

DEDICATED TO A CONTINUING RURAL ATMOSPHERE

***Elfin Forest/Harmony Grove Meeting
EF/HG Fire Station***

From the Chair

By Bonnie Baumgartner



***Don't Miss the
4th of July Parade
and Picnic
June 29, 2014***

Our neighbors in Harmony Grove and Eden Valley took an awful blow in the Cocos Fire. Scorching temperatures and high winds were cruel. Our firefighters and many others we will never meet, came to help, fought bravely, and long to try and protect us.

In spite of the firefighters' best efforts, we lost many homes. Individual homes and much of The Harmony Grove Spiritualist Association were burned.

The EFHG Town Council and community have spear-headed the formation of a "Cocos Fire Fund" for those people affected by the fire. The fund is to provide immediate financial help to those affected by the fire to get through the devastation of losing everything. The Rancho Santa Fe Foundations is handling the collection of donations and will match funds for some. They will not charge a fee, so 100% of the money raised will go to those who lost their homes. Visa debit cards have already been distributed to many of those affected by the fire.

If you need assistance, please contact one of us on the Cocos Fire Recovery Committee: Tim Costanzo, 760-415-9478, timacostanzo@yahoo.com, Nancy Goodrich, 760-591-9489, nancygoodrich@hotmail.com, JP Theberge, 619-884-2694, jp@cuturaledge.net, Angelique Hartman, 619-379-9206, angelique-hamel@hotmail.com, or Bonnie Baumgartner, 619-277-7105, bonniedblb@gmail.com. We will help, or direct you to where you can get help.



In addition, the Escondido Friends, have a storage unit with clothing and household items that are available to Cocos Fire persons. Please call: Patti Thompson at 760-580-4973, and she will make an appointment to open the storage unit to allow you to select what you might need.

To aide the rebuilding process, several members of the community have come forward to lend time and expertise, free of charge to help navigate the San Diego County building process. Please call one of us on the Cocos Fire Recovery Committee and tell us of your needs, we will help.

What is The Vault at Sage Hill? *By Nancy Goodrich*

Many have asked what that unsightly fenced concrete object at the base of Sage Hill County Park on Elfin Forest Rd is, and whether it's appearance can be improved, as it is highly visible near the western entrance of our community. That object is the San Diego County Water Authority's vault allowing access to their pipeline junction between the California Aqueduct and the Olivenhain Municipal Water District's pipeline that was installed last year down Elfin Forest Rd. That pipeline transports water from the aqueduct to the OMWD treatment plant at the base of the Olivenhain Reservoir, supplying all of the water for the entire OMWD service area, including Elfin Forest and much of Encinitas.

An Elfin Forest/Harmony Grove Town Council member met with OMWD personnel at the end of the pipeline project last year regarding the unanticipated unsightly appearance of the vault. OMWD staff committed to working with us to improve the vault's appearance. They advised that the vault and fencing were required to meet the County Water Authority's specifications and, because of security concerns, options were limited. The only other option not requiring even more unsightly barbed wire and security cameras at the top of the fencing was black metal wrought iron type, Aegis II Invincible 3-rail industrial ornamental metal fencing. As the County Water Authority required the vault be observable from the street, vegetation hiding the vault was unacceptable.

Elfin Forest/Harmony Grove Fire Department Inc., County Service Area 107 *By Nona Barker*

Cocos Fire

The destruction caused by the Coco's fire shook our communities to our core. We grieve for the loss of our resident's homes, but are grateful for those homes saved. We rejoice in the knowledge that no lives were lost. Our communities have joined together to help neighbors who suffered a loss. Please see the Elfin Forest - Harmony Grove Town Council's web page, Facebook posting or information they may have included in this newsletter on how to help or donate to your neighbors.

The Damage Assessment Teams have completed their task and contacted those who have fire damage or a lost home. If you have suffered a loss or have damage and have not been contacted, please call 211 for guidance. The Elfin Forest / Harmony Grove Fire Department has several County of San Diego recovery/rebuilding packages if needed. The initial disaster is over, recovery and rebuilding will take a long time. Support of our friends and neighbors must continue until they are able cook in their own kitchens once again.

Merger Between EF/HG and Rancho Santa Fe Fire Services is Slowly Progressing

Merger negotiations between the Elfin Forest / Harmony Grove Fire Department, serving CSA 107, (County of San Diego) and the Rancho Santa Fe Fire Protection District are moving forward slowly. The slow movement by the County of San Diego who is analyzing the potential impacts of Tax Rate Area shifts (TRA) has been frustrating for us. These TRA shifts will come from the 1% (one percent) of our property tax collected by the County of San Diego. The Elfin Forest / Harmony Grove Fire Department, protecting County Service Area 107, currently receives 1/10 of 1 % (one tenth of one percent) or about \$38,000 per year from this tax. It is our understanding that the TRA adjustments have now been increased and approved by the Deputy CAO of the County of San Diego.

The funds are necessary to provide a long-term sustainable income source for the new, joint department without raising taxes. Neither the Elfin Forest / Harmony Grove Fire Department or the Rancho Santa Fe Fire Protection District Fire Board have been made aware of the exact percentage increase, but we all should know soon. Before Rancho Santa Fe Fire Protection District Board of Directors petitions LAFCO to move forward with the merger, they will need to know and agree with the new TRA percentage.

Another aspect of the proposed merger is the inclusion of paramedic transport ambulance service to all of Elfin Forest and Harmony Grove. Currently only one half of our service area has ALS (Advanced Life Support), paramedic ambulance transport. The Elfin Forest / Harmony Grove Fire Advisory Board is working very hard to have the Harmony Grove area added as a part of the merger process. The board is very much aware that 80% of our emergency calls are medical in nature.

What is Happening with the Fire Insurance ISO Rating?

Last winter, the Insurance Service Office (ISO) came to the area and surveyed a number of fire agencies. The Elfin Forest / Harmony Grove Fire Department was included. ISO is a for profit Public Protection Classification Program that provides statistical information on structural fire protection delivery systems provided to our community. Most structure loss fires start in the home, and this is ISO's area of responsibility. ISO does not analyze for any other risks. Responses to floods, wildland fires, and earthquakes are not included in the ISO survey. This is the information that most insurance companies use to help define your home insurance premiums.

We are pleased to announce that our fire department improved its Public Protection ISO Classification from the last survey 10 years ago which was a split class of 4/9.

Our classification is now a 3 / 3 Y and continues as a split classification.

To add a challenge this year the ISO changed their rating system. Just for comparison, using the old system, our new rating would be 3/8B which is an improvement. (The smaller the number the better.)

The first number is the class that applies to properties within 5 road miles of the responding fire station and within 1,000 feet of a credible water supply, such as a hydrant or suction point. The second number is the class that applies to properties within 5 road miles of a fire station, but beyond 1,000 feet of a credible water supply. The letter refers to the former rating. Y equals 8B.

We are pleased with the progress of our fire department with ISO. This may or may not mean our insurance premiums will go down, but it is important information for your insurance company and in some cases may mean the difference in being able to obtain insurance. If you would like to read the entire report, call the station and we can print a copy for you. The mission of the Elfin Forest / Harmony Grove Fire Advisory Board is to keep our communities informed on the merger process and any additional challenges that may come up. Thank you for supporting your fire department and your neighbors!

Take a CPR Class in Elfin Forest By Mickey Cross

Interested in taking a CPR class? Adam Heer, from Rancho Santa Fe Fire will be teaching a CPR class in either June or July at our fire station. We would like to find out who would be interested in taking this class. Cost will be between \$25 and \$30 depending on how many take the class. The class is between 2-3 hours. If interested, contact Mickey Cross asap at mickeykc@juno.com or call her at 760-744-2034.

EF / HG Needs Block Captains and Alternates

By Mickey Cross

Interested in volunteering in Elfin Forest or Harmony Grove? For many years we have had an effective emergency phone tree system in Elfin Forest and Harmony Grove. During the last fires you may have been called by one of these block captains or alternates. We are currently in need of block captains and/or alternates for the following roads: Alternate for Elfin Oaks, block captain and alternate for the south Elfin Forest Road area, alternate for part of Fortuna del Este, block captain or alternate for Harmony Grove/Country Club Dr., alternate for north of Country Club Dr., and block captain and alternate for Attebury. If you are able to help, please email Mickey Cross at mickeykc@juno.com or call her at 760-744-2034.

Your block captain should be contacting you in the month of June to make sure the information is correct. If you don't hear from your block captain, let Mickey know.

Trails Committee Completes New Trails *By Jan Denny*

*Do you have a trail that needs work? Do you want to establish a new trail link over your property? Do you have an urge to do community service and help save a trail? Contact any Trail Committee member and we will sign you on! **Trails Committee:** Bonnie Baumgartner, Chair; Joy Jackson, Jan Denny, Carolyn Swenerton, Nancy Reed, Carla Zilka.*

The Trail Committee has added and maintained the following trails in our network this past year:

2013 - KPRZ Radio Towers on Canyon de Oro: A manual gate was installed to keep out dumpers, and trash was picked up. These changes greatly improves the safety and esthetics of this convenient trail, which allows users to bypass the steep hill on Canyon de Oro between Seaquest Trail and Fortuna del Este. Thanks to the property owner, Salem Corporation!

2013 - Connecting the county-maintained trail with the Canyon de Oro roadway: The Trail Committee is working with the county and the property owner for permission to bench in a trail on the side of this steep hill to safely connect trail users with the road. This connection is on the south side of Canyon de Oro, between Seaquest Trail and Rancho Summit Drive.

2014 - Intersection of Canyon de Oro and Rancho Summit Drive: A trail was cut along the north side of Canyon de Oro to move trail users off the road on this narrow and blind curve. Split rail fence will be installed soon. Thanks to the generous homeowner!

Now get out there and enjoy your trails!

How Did the Recent Horse Evacuation Go? *By Nancy Reed*

Editor's Note: I received this article from Nancy Reed for publication prior to the Coco's fire. It is still good advice. Check how you did. It is only May.

An ounce of prevention is worth a pound of cure - Benjamin Franklin

It is not **if** a wildfire will occur, it is **when** will the next one start? Ask any fire official in California

As most of you already know we are in the middle of the worst fire season in California history. As of April 26 of this year, the state of California has responded to 1,108 fires consuming 2,541 ac. In stunning contrast the 5 year average is 500 fires consuming 1,325 ac. (http://cdfdata.fire.ca.gov/incidents/incidents_stats). Very sobering statistics!

In Elfin Forest and Harmony Grove many of us have large animals or live next to those who have large animals on their property. This is what makes our valleys so special! But these large animals are dependent on humans for safety in the face of a wildfire.

To that end, a group of Elfin Forest residents are working to establish a large animal evacuation team. Several have become CERT certified and are working to be recognized by the County of San Diego. If you or someone you know would like to join the Elfin Forest Large Animal Team, please contact Nancy Reed, nancy@elfinforest.net or Shelly Kohke, shelly@elfinforest.net

All owners of large animals need to have an evacuation plan in place. This includes, but is not limited to: being able to safely load the animal in a trailer, having documentation of ownership, having some sort of identification on the animal (microchip, hoof band, indelible marker, dog tag braided in mane, etc.), having an identified evacuation destination and having two different routes to get to your evacuation site. Take at least 3 days of food with you along with any medications that the horse needs. Have buckets, ropes and other equipment that are needed to care for your animal(s).

If you are unable to evacuate the animal DO NOT LEAVE THEM IN THE BARN, put them in an open corral that can be seen by emergency personnel with halters and lead ropes visible and accessible. Do not padlock the gate! Leather halters are better as nylon halters can melt in a fire.

If possible plan ahead and have your trailer stocked and ready to go with the items listed above plus: water, first aid kit, bandanas, towels, blankets, extra halter/leads, electrolytes and extra hay and feed. You can put together a notebook to be kept in the trailer with copies of ownership forms (breed registry, bill of sale), photos, vet records (vaccinations, meds, treatments, etc), emergency numbers and other persons to contact for assistance. Do not forget yourself! Have an extra set of clothes (cotton not synthetic), shoes, etc. also in the trailer.

If you do not have a trailer, locate a neighbor or friend who has trailer space. Have an agreement that they will take your animal. And practice loading!

For more information go to:

<http://www.sddac.com/docs/Livestock%20in%20disasters%20brochure.pdf> or

http://www.etinational.org/What_to_do_in_case_of_Emergency-Stephanie's_Red_Book.pdf

TECC Can Help Your Oaks Recover from the Fire

By Ann Van Leer, Executive Director, Escondido Creek Conservancy

On behalf of the Escondido Creek Conservancy (TECC), I extend my sympathies to those affected by the recent fire in Harmony Grove and San Marcos.

In an effort to restore the rural landscape TECC is reviewing the possibility of hiring an oak expert (licensed arborist) to recommend oak restoration plans for burned lands we manage. As many of you know, we are managing the University Heights property under an option agreement with the owner while we secure funds to purchase the property. We will also be managing the Harmony Grove Village habitat areas at a future date. Unfortunately both properties were affected by the fire.

While our natural lands are resilient and will recover, the oaks are of particular concern as they have been stressed due to the drought. We will ask the arborist to provide us with steps we can take to help maintain and enhance the oaks so that they are not lost from the community, and instead can be restored.

At our expense, we will offer that same technical expertise to residents of the Escondido Creek Watershed whose oak trees were affected by the fire. We are working with Natural Resources Conservation Service (NRCS) to complement the assistance they are currently providing to residents.

You may know the old saying: "when life gives you lemons, make lemonade." In that spirit, before the rainy season begins, TECC will be setting up transects in the burned areas (a transect is defined section of land or water from which observations are made or measurements taken to help educate and inform the public) to use as photo monitoring sites to help track the progress of fire recovery over time.

We will be reaching out to teachers and photographers to help us take advantage of this opportunity to help the public better understand how the land recovers from fire.

If your land was burned and you would like TECC's assistance with your oaks, or if you would like a transect on your property or know of a teacher who would like to engage their students in this learning opportunity, please contact me at ann@landconserve.com or at 858-442-0937.

Thank you JP Theberge for all your alerts during the fire that kept us all informed about what was happening.



Your Elfin Forest Neighbor
Successfully Representing All
Your Real Estate Interests Since 1991



Eveline F. Bustillos

858.354.0600

Eveline@coldwellbanker.com

www.evelinebustillos.com



DRE# 01117321

Newcomer's Corner

If you notice new people moving into your neighborhood, please send an email to efhgtc@gmail.com so the Welcome Committee can drop off a welcome basket. Also direct them to the New Resident section of the new web site at: <http://www.efhgtc.org/newresidents.html>

Road Maintenance is Necessary, Civil Code 845

Living in Elfin Forest or Harmony Grove has its quirks. One of them is living on a private road. Most of Elfin Forest and Harmony Grove residents either live on a private road via a road easement on their title or they regularly drive and have access to a private road.

On Wednesday, at our community meeting, we learned a bit more about the legal implications of using a road easement and the obligations imposed on easement holders through Civil Code 845. Mark Shields, an attorney and fellow board member of the EFHG Town Council, explained to us the legal ramifications. Tom Kennedy from OWMD also shared with us the practicalities of road maintenance as the District has over a thousand easements it contributes to maintenance on.

It is always recommended that you obtain counsel from an easement / property rights attorney to get a clear understanding of your rights and obligations. The Town Council does not offer legal advice nor any counsel so the following is intended only to recap what was discussed last night at the meeting and should not be construed as legal advice. The following are some points that were raised last night:

- a) Civil Code 845 requires easement holders to contribute to any maintenance of a private road.
- b) it doesn't provide a mechanism for calculating how much or what constitutes maintenance, only that it be reasonable maintenance (not gold plating the road) and that "the cost shall be shared proportionately to the use made of the easement by each owner." Property owners have to generally come up with an equitable way to do split the costs based on their ownership and usage of the easements.
- c) Owners who refuse to contribute can be taken to small claims or superior court and/or arbitration and/or other legal recourses for their portion of the general maintenance costs.
- d) A good way to manage this process is to create a road maintenance association (RMA) among the owners who live on an easement to determine the maintenance needs and costs and manage and collect fees from easement holders.
- e) While Civil Code 845 doesn't specifically define the difference between deeded and prescriptive easements, if you don't have a titled easement, you may still have a prescriptive easement if you use a road regularly enough. This could mean you have a right to continue to use the road, but also an obligation to contribute to its maintenance. It is not very clearly defined in the code itself, though there is some case law around it.
- f) Lastly, there's a difference between "maintenance" and "improvement." Paving a dirt road, adding a gate, etc. is an improvement and there is no obligation of easement holders to contribute to this. A gate cannot be used to stop easement holders from passing through even if they do not contribute to improvements or maintenance (as it would violate their rights and detract from their "enjoyment" of the easement). Only reasonable maintenance is covered under 845.

Remember, always consult an attorney if you have any questions about how to interpret the laws of the State of California. The text of California Civil Code 845 can be found [here](#):

<http://law.onecle.com/california/civil/845.html>

Keep it rural, everyone!



County of San Diego

Household Hazardous Waste, Electronics and Unwanted Medication Collection Event for Unincorporated Residents

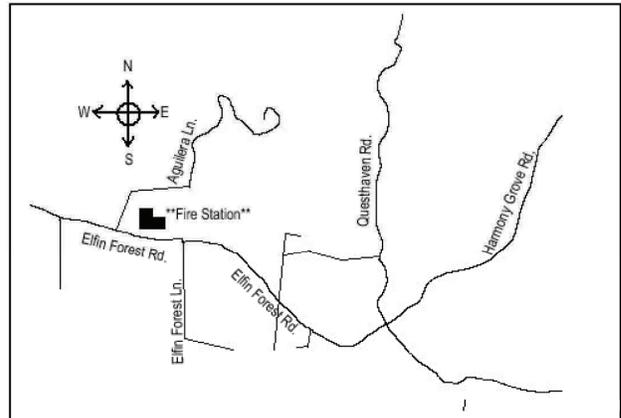
SATURDAY, JUNE 21, 2014

Elfin Forest / Harmony Grove Fire Station
 20223 Elfin Forest Road, Escondido, CA 92029
Hours of Operation: 9:00 a.m. – 2:00 p.m.



PUT TOXIC WASTE IN ITS PLACE
It is illegal to abandon household hazardous waste!

This collection event is a community service funded by a grant from CalRecycle and sponsored by the County of San Diego



HOUSEHOLD HAZARDOUS WASTE INCLUDES:

- AEROSOLS
- ALL PURPOSE CLEANERS
- ANTIFREEZE
- AUTO BATTERIES
- AUTO FLUIDS
- DISINFECTANTS
- GASOLINE (w/container)
- LIGHTER FLUID
- USED OIL/OIL FILTERS
- LATEX / OIL-BASED PAINT
- PESTICIDES
- POOL CHEMICALS
- SOLVENTS

EMPTY CONTAINERS: Empty containers can go into the trash or be recycled.

E. & U. WASTE INCLUDES:

- COMPUTER/T.V. MONITORS
- CELLULAR & CORDLESS PHONES
- CENTRAL PROCESSING UNITS (CPUs)
- PRINTERS AND SCANNERS
- STEREO EQUIPMENT
- VCRS AND DVD PLAYERS
- FAX MACHINES
- MISC. COMPUTER COMPONENTS
- FLUORESCENT LIGHTBULBS
- COMMON BATTERIES (AA, AAA, C, D AND BUTTON CELL)

HOUSEHOLD HAZARDOUS WASTE is unused or leftover portions of products containing toxic chemicals used to maintain your residence. Products labeled *Caution, Warning, Danger, Poison, Toxic, Flammable* or *Corrosive* are considered hazardous.

TRANSPORTATION REQUIREMENTS OF HOUSEHOLD HAZARDOUS WASTE: Leave products in the existing container, if possible. Make sure lids are on tight so containers will not leak. Transport containers in the trunk or in the back of the vehicle away from passengers and pets. Do not transport over 15 gallons or 125 pounds at one time. Containers used for transport must be no larger than a 5-gallon bucket. Tape ends of household batteries.

PLEASE NOTE: Five (5) televisions or computer monitors (CRT) per car will be accepted, in addition to household hazardous, electronic and universal waste.

WE CAN NOT ACCEPT... Business waste, tires, ammunition, explosive and radioactive material, air conditioners or large appliances!



****NEW**** Home generated "sharps" including syringes and lancets will be collected during this event. Please transport in closed rigid containers. Also, in coordination with the Sheriff's Department, a medication drop box will be provided for the collection of unwanted medications, including controlled substances.

*For more information, call 1-877-R-1-EARTH (1-877-713-2784)
 Se Habla Español*

Horse Camps and Classes

English Riding & Jumping



Learn Balance, Self Esteem, and Powerful Kindness through Horsemanship

Horse Camp - Ages 6-14

9 a.m. - 2 p.m.
 June 30 - July 2 • July 7-11
 July 14-18 • July 23-25
 3 day camps \$240 / 5 day camps \$385

Riding • Crafts
 Archery • Snacking
 WaterDay
 Photo Dress up Day

Barking Elf Ranch

www.kgreenwood.com • kay@kgreenwood.com
 760.744.2422 *Nestled in Elfin Forest*



20223 Elfin Forest Rd. Elfin Forest, CA 92029

Elfin Forest/Harmony Grove Town Council Board members: Bonnie Baumgartner 760-510-1175, J.P. Theberge 619-884-2694, Nancy Goodrich 760-591-9489, Mark Shields 619-564-3600, Sandra Bartsch 607-440-0503, Jan Denny 760-736-8436, Betsy Keithley 760-471-8515. At-Large members: Melanie Fallon, Jacqueline Arsivaud-Benjamin 760-855-0444

*The **Chaparral** is published occasionally by the Town Council Board (a 501c3 non-profit corporation) and is distributed to residents of the Elfin Forest and Harmony Grove communities and elsewhere. To protect you from unwanted junk mail and solicitations, the **Chaparral** electronic mailing list is not shared with anyone. **This newsletter is copyrighted. Unauthorized reproduction in any form is strictly prohibited.***

*Articles should be sent to newsletter editor, **Betsy Keithley**, at ekeithley@ucsd.edu for inclusion in the next issue. Anonymous articles will not be published. Space limitations may cause articles to be held over to the next issue or edited for brevity. Articles considered unsuitable for publication will not be published.*

Please tell your neighbors to send an e-mail to efhgtc@gmail.com to subscribe to this publication.