



Laguna Woods Village®

<p>INFORMATION BULLETIN Community Services Division</p>	BULLETIN DATE	December 29, 2023
	ISSUED BY	Pamela Bashline Community Services Manager
	MUTUAL	Third Laguna Hills Mutual
	AUTHORITY	Resolution 03-23-146
	ADOPTED DATE	December 19, 2023
<p>SUBJECT: Third Laguna Hills Mutual Revised Fruit Tree and Vegetables Policy</p>		

On December 19, 2023, by way of Resolution 03-23-146, the Third Laguna Hills Mutual Board of Directors approved revisions to its fruit tree and vegetable policy.

A few highlights of the revised policy are summarized below:

1. The planting of any vegetables and/or new fruit trees in common areas is prohibited.
2. Members are required to maintain existing fruit trees on common area and in exclusive use common areas.
3. During the resale process, the responsibility to maintain existing fruit trees in common area may be accepted by the new member; if the new member declines to accept the responsibility, the fruit trees will be removed at no cost to the member.
4. After providing notice, any fruit trees found to be unmaintained will be removed by the Mutual at no cost to the member.

Please find the approved resolution below for your review:

RESOLUTION 03-23-146

Fruit Tree and Vegetables Policy

WHEREAS, fruit trees in the Common area were planted by or at the request of Members as part of the discontinued “Yellow Stake” program; and

WHEREAS, fruit trees are not maintained or trimmed by the Mutual and are the responsibility of the Member to maintain; and

WHEREAS, fruit trees and vegetable gardens are a known attractant and food source for wildlife and rodents, and unmaintained fruit trees exacerbate the problem; and

WHEREAS, two Garden Centers have been provided by the Golden Rain Foundation for the purpose of providing a place for residents to grow tomatoes or food crops; and

WHEREAS, there had been a significant decrease in rodent activity since Resolution 03-19-94, was put into effect;

NOW THEREFORE BE IT RESOLVED, December 19, 2023, the Board of Directors of this Corporation introduces the revised Fruit Tree and Vegetables Policy which prohibits the planting of any fruit trees in Common area and requires members to maintain existing fruit trees on common area and in Exclusive Use Common areas; and

RESOLVED FURTHER, the planting of vegetables and new fruit trees in common area is prohibited; and

RESOLVED FURTHER, existing fruit trees in Common area and exclusive use are to be maintained by the member; and

RESOLVED FURTHER, during the resale process, the responsibility to maintain existing fruit trees in common area may be accepted by the new member; if the new member declines to accept the responsibility to maintain the fruit trees, the fruit trees will be removed at no cost to the members; and

RESOLVED FURTHER, to maintain the health and safety of the members, fruit trees found to be unmaintained will be removed, after notice, by the Mutual at no cost to the member; and

RESOLVED FURTHER, Resolution 03-19-94, effective January 1, 2020 is hereby superseded in its entirety and no longer in effect; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

Realtors and escrow officers are requested to inform their staff and clients of these guidelines.

Please note: The website location for all mutual policies may change when the new website is completed.

Also, please always refer to the website for the most current documents.

Email residentservices@vmsinc.org with questions about landscaping. Thank you.