

Welcome Home




LADERA RANCH



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LADERA RANCH COMMUNITY SERVICES (LARCS)
 Oak Knoll Village Clubhouse
 28192 O'Neill Drive
 Ladera Ranch, CA 92694
 949.388.8300 | contact.larcs@laderalife.com
 Monday-Friday: 9:00 a.m. to 5:00 p.m.

Events • Programs • LaderaLife.com • Community Partnerships
 Groups & Clubs • Roots and Wings Magazine

LADERA RANCH MAINTENANCE CORPORATION (LARMAC)
 Avendale Village Clubhouse
 1 Daisy Street
 Ladera Ranch, CA 92694
 949.218.0900 | contact.larmac@laderalife.com
 Monday - Saturday: 9:00 a.m. to 5:00 p.m.

Membership Cards • LaderaLife Registration
 Architectural Plan Submittal • Enforcement Review
 Common Area Maintenance • Facility Reservations

G4S SECURITY (24/7) 949.351.9253
COX SPORTS PARK AND FIELD CONDITIONS 949.582.2414
FIRSTSERVICE RESIDENTIAL CA 949.448.6000
 15241 Laguna Canyon Road
 Irvine, CA 92618
 fsresidential.com



KEN GIBSON
 General Manager,
 Ladera Ranch
 Maintenance
 Corporation and
 Ladera Ranch
 Community Services

LETTER FROM YOUR GENERAL MANAGER

Welcome to Ladera Ranch

Ladera Ranch is a unique and beautiful community that offers a wide variety of world-class amenities and activities.

As a homeowner, you automatically become a member of the Ladera Ranch Maintenance Corporation (LARMAC), a homeowner's association professionally managed by FirstService Residential, California. As a member, you will experience the benefits of living in a community that takes great pride in maintaining an attractive landscape, excellent recreation amenities, quality customer service, and established guidelines and regulations that help foster a distinct sense of community. The management team works closely with the Board of Directors to oversee the day-to-day operations of the community while striving to preserve the value and integrity of the community.

Ladera Ranch is a unique master planned community that has its very own Community Service Organization. Ladera Ranch Community Services (LARCS) offers a variety of fun community events, recreational programs, volunteer led clubs, the official website of Ladera Ranch LaderaLife.com and a quarterly magazine Roots and Wings, delivered to your home.

The latest edition of Root and Wings can be found on LaderaLife.com or in the lobby of the Avendale and Oak Knoll Village Clubhouses.

The best way to become familiar with your community is by visiting LaderaLife.com. It's your information center, where you will find communication about events like Spring Celebration, Harvest Festival, Summer Concert Series, holiday festivities and our marquee July 4th Celebration. Additionally, you will find board meeting dates, agendas and minutes, community volunteer opportunities, community maps and more.

As a member, you will receive an electronic newsletter with updates on community events, projects, and helpful information called Ladera Happenings. Be sure to visit the "About" section of LaderaLife.com and select "Local Ladera" to learn about the local school district, utilities, home services, and medical facilities.

In the Ladera Ranch New Homeowner Packet you received during the process of purchasing your home, you will find a copy of the CC&Rs, Aesthetic Standards, and Community Guidelines. You may be planning on modifying your existing landscape or making alterations to the exterior of your home. Before proceeding, please refer to the Aesthetic Standards which will guide you through the process of submitting plans and obtaining approval for any modifications. The Aesthetic Standards, CC&Rs, and Community Guidelines are all available to you on LaderaLife.com under "About," "LARMAC", and "Documents and Forms."

As a new member to Ladera Ranch, you will want to obtain the following:

- Member Access Card – provides you access to community amenities
- Login credentials for LaderaLife.com

To obtain an access card, please complete a 'Membership Access Card Application' and submit a copy to LARMAC at 1 Daisy Street, open from 9:00 a.m. – 6:00 p.m. Monday through Friday and 9:00 a.m. – 5:00 p.m. Saturday.

Please feel free to reach out to us with any questions you may have.

We look forward to seeing you soon.



“The Foundation” of Ladera Ladera Ranch Homeowners Association



As part of homeownership, all residents enjoy a membership to the Ladera Ranch Maintenance Corporation (LARMAC). LARMAC has been established to maintain the community property and facilities to support the long-term value and appeal of your home and community for years to come.

LARMAC Mission

The mission of LARMAC is to manage and maintain Ladera Ranch as one of Orange County’s premier master planned communities.

What LARMAC does

- Maintains LARMAC landscaping, pools, clubhouses, trails, tot lots and other assets
- Preserves the community’s well-established design and aesthetic integrity
- Reviews home improvement plans through the Aesthetic Review Committee
- Enforces Aesthetic Standards
- Collaborates with Neighborhood Representatives
- Reviews governing document infractions through the Covenant Committee
- Enforces the Community Covenants, Conditions & Restrictions (CC&Rs) and community rules

LARMAC Office

Avendale Village Clubhouse
1 Daisy Street
contact.larmac@laderalife.com
Monday-Saturday: 9:00 a.m. to 5:00 p.m.
(949) 218-0900



LARMAC is funded by monthly assessments paid by all Ladera Ranch homeowners

Getting started is as easy as 1–2–3

Step 1 Membership Access Card

Your Ladera Ranch membership access card provides access to all the amenities Ladera Ranch has to offer.* You will need your card to get into the pools and clubhouses.

* The skate park requires a separate card

- Complete a Membership Access Card Application
- Bring your grant deed or escrow closing documents, or the first page of your lease agreement
- Bring a photo ID



Should you have any questions, contact LARMAC at (949) 218-0900 or at contact.larmac@laderalife.com.

Step 2 LaderaLife.com

LaderaLife.com is Ladera’s community website and provides information that connects you to the latest community events and member essentials. Your LARMAC member services representative will sign you up for LaderaLife.com when you apply for your Membership Access Card.

Once your LaderaLife.com account is activated, you’ll automatically begin receiving the Ladera Happenings e-newsletter and the Roots and Wings magazine mailed to homes quarterly.



Step 3 Cox Internet Service

LARMAC has a bulk internet agreement with Cox Communications which includes internet service to all homes in Ladera Ranch at a highly discounted rate. With this service being paid through your monthly master homeowner assessment, you should not be receiving a bill for internet service from Cox unless you have an upgraded plan or lease a modem from Cox. Please visit the Cox Communications section on LaderaLife.com for additional details, including modem requirements to obtain the best speeds possible. Please note, all equipment, including modems, are not included as part of the bulk internet service.



To activate your Internet service, call Cox at (855) 512-8876.

Be sure to let the Cox Representative know that you are calling from a bulk community account and that you want the Cox Internet service that is included in your Ladera Ranch amenities. You should not receive a charge from Cox service unless you rent a modem and/or subscribe to additional Cox services.



@laderaranch



@laderalife



Ladera Ranch

The Business of Running Ladera



FUN FACTS!

LADERA AMENITIES/FACILITIES

- Over 500 trash receptacles throughout Ladera clubhouses, pools, parks and trails
- 300 pocket parks and 20 acres of neighborhood parks
- 13 swimming pools
- 75+ dog waste stations
- 17+ miles of walking, hiking, biking and running trails
- 70+ acres of parks and sports fields
- 23 miles of private streets equaling 3 million sq. ft. of asphalt

LANDSCAPE FACTS

- Over 49,000 trees in Ladera Ranch (excludes those on homeowners' private yards)
- Twice as many trees as Central Park in NYC which has a similar size footprint of landscaping
- 76 different species of trees
- Maintains 800 acres of landscape
- Maintains 78 acres of fuel modification zones per OCFCA requirements
- 280 irrigation controllers
- 170,000+ sprinkler heads
- 2 million gallons of daily water use (average per day)
- 1,600 miles of irrigation wire (if stretched out, would extend to New Orleans)

DID YOU KNOW?

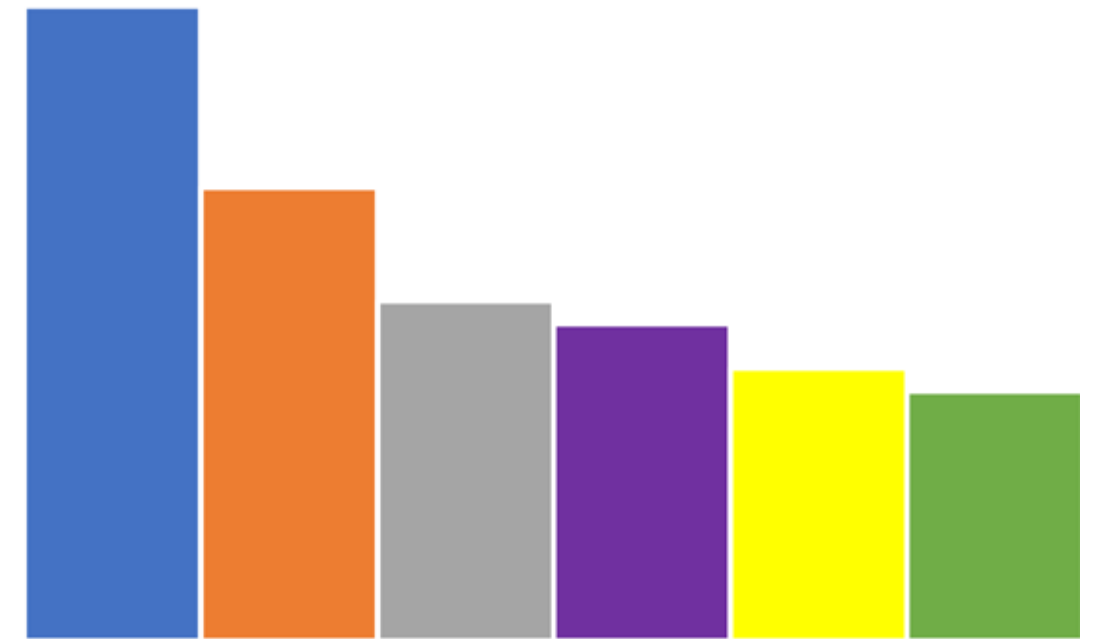
HIKING AND BIKING TRAILS

Ladera Ranch has two different types of trails: 17+ miles of LARMAC maintained natural trails, such as the Ridge Trail around the perimeter of the community, and manufactured trails, such as the Yukon Riley Trail (aka SCE easement trail). LARMAC maintains the natural trails annually which includes clearing brush, removing tumbleweeds and grading the trail to smooth it out. The manufactured trails are composed of stabilizers and decomposed granite which help bind everything together and ultimately strengthen the trail.



What Does Your LARMAC Assessment Fee Go Toward?

You may wonder what your monthly master assessment dues go to each month. Much of LARMAC homeowner association fees go toward maintaining and repairing amenities and facilities, landscaping, ensuring aesthetic standards, supplies and staffing.



- Landscape & Tree Maintenance
- Administration
- Cox High Speed Internet Service
- Reserve Contribution
- Common Area Maintenance & Services
- Utilities

HOA Online Payments

If you are currently setup on auto pay through your bank, please make sure to make the necessary updates to ensure the proper amount is debited from your account each month. If you are set up on auto pay through the FirstService Residential portal, your payment will update automatically.

E-statements



Make a Payment



REINVESTING BACK INTO LADERA

Every year the LARMAC Board of Directors reinvests assessment funds back into the community, which keeps the community looking great and operating smoothly. Much of this is done through Reserves – Ladera's "Savings Account," which is used to replace and/or repair aging community assets.

LARMAC relies on a 3rd party Reserve Analyst to assist in identifying the useful life of community assets to ensure funding is readily available when it is needed. Working with the Reserve Analyst, LARMAC reviews, updates and approves a Reserve Study every year, which ensures that LARMAC's reserve budget is properly funded to keep amenities such as playgrounds, pools, LARMAC maintained streets and landscaping in good condition.



SIENNA BOTANICA

The Sienna Botanica is the urban runoff filtration system that runs 2.4 miles along Sienna Parkway. It carries water runoff from much of the community down to Horno Basin, which eventually drains out into the ocean. LARMAC maintains the Sienna Botanica to ensure the system is performing as designed. Maintenance includes the removal of the cat tail plants and silt, and re-grading the swale to ensure that water is able to flow properly downstream.





“The heart” of Ladera
Ladera Ranch Community Services



LARCS stands for Ladera Ranch Community Services. As a separate non-profit public benefit corporation, LARCS plans and implements community programs, events and activities. LARCS also manages LaderaLife.com, communicates and promotes community information and assists in the growth and formation of volunteers and clubs. Since Ladera Ranch is a community, and not a city, residents rely on Ladera Ranch Community Services to create the programming that is a significant part of the lifestyle that many enjoy and other communities strive to emulate. Developers from all over the world continue to tour our unique master planned community.

LARCS Mission

To build a strong social fabric and foster a unique sense of community by encouraging neighbor interaction through technology, programs, activities, and the spirit of volunteerism. Promote communication among neighbors through the intranet, as well as publications to keep residents informed.

What LARCS does

- Community events and programs
- Manages LaderaLife.com
- Coordinates volunteers
- Community communication
 - Roots and Wings
 - Ladera Happenings
- Committees
 - Event Planning
 - Technology Advisory
 - Teen Leadership Council
 - Ranch Hands
- Clubs and groups
- Community partnerships

LARCS Office

Oak Knoll Village Clubhouse
 28192 O’Neill Drive
 contact.larcs@laderalife.com
 Monday-Friday: 9:00 a.m. to 5:00 p.m.
 (949) 388-8300

LARCS is funded primarily through a Community Enhancement Fee paid at the sale or resale of any home in Ladera Ranch

First-time sales	Resales
1/8% of the purchase price	1/4% of the purchase price

Community Partnership

As part of Ladera Ranch Community Services (LARCS) mission to offer lifestyle programming which includes events, recreation classes, volunteer opportunities and activities that enrich our residents' lives, LARCS offers a Community Partnership Program.

The Community Partnership Program offers businesses and non-profit organizations an opportunity to partner with LARCS in enhancing the lives of our residents by delivering unique experiences that bring families and neighbors together.

LARCS works closely with businesses, non-profit organizations and people who want to partner with us to find new ways to build a strong sense of community. Partnership programs are available for every organization.

No matter the size of your organization or business, we will find a way to work together. We seek to work with like-minded organizations who are committed to defining what it means to be neighborly, and what it means to be a partner in building our community.

If you would like to discuss how your business or organization can become a community partner, email contact.larcs@laderalife.com.



Neighborhood Block Parties



Ladera Ranch Community Services (LARCS) provides partial financial reimbursement to Neighborhood Activity Coordinators (NAC) or Neighborhood Reps (NR) who organize block parties.

Neighborhood block parties are an opportunity for neighbors to get together, meet each other for fun or work on a common activity. Block parties fueled by sunshine and new neighbors are a great way to gather with friends to have fun and strengthen your community.

Q: Who plans and is able to be reimbursed for the annual neighborhood block party?

A: The current approved LARCS Neighborhood Activity Coordinator (NAC) or LARMAC Neighborhood Representative. You can find your Neighborhood Activity Coordinator or Neighborhood Rep on LaderaLife.com

For program guidelines and forms, visit the Neighborhood Activity Coordinator page on LaderaLife.

REIMBURSEMENT SCHEDULE

No. of Homes in Neighborhood	Maximum Reimbursement
12 - 25 Homes	\$100
26 - 49 Homes	\$200
50 - 74 Homes	\$300
75 - 99 Homes	\$400
100+ Homes	\$500



LARCS

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