



MEETING MINUTES

Integrated Pest Management Advisory Committee Meeting

07/23/2026 03:00 PM
Avaldale Village Clubhouse
1 Daisy

Attendees

Chase Fitzpatrick
Ryan Vallone
Jackie French
Tiffany Kahnen
Nubia Krikorian
Taryn Morais
Dustin Matteson

Absent

Megan Matteson

FirstService Residential

Ken Gibson, General Manager
Stephanie Jebbia, Assistant General Manager
Anthony Mazza, Executive VP Los Angeles and Orange County

Others Present

Bill Curry, Whitney | Curry
Eric Schaff, O'Connell Landscape
Gregg Gill, O'Connell Landscape
Lott Steffey, Mosaic Consulting

Call to Order at 3:10 pm

Committee Purpose and Charter

The committee reviewed its charter and discussed its role in developing recommendations for Board consideration regarding landscape maintenance practices, pesticide use, communication, transparency, and potential long-term changes to LARMAC's Integrated Pest Management program. Legal counsel clarified the committee's advisory role and the process for submitting recommendations to the Board.

Committee Objectives

The committee expressed interest in preparing a written recommendation for possible consideration at the September 9, 2026, Board Open Session.

Members discussed an “organic first” approach, which could include gradually reducing synthetic products or establishing a long-term goal of organic-only landscape management. The committee understands that any transition would require cost analysis, operational planning, resident education, and phased implementation.

The committee agreed that recommendations should consider cultural practices, product alternatives, contractor training, community-wide communications, operational impacts, and budget requirements.

Current State of LARMAC’s Integrated Pest Management Program

Members reviewed existing landscape practices, including mulch use, recycled tree clippings, kikuyu grass management, and other maintenance methods. It was noted that LARMAC maintains an extensive manufactured landscape and that changes could affect landscape appearance, maintenance requirements, and costs.

The committee discussed potentially bidding the O’Connell Landscape contract to evaluate market options, available technologies, and organic alternatives. This was presented as a market evaluation opportunity not criticism of O’Connell Landscape.

Product Use and Application

The committee discussed where synthetic products are and are not used. Currently, only two products are used as part of routine maintenance. It was reinforced that synthetic products are not used on school sites as part of routine maintenance.

Lifeline was identified as a non-selective, post-emergent herbicide, which is spot sprayed on weeds – concrete cracks, tree wells, bottom of slopes and planters.

Atrimmec was identified as a seasonal plant growth regulator used on certain plants mostly located on slopes, generally used between March and June, and occasionally into July, depending on soil temperatures and the landscape maintenance rotation.

Members requested additional review of application maps, product schedules, notice procedures, onsite signage, rodent-control practices, and Animal Pest Management notices.

LARMAC Governance and Resident Participation

The committee discussed land and property ownership (LARMAC, apartments, retail centers, individual homes, etc.), maintenance responsibilities, changing governing documents to prohibit use of pesticides by owners, apartment owners, and sub associations, notice requirements, apartment resident participation, voting rights, and Rancho Mission Viejo’s voting presence. Clarifications were provided during the meeting.

Transparency and Communication

Members identified resident communication and transparency as priorities. Discussion included clearer notices regarding application dates, locations, and products, as well as possible coordination with LARCS to provide text-message notifications ahead of treatment.

The committee also discussed reviewing guidance and information from Pest Control Advisors, NOFA, Beyond Pesticides, the Osborne Organics report, and other communities, including the City of Irvine.

Future Meeting Roadmap

- Develop a proposed goal, vision, or phased implementation plan.
- Review a sample landscape area, including products, schedules, notices, and alternatives.
- Review and update landscape maps and zones, notice and signage policies.
- Evaluate resident notification and text-messaging options.
- Gather information regarding organic standards, product alternatives, mulch practices, and budget impacts.
- Consider inviting Animal Pest Management representatives and other technical experts.
- Present the meeting minutes for approval before online posting.

Next Meeting

The next meeting is scheduled for Tuesday, August 4, 2026, at 5:00 p.m. at the Avendale Village Clubhouse.

Adjournment at 4:50 p.m.