



MEETING MINUTES

Integrated Pest Management Advisory Committee Meeting

08/4/2026 05:00 PM
Avendale Village Clubhouse
1 Daisy

Attendees

Chase Fitzpatrick
Ryan Vallone
Jackie French
Tiffany Kahnen
Nubia Krikorian
Taryn Morais
Dustin Matteson (left at 5:30pm)

Absent

Megan Matteson

FirstService Residential

Ken Gibson, General Manager
Stephanie Jebbia, Assistant General Manager
Kyle Lambrakis, Landscape and Sports Field Manager
Ashley Blair, LARCS Director
Josh Ferreira, LARCS Communication Manager

Others Present

Eugene Ramirez, Whitney | Curry
Eric Schaff, O'Connell Landscape
Gregg Gill, O'Connell Landscape
Lott Steffey, Mosaic Consulting
Jeff Beardsley, Jeff Beardsley Consulting

Call to Order at 5:02 pm

Committee Objectives

The committee reviewed the established objectives for its role in developing recommendations for Board consideration regarding landscape maintenance practices, pesticide use, resident communication, transparency, and potential long-term changes to LARMAC's Integrated Pest Management program.

Discussion Items

a) Approval of Meeting Minutes

The committee asked for more time to review the draft minutes from the July 23, 2026 committee meeting.

b) Vendor/Consultant Meeting Attendance Introductions

c) LARMAC Maintenance Map Review

The committee reviewed the LARMAC maintenance map, which identifies LARMAC-maintained areas by cost centers, as well as areas maintained by others including homeowners, sub-associations, schools and retail centers.

It was noted that the rotational spray map, separate from the maintenance map, incorrectly identifies school interiors as treatment areas and will be corrected.

d) LARMAC IPM Timeline Review

The committee reviewed the LARMAC IPM timeline from 2012-current. Details include cultural practices on sports fields; discontinuation of glyphosate in 2016, introduction of warm season turf, addition of a dedicated mulch budget, expansion of turf aeration and verticutting; introduction of organic test plots, no-spray maps, field signage, work with University of California Cooperative Extension, introduction of a pest management webpage on lateralife.com; installation of fertigation tanks to deliver organic products through the irrigation system at select locations; and onsite green waste recycling and application of tree chippings in open spaces to suppress weeds.

e) Review of Revised Animal Pest Management (APM) Notices and Maps

The committee reviewed the revised APM notices, which include the following:

- Language that treatments occur on an “as-needed basis”
- Use a village-based calendar for ease of use
- Identify one scheduled date and one alternate date per village
- Eliminate Fridays as regular service dates
- Treatment descriptions

LARMAC clarified that although the June notice listed 13 possible chemicals and scheduled 12 treatment dates and 13 alternative dates, actual treatments involved six chemicals on four treatment dates. Management committed to providing post-treatment report going forward. A representative from APM will be invited to attend the next meeting.

f) Comparison of Pre-emergents and Post-emergents

The committee discussed transitioning from reliance on post-emergent synthetic treatment toward cultural controls that prioritize prevention over

post-emergent controls. This approach includes expanding the mulch program as the primary weed-control tool; use of Spectacle G granular pre-emergent; and use of organic post emergent where needed.

g) Mulch Budget Proposal

Management will request Board approval for 3,000 cubic yards of mulch for use in priority areas, including school perimeters, parks, village clubs, plunges and tree wells.

h) Acacia Removal and Organic Pilot Update

Management discussed a new four-zone pilot study following acacia removal on slopes. The following was presented:

- Approximately 20% of required acacia removal in Ladera Ranch is complete.
- The remaining work is estimated at \$15 million over 15–20 years and is required for fire prevention.
- Removal creates exposed soil and increased weed pressure in newly planted areas.
- Weed suppression at the four pilot sites will include mulch only, Spectacle G granular pre-emergent plus mulch, Spectacle G granular pre-emergent without mulch, and organic post-emergent only. Spectacle G is not on the Prop 65 list.
- Results will be photo-documented through winter and spring.

i) Irvine v. LARMAC Usage and Cost Comparison for Weed Control

Management presented the City of Irvine's IPM program material cost and product volume for weed control as a benchmark, but cautioned the programs are not directly comparable because of differences in acreage and landscape composition. Due to these differences, committee members were advised the comparison is most useful for understanding the program structure, not product equivalency. In 2025, LARMAC's synthetic product use for weed control was approximately 6.7% of Irvine's, with the associated cost remaining lower as well.

The committee reviewed estimated product cost for glyphosate (Roundup), Lifeline, Firehawk and Suppress.

Management explained that LARMAC spends approximately \$73,000 annually on organic fertigation products across eight locations and 12 tanks and that warm-season Kikuyu turf remains an important strategy for naturally reducing weeds and herbicide use in Ladera Ranch.

j) Drivers for Plant Growth Regulators

The committee reviewed drivers for the use of plant growth regulators, which are typically applied twice annually, primarily on slopes and to specific plants to reduce trimming needs. These include:

- Maturing manufactured landscape throughout the community.
- Changing OCFA requirements for vegetation management, including in defensible-space areas, which require specific plant separation and plant height.
- Landscape maintenance remains labor-intensive, and wage increases are driving greater use of chemical and mechanical cost controls.

k) IPM Policy and Governance

The committee would like to see options to add an IPM policy into the LARMAC governing documents.

The committee will prepare a written recommendation to include in an IPM policy for Board consideration before the September 9 open session meeting.

The committee was advised that the Ladera Ranch Civic council is the appropriate organization to engage public officials and advocate for county/state funding to support expanded IPM services and programs.

LARMAC will reach out to the University of California Agriculture and Natural Resources, Cooperative Extension to attend a future meeting to discuss an IPM program. This organization serves as an access point to the University of California's expertise on many issues including pest management. LARMAC worked with UCANR several years ago when the shothole borer was identified in Ladera Ranch.

l) Communication and Transparency

The committee discussed the damage and cost associated with potential litigation and misinformation on social media, which could hinder the progress and collaborative momentum achieved through the committee's work. The committee also discussed methods for improving resident communication, sharing more engaging social media content, expanding the FAQ section on Laderalife, encouraging residents to sign up for Ladera Happenings, the community's weekly e-newsletter, for accurate and timely information, as well as including official updates through email, text, Laderalife.com, Facebook and Instagram.

Next Meeting

The next meeting is scheduled for Monday, August 24, 2026, at 5:00 p.m. at the Avendale Village Clubhouse.

Adjournment at 7:25 p.m.