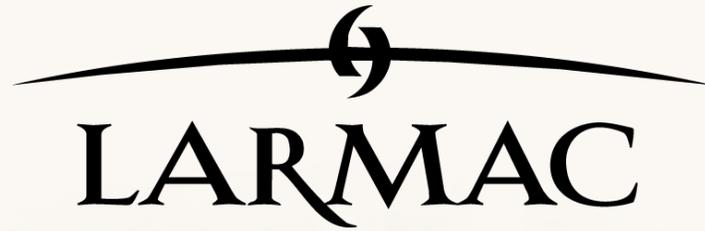
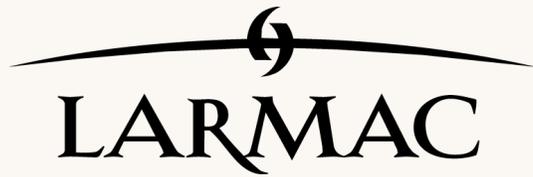




YOUR **H O A** AT WORK



*Mission Statement: “The mission of LARMAC is to manage and maintain Ladera Ranch as one of Orange County’s premier master planned communities.”*



# BOARD OF DIRECTORS



CHASE FITZPATRICK  
President



RYAN VALLONE  
Vice President



BARBARA LEE  
Secretary



COLLEEN GALLICCHIO  
Assistant Secretary



HENRY SHAHINIAN  
Treasurer



CHRIS CARTER  
Non-Voting Officer

*“The LARMAC Board of Directors is committed to managing and maintaining LARMAC property, enforcing the LARMAC Governing Documents, and maintaining the aesthetic standards of the community.”*



Terramor Water Park – Demolition Complete



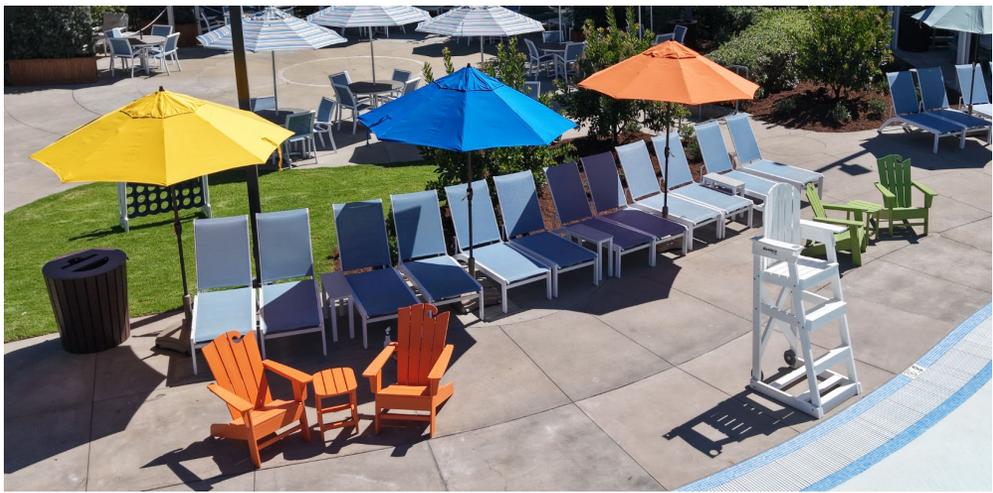
Terramor Water Park – Construction In Progress



Terramor Water Park – Grand Opening



Terramor Water Park – Grand Opening



Terramor Water Park – Grand Opening



Terramor Water Park – Shower & Restroom Improvements



Avendale Village Club – Pickleball & Basketball Courts



Avendale Village Club – Grading for Pickleball Courts



**Avendale Village Club – Pickleball Project**



Avendale Village Club – Pickleball Project



Avendale Village Club – Pickleball Project



Avendale Village Club – Pickleball Project



Glow Night at the Terramor Water Park



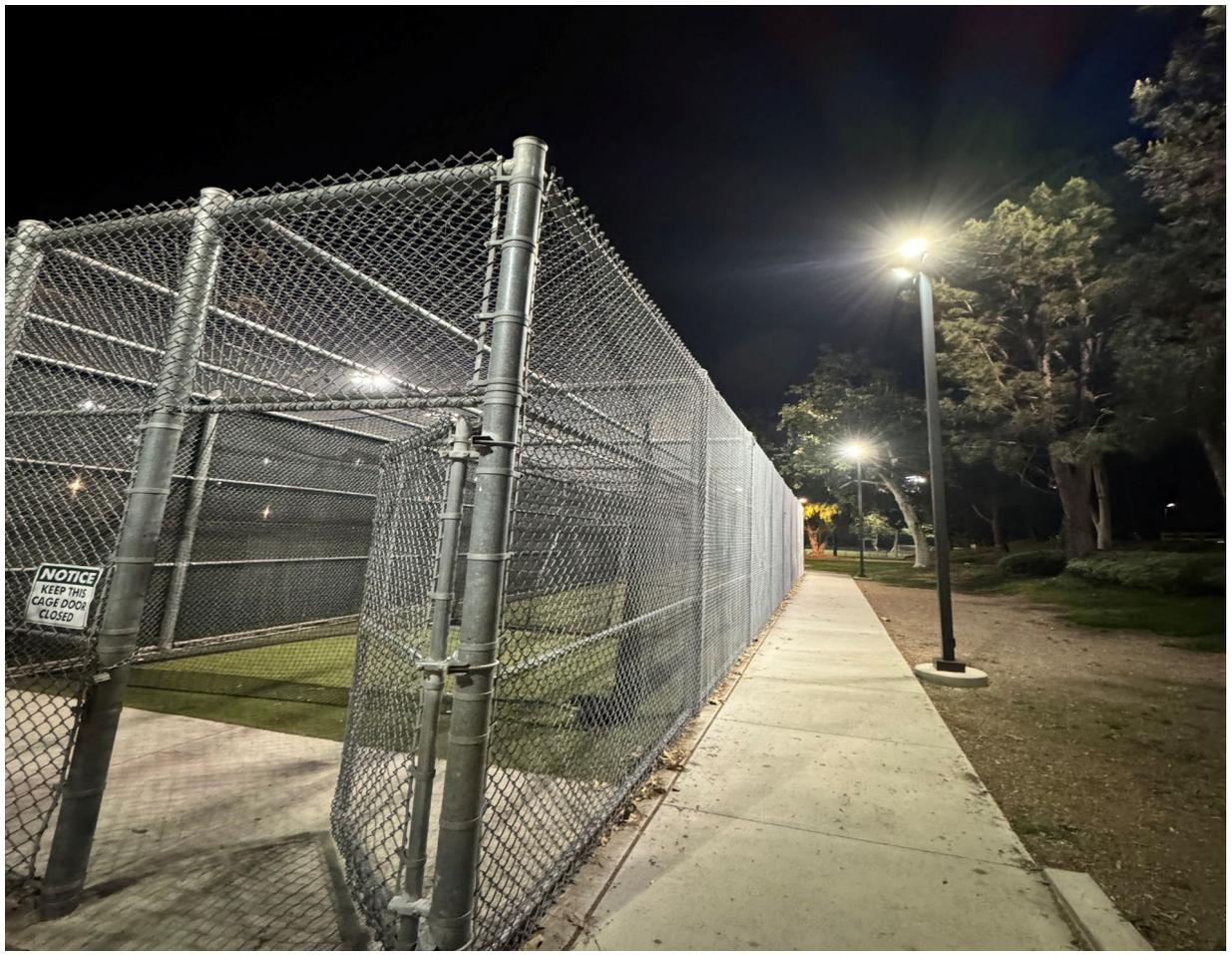
Cox Sports Park – Cox Field #4



Cox Sports Park – Cox Field #4



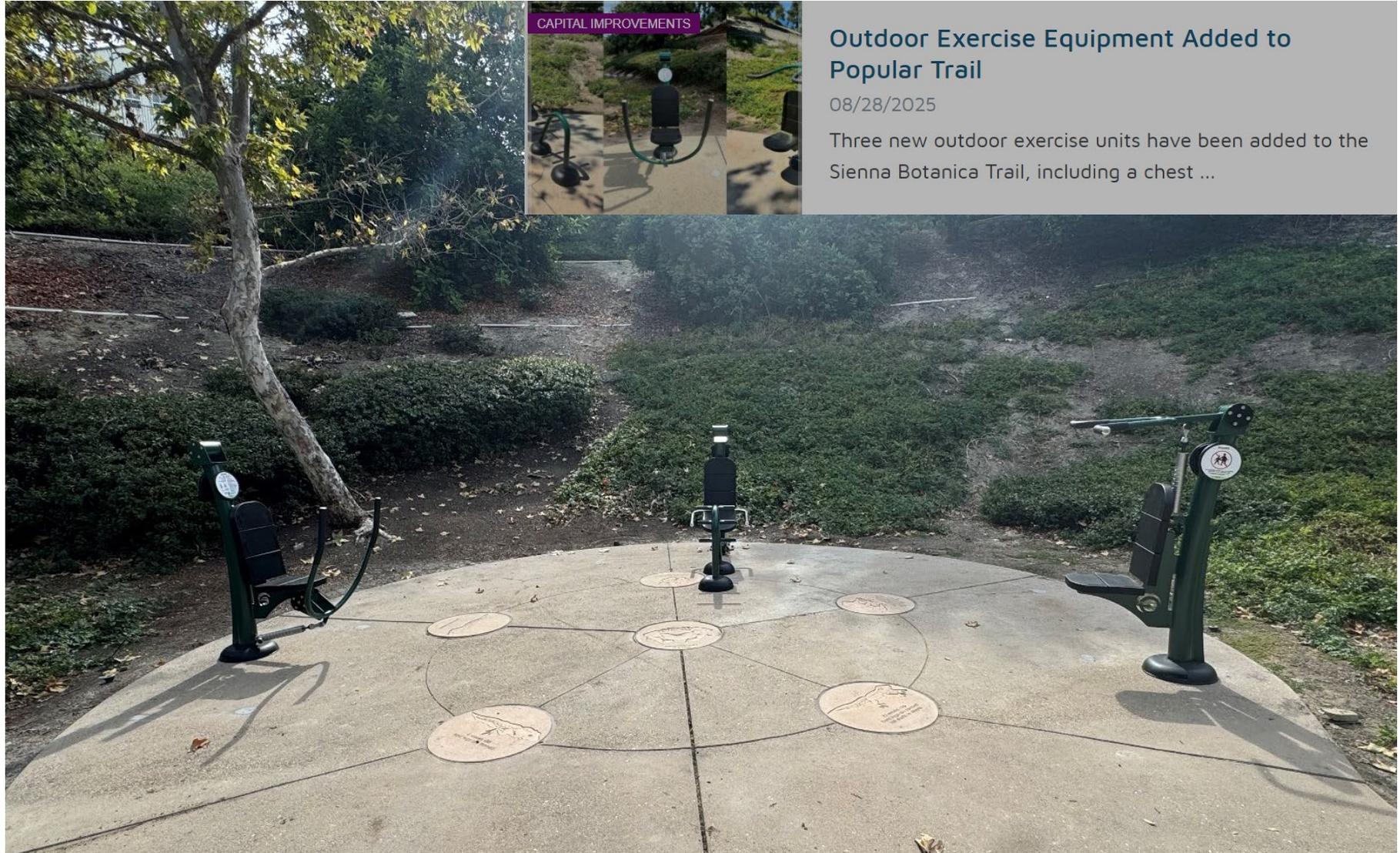
Cox Sports Park – Pole Light Replacement



Cox Sports Park – Batting Cage Turf and Lighting Upgrade



Cox Sports Park – Playground Shade Sail Replacement



### Outdoor Exercise Equipment Added to Popular Trail

08/28/2025

Three new outdoor exercise units have been added to the Sienna Botanica Trail, including a chest ...



Flintridge Club – Tennis Court Resurfacing & New Windscreens



Flintridge Club – Tennis Court Resurfacing & New Windscreens

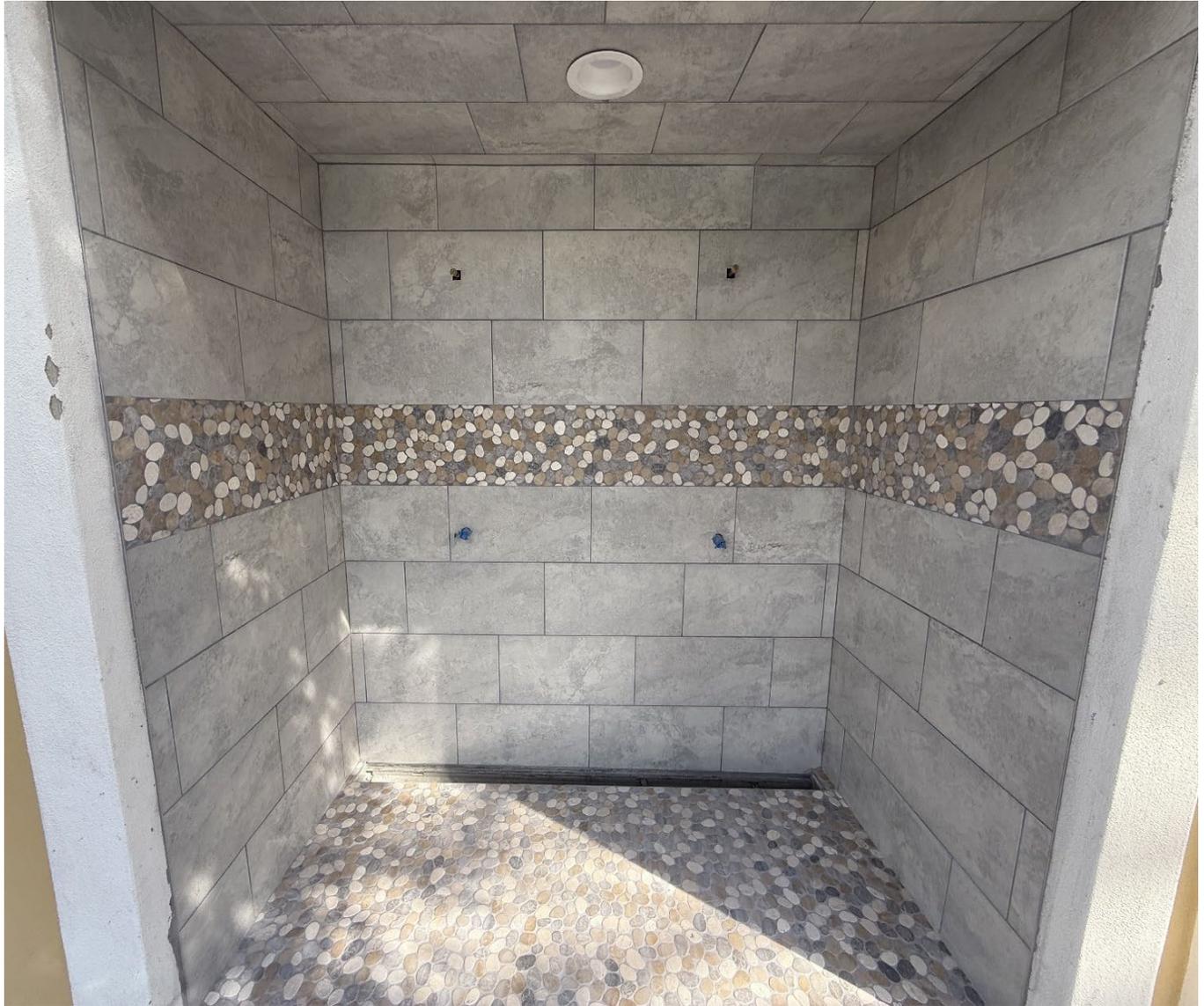


# FOOD TRUCK FRIDAYS



**4:30 P.M. - 8:00 P.M.**  
📍 **COX SPORTS PARK**

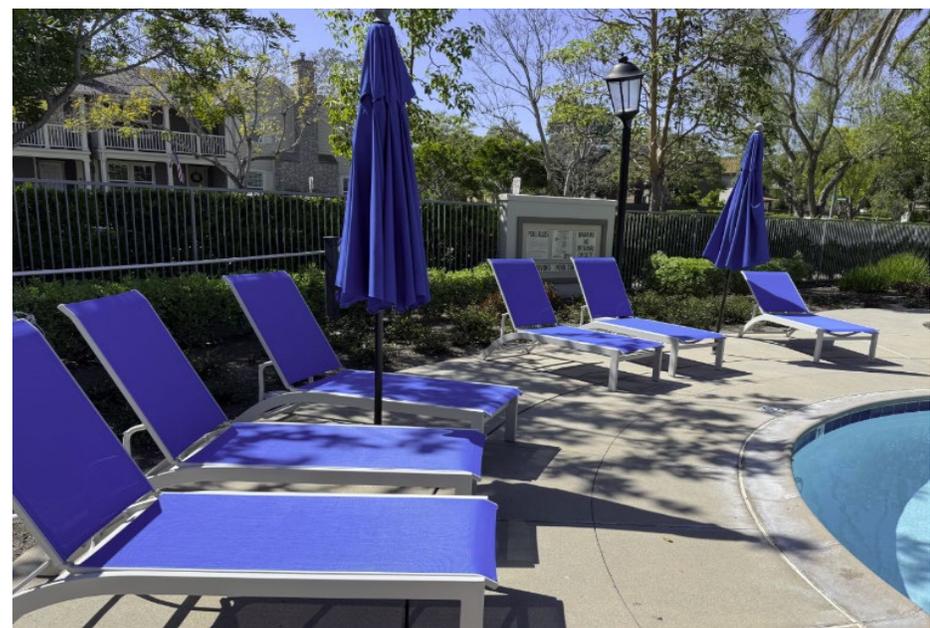
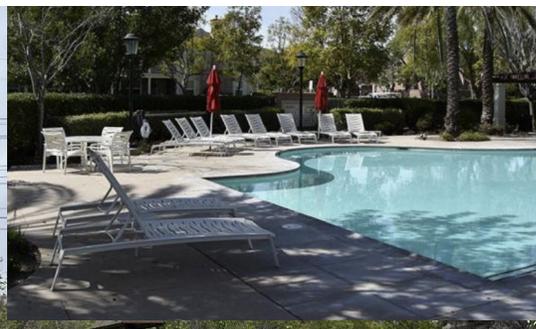
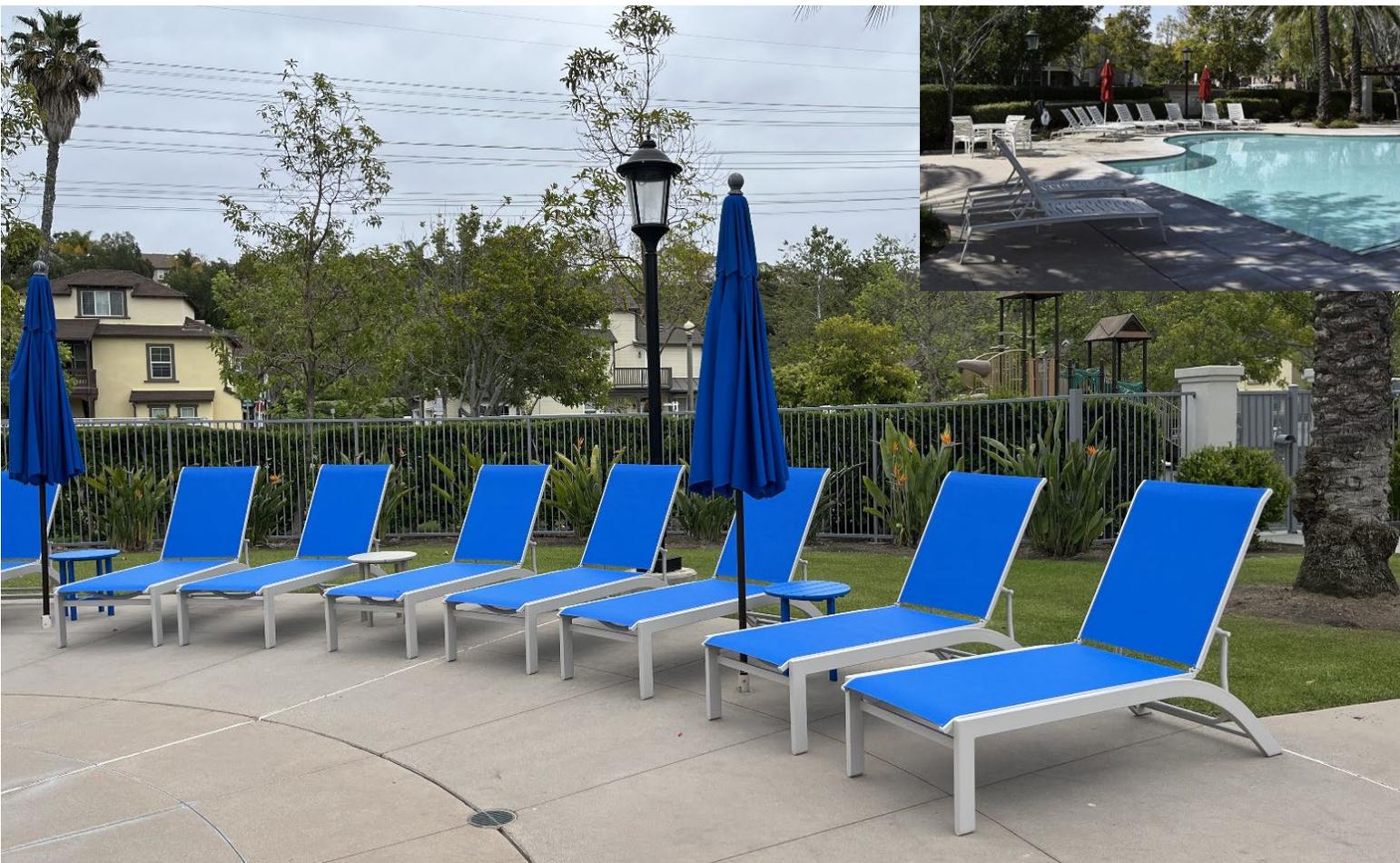
★ FRIDAY, APR. 18	★ FRIDAY, APR. 25
★ FRIDAY, MAY 2	★ FRIDAY, MAY 9



Boreal Plunge – Renovation Project



Painting Project – Crown Valley Pedestrian Bridge



Covenant Hills Club & Creighton Plunge – New Pool Furniture



Township Plunge – Trellis Refurbishment



Canterra Plunge – Trellis Refurbishment



Boreal Plunge – Renovation Project



Oak Knoll Clubhouse – Outdoor Renovation Project



Oak Knoll Clubhouse – Outdoor Renovation Project



Oak Knoll Clubhouse – Outdoor Renovation Project



Oak Knoll Clubhouse – Magnolia Lawn

### Reservations



Clubhouses



Oak Knoll Village Clubhouse Facility



Cox Sports Park Picnic Area



Pickleball Courts



Picnic Areas in Parks



Tennis Courts



New Reservable Space – Magnolia Lawn





Heritage Garden – Before



Heritage Garden – After



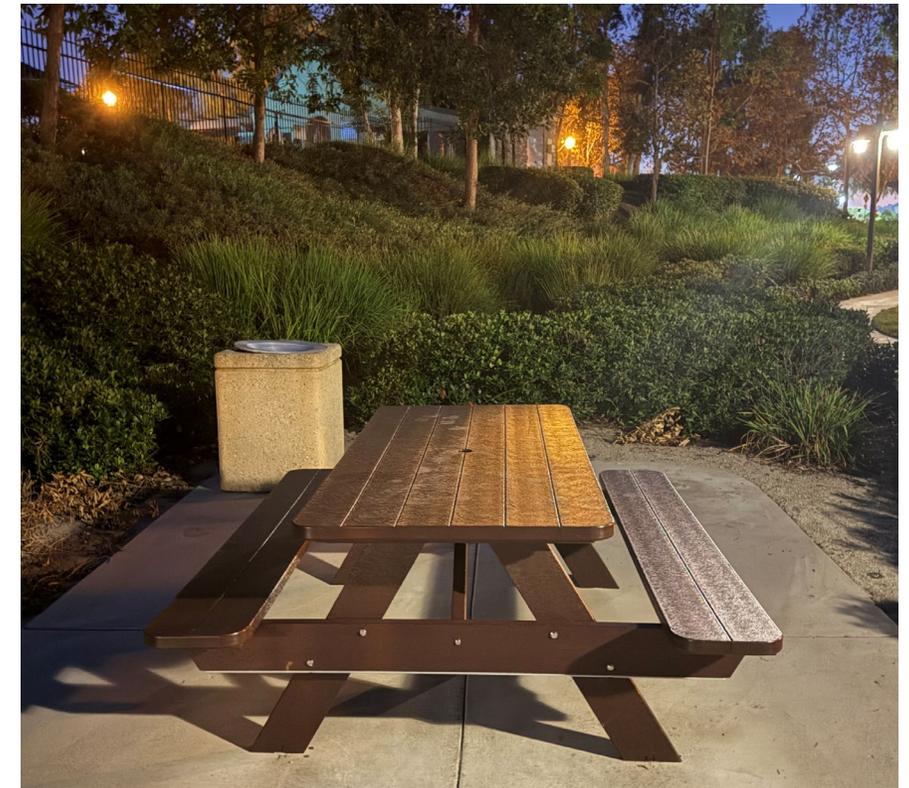
Landscape Renovation – O'Neill Drive



Landscape Renovation – O'Neill Drive







### Replacement/Removal Furnishings Details

- Trash Receptacles – From 28 to 9
- Dog Waste Bag Stations – From 3 to 5 (all are now full stations with waste receptacle)
- BBQs – From 12 to 0
- Benches – From 21 to 15
- Adirondack Chairs – From 0 to 6 (3 sets of 2 chairs)
- Picnic Tables – From 12 to 5



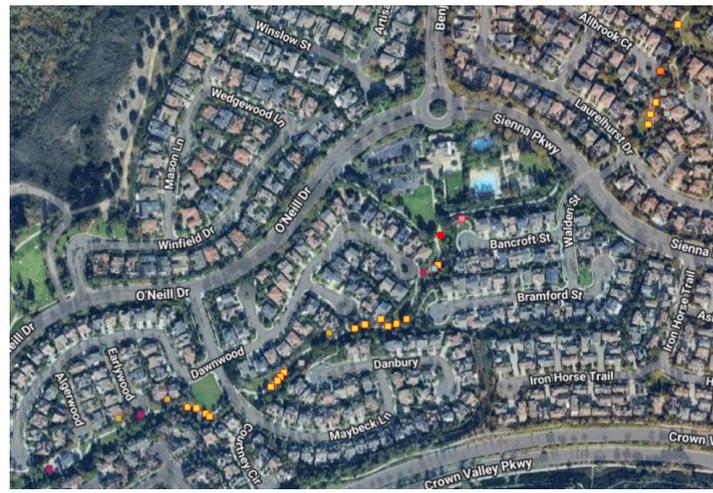
MAINTENANCE AND REPAIR

#### Oak Knoll Paseo Improvement Project Update

07/31/2025

AUGUST UPDATE: Replacement furniture items are due to arrive by mid-late September! In June, we ...

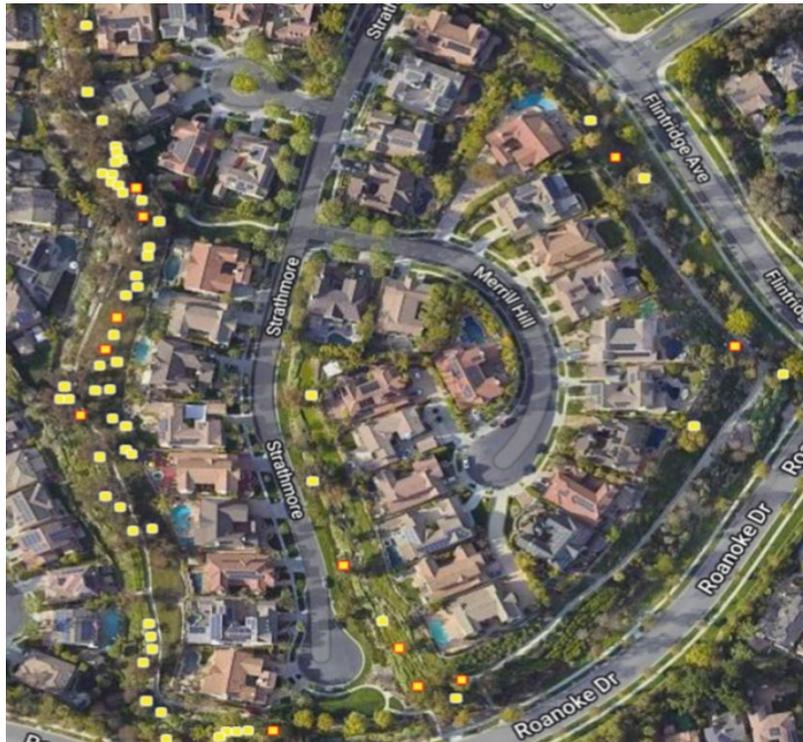




# Oak Knoll Paseo – Landscape Improvement Project



Wagsdale Dog Park – Seasonal Maintenance Closure



Slope 2 SBA – Eucalyptus Tree Trimming and Removal



Slope 2 SBA – Eucalyptus Tree Removal Project



BACK TO ANNOUNCEMENTS

## Front Yard & Driveway Special Benefit Area - Tree Trimming and Removal Project

06/11/2025

As part of our ongoing Urban Forest Management Program, LARMAC recently assessed trees throughout several neighborhoods in the Front Yard and Driveway Special Benefit Area and identified several trees for removal.

The tree assessment involves looking at each tree and the role it plays within the urban forest and includes evaluating a tree's health, structure, and growth pattern. The primary goal is to create a safe environment allowing trees to grow and mature in a space that also reduces any negative impact on residential properties. In some instances, the trees will be cut flush to the ground and in others, the stumps will be grinded. The tree removals, scheduled to resume the week of June 23, will be completed ahead of the regularly scheduled tree trimming in the following neighborhoods: Trails, Westcott, Gables, Savannah, and Walden Park. At this time, no removals are scheduled for Surrey Farm.

A follow up assessment will be conducted once the trees have been removed to determine which trees, if any, will be replaced. We understand tree work can be disruptive and ask that you be mindful of any posted signage and instructions from the tree crews to ensure the work is completed as scheduled.





Acacia Removal – Behind Parliament Place



**LARMAC MAINTENANCE NOTICE**

**Landscape Renovation Project on Slope Behind or Near Your Property**

**WHAT:** The plant material on the slope near your home, which includes *Acacia Redolens*, is going to be removed. The slope will then be re-planted with a different plant species that is more appropriate for successful long-term maintenance. Repairs to the irrigation system and tree trimming, if necessary, also be completed in conjunction with this project.

**WHEN:** Work is scheduled to begin on Monday, May 12, 2025. The project is expected to take 10 days to complete, weather permitting.

**WHERE:** The LARMAC maintained slope near your property.



Debris and Access removal from Bell Pasture

**CONTACT:** For more information on acacia removal projects, scan the QR code. For questions or concerns related to this project, please email: [contact.LARMAC@LaderaLife.com](mailto:contact.LARMAC@LaderaLife.com).



Ladera Ranch Maintenance Corporation April 15, 2025





Covenant Hills – Interior Slope Improvement Projects



Sod Replacement Project – 35,000 Sq. Ft.

### Project Breakdown:

- Turf removal - 21,000 sq. ft.
- Drip conversion - 47,000 sq. ft. spray irrigation
- Total approved \$199,906
- Less rebate of \$150,000
- Total cost \$49,906
- *This project involves saving an estimated 1M gallons of water per year (going from usage of 1.2M to 200k gallons) and almost \$4,000 in annual savings.*



# Fri-Yay Fun pool

AT THE





# Home Improvements Portal

MY PROJECTS

LET'S BEGIN

## Welcome

The Home Improvement Portal has been designed to streamline the review and approval process for exterior home improvements.

The Aesthetic Review Committee (ARC) plays a crucial role in upholding the aesthetic standards for the community, which in turn impacts the community's home values. ARC carefully reviews all home improvement project applications, striving to make the process easy for residents while maintaining the design and aesthetic integrity that made Ladera Ranch an award-winning community.

## Aesthetic Review Process

The process of having your home improvement projects reviewed includes submitting a project review application, ensuring the project is compliant with the community guidelines and aesthetic standards, and formally approving the projects as outlined by California association law.

- 1 **Prepare**  
Gather all required documents and pictures
- 2 **Submit**  
Complete an application
- 3 **Review**  
Reviewed by LARMAC Staff, Consultant, and Committee
- 4 **Results**  
Review the status of an application under My Projects

## Bundle Projects versus Single Project

LARMAC offers a discounted rate for applications that include multiple projects. This "bundle discount" applies to a group of projects because the Committee reviews them in the same meeting. Once the bundled package has been submitted, each project will be treated as an individual project when it comes to communication purposes through the Home Improvement Communication portal, [My Projects](#).

### UPCOMING ARC PLAN SUBMITTAL DEADLINES

- ▶ Deadline Date: 11/04/2025, Meeting Date: 11/18/2025
- ▶ Deadline Date: 11/11/2025, Meeting Date: 12/09/2025
- ▶ Deadline Date: 12/02/2025, Meeting Date: 01/13/2026



### WE'RE HERE TO HELP

Kristy Pennington  
[kristy.pennington@fsresidential.com](mailto:kristy.pennington@fsresidential.com)



### HOME IMPROVEMENT PROJECTS

Review a complete list of [Home Improvement Projects](#).

## Bundle Projects versus Single Project

LARMAC offers a discounted rate for applications that include multiple projects. This "bundle discount" applies to a group of projects because the Committee reviews them in the same meeting. Once the bundled package has been submitted, each project will be treated as an individual project when it comes to communication purposes through the Home Improvement Communication portal, [My Projects](#).



### HOME IMPROVEMENT PROJECTS

Review a complete list of [Home Improvement Projects](#).

## My Home Style

This is the architectural style of your home. The exterior paint color schemes and plant palette options available to you are based on the architectural style of your home

ADDRESS	1 Daisy
ARCHITECTURAL INFLUENCE OF HOME:	East Coast/Midwest Influence: Colonial (COL)
ROOF COLOR:	Black

Once you have submitted your home improvement project application, visit My Projects located in your LaderaLife profile to see updates, send a message, or upload additional documents.

### My Projects

Here, you'll find a list of your projects that have been submitted to LARMAC for approval.

### Answers To Faqs

Here you'll find answers to frequently asked questions about exterior home improvement projects.

### Exterior Home Painting

We'll walk you through the steps of selecting a color scheme that's right for the architectural influence of your home and the process.

### Before You Get Started

Get an overview of what the home improvement process looks like, and the items you'll need to get started.

### Home Improvements Resources

Find resources that may be helpful to you and your contractor.

### My Archived Projects

Here, you'll find a list of your projects that have been completed.



- Fuel Modification
  - Over 90 Acres
  - OCFA Inspections
  - Stricter guidelines
  - Reduced hand labor
  - Pesticide Free



**LARMAC works closely with OCFA to maintain landscape according to fire safety standards in the areas surrounding the community.**



# Fire Safety - Fuel Modification Zones



Improves soil water and fertilizer uptake, promotes stronger root system, reduces water runoff and soil compaction.





**Used in open space areas along trails and new disc golf course. Reduces need for herbicides while improving aesthetics. Green waste kept on site.**

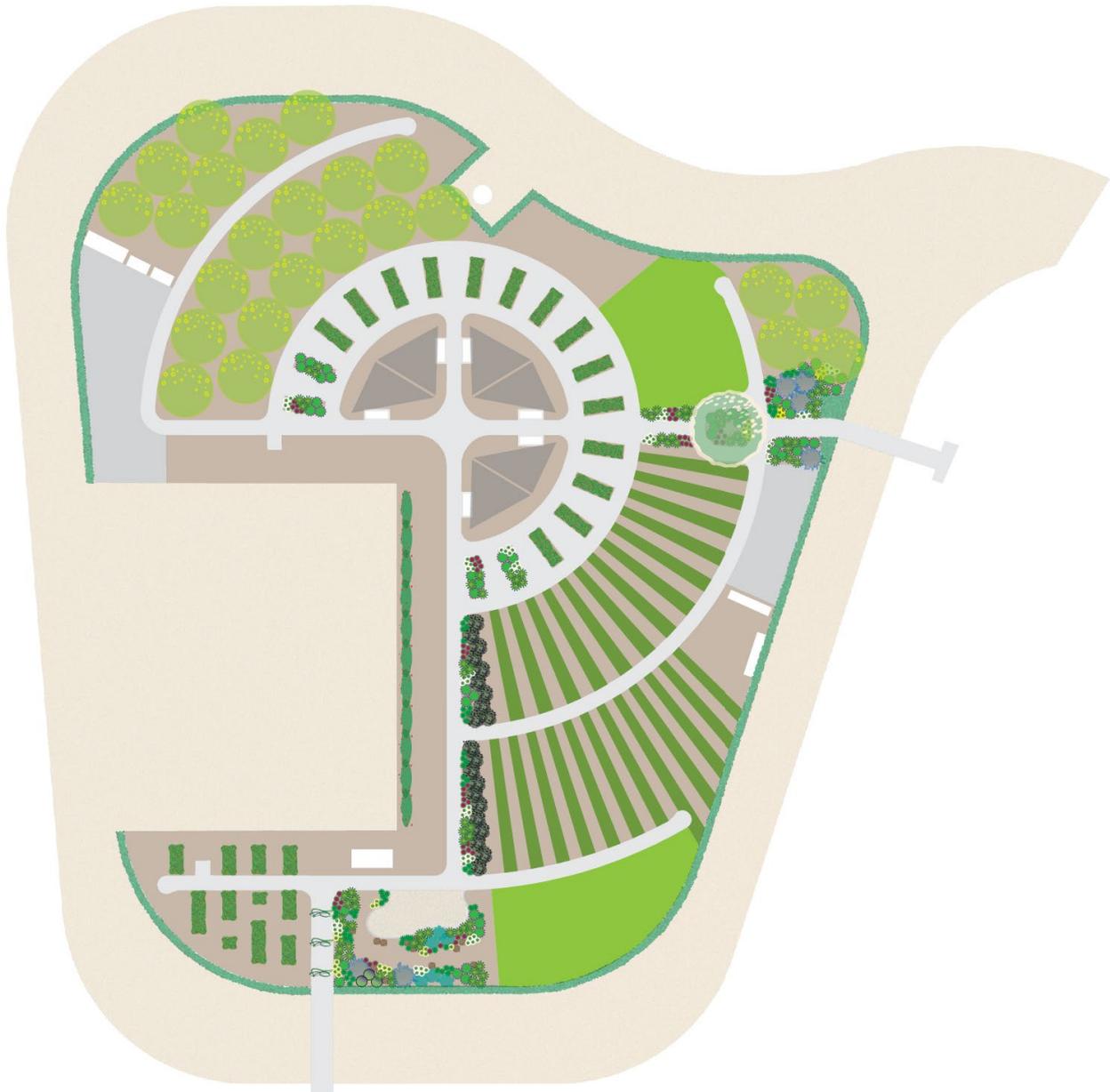
# Cultural Practices – Tree Trimming Chippings



**Over 39,000 LARMAC maintained trees – all GIS tagged. A total of 76 species and one tree per 856 square feet.**



***COMING SOON!***





Yukon Riley Trail – Turf Removal Project

- Location #1**  
Keep Turf –  
Community  
Use
- Location #2**  
Turf Removal –  
create pollinator  
garden
- Location #3**  
Turf Removal –  
create  
ornamental grass  
/ native meadow.  
Eliminate  
sprinklers along  
trail edge to  
eliminate rutting  
and erosion  
issues



- Removal all  
(3)picnic tables  
and concrete  
pads in location  
#2 ?
- Remove (1) picnic table  
and concrete pad in  
location 3 ?



- ***Plunge Restroom Remodels***
- ***Creating New Reservable Spaces***
- ***New exercise equipment along the Sienna Botanica Trail***



YOUR **H O A** AT **WORK**