that cause the nuisance, officers should be allowed to use their own judgment in certain situations. If the complaint is valid, the people who built the fire should be directed to extinguish it. Some of the homeowners present did not know the required distance for a firepit from a structure was 30'.
6. Noise after 10 p.m.: The decibel chart distributed at the March District Board meeting was read aloud. Securitas should be called if excessive noise interferes with a person's reasonable use of their residence. Upon receipt of a complaint, the parties creating the noise should be warned by Securitas. If the violation continues, the POST certified officer should cite the violator(s). If not present, the homeowners (or their representative) should be notified of the violation and citation as soon as possible.
7. Using Wrong Trash Container: Offenders should be reminded that this violates Beach Road policy. If the offense continues, the homeowners (or their representative) should be notified.
8. Not Wearing Helmet While Bike Riding or Skateboarding: This activity does not create a nuisance or hazard to others. It was the desire of those in attendance, that nuisance issues such as this be prioritized, with last priority (by Securitas) given to issues which don't cause harm to anyone except the violator. Ultimately it was decided Item 8 on the *Nuisance Summary* be removed when the final report is given to the District Board.

C. Discussion of Other Issues:

1. Communication with Homeowners: At the February 23 meeting of the QLC, those present felt the communications between the District and homeowners could be improved. David Wilson composed a draft letter that could be sent to all homeowners prior to summer reminding all that this is a residential community, our homes are close together, and courtesy and understanding are necessary to maintain the quality of life we all desire. The letter was discussed and Debbie Horowitz was asked to incorporate the suggestions into a final version of such letter to be presented to the District Board for consideration.

2. Communication between the Community and Securitas:
 - a. The new “PUBLIC RELATIONS & COURTESY” section of Securitas post orders was read aloud and was applauded by all.
 - b. If the District Board accepts the recommendations of the committee, it is suggested that the QLC and/or the District Board meet with Securitas personnel to discuss joint efforts to minimize the number of violations and how to avoid confrontations.
3. Securitas Enforcement:
 - a. Those who report violations should be assured that their report will be held confidential. It was suggested that Securitas could say “several people have reported...”,
 - b. The District Board should consider directing Securitas to stop violators/offenders only in situations where nuisances are impacting the quality of life of others.
4. Code Enforcement: Hire a POST certified officer as soon as possible and increase patrol hours during peak violation periods (summer and holidays). Questions arose such as: Is a POST certified officer armed? Is he required to enforce all laws or will he take instruction from the District Board?
5. Efficient Communications: There should be an immediate updating of the District’s database so that all information is current. A cell phone number should be included where applicable. We recommend that every homeowner also be required to give the name of an emergency contact. This contact will be used if there is a health emergency involving the homeowner, a serious problem with the residence and the homeowner cannot be located, or if a violation of a District Ordinance occurs and the homeowner is not present or cannot be located. For homeowners who rent their property, the database should note the appropriate person (or agent) to contact regarding violations.
6. Beach Road Access:
 - a. The District Board is in the process of providing new car window stickers. The proposed second entry lane for residents only is not going to be completed for some time. These new stickers are not being planned to integrate with the automatic gate system that is planned for the future. Those present voiced concern that this was a waste and the District should get stickers that were compatible with an automatic gate. Jerry Levinson will look into alternative unified systems such as those used by Laguna Niguel, Marbella, etc. Jeff Lurner offered to assist.
 - b. Consideration should be given to recording license plates of all incoming cars without resident stickers. The license number would be put on both the visitor’s pass as well as a copy kept at the guard house. There was a concern that this process could cause a backup at the gate. A camera/TV to photograph license plates was suggested as an alternative. Jeff Lurner has an extra mechanism of this type and offered to donate it to the District.

7. Rental Rules and Regulations: Copies of the District's Rules and Regulations should be signed by all incoming tenants at the time that the rental agreement is signed. Copies should be on file in the District Office and should also be available to Securitas at all times.

8. Rental Agencies:

a. Rental agencies should be required to provide the District Office with a 24/7 phone number of a responsible person to be notified in case of emergency or possible police action. Ken Ross said that his agency has a 24/7 telephone line. It is checked every 2 hours, except between 10 pm and 8 am. Those messages are listened to in the morning and appropriate action taken.

b. In order to contact the responsible party, Securitas should know which rental agency is responsible for each house that is rented or if the house is rented by the owner without an agent.

c. If a renter is a "problem tenant" who has repeatedly and deliberately violated District policies, a list of such renters would be desirable with the ultimate goal of discontinuing renting to problematic renters.

The next meeting of the Quality of Life Committee will be held on a Saturday in early May.

The meeting was adjourned at 11:45 am.

Minutes submitted by Sheila W. Bullock