

Peppertree Bend Homeowner Frequently Asked Questions

Q: What is the HOA (Homeowners Association)?

A: Each property on Peppertree Bend has a set of covenants (rules) recorded on their deed that specify the rules and regulations for the community and an elected volunteer board to update and enforce the regulations. There are five board members, each elected for two-year terms, and a set of appointed volunteer committees covering architecture, landscape, and social activities. You can read much more at www.peppertreebend.org/regulations.html

Q: Can I cut down trees, paint my house a new color, build a new fence, install a gate, or remodel my house any way I like?

A: Not necessarily—we live in an HOA community and approvals are required from the HOA *before* you can do these things. Besides the items listed above, you need formal approval to replace or paint your mailbox, replace your roof, or change your landscaping. See www.peppertreebend.org and view the “Architecture and Landscape Guidelines” section of the “Regulations” page for more information and how to submit an application. If you have questions, you can call the management company for clarification.

Q: Do I have to maintain my landscaping?

A: Yes, per HOA rules, homeowners are responsible for keeping their property maintained, trimmed and weed-free, and to get prior HOA approval for significant changes to landscaping, including cutting down or planting trees. You can read more about this at www.peppertreebend.org/regulations.html.

Q: When is trash collected, and what am I required to do?

A: Trash is normally collected on Fridays. Put your bins out by the curb, opening side facing the street, late Thursday night or early Friday morning. You must bring your empty bins back in, out of sight from the street or neighbors, within 24 hours of pickup. For service, see <https://crrwasteservices.com/cities/california/county-of-orange/city-of-san-juan-capistrano>

Q: Can I park my cars and other vehicles anywhere on my property?

A: Unless you have a reasonable accommodation for a disability, vehicles must be parked in garages and out of sight from the street or neighbors.

Q: Are there rules about pets?

A: The city of San Juan Capistrano requires that dogs be leashed any time when off your property and that you must pick up after them if they defecate on trails, landscaping, or pavement. The county has rules regarding barking dogs and animal nuisances that you can read about here: www.ocpetinfo.com/field-operations/barking-dogs.

Q: Can I run a business from my house or rent out my house?

A: San Juan Capistrano as well as HOA rules prohibit running businesses where clients/customers come to your residence or that you rent your property to tenants on a short-term basis. The city prohibits AirBnBs and rentals of 30 days or less, and the HOA requires copies of lease agreements. You can contact the city or management company with specific questions.

Q: Are there rules on parties?

A: The HOA rules prohibit renting out your house for parties (e.g. weddings, commercial events), but you can hold a reasonable number of private or charitable events at your residence. A good neighbor policy is to inform nearby residents ahead of time, make sure the street and shared driveways are kept clear, and that you avoid excessive noise or loud music after 10pm.

Q: What if a neighbor isn't following the HOA rules?

A: It is always best to first have a friendly discussion with neighbors if you are concerned about an issue, but you can contact the management company for help if needed.

Q: Does the street have fiber for gigabit ethernet?

A: Not yet. The fastest internet service currently available is cable-based from Cox Communications (who also offers cable TV services). AT&T also offers wired internet services.

Q: What are the cameras on poles near the entrances?

A: These are Flock license plate readers that have been installed by the HOA to increase the security on our street, and to deter crime. They record the license plate of each car that drives by. The information is kept for 30 days and then discarded and is only viewed in case of a crime reported to the police. If you are the victim of a crime or otherwise make a police report and believe the license plate data would be helpful to the police, please contact the HOA president or management company and we will arrange access for the police.

Q: What wildlife do we have on the street?

A: We are blessed with a variety of wildlife. Birds include great horned owls, red-tailed hawks, peregrine falcons, blue herons, and many species of hummingbirds. Bobcats are rarely sighted and avoid humans. Rabbits are more plentiful than most would like. We do have coyotes and they're often heard at night— keep your pets inside or on leash at night for their safety. Rattlesnakes are occasionally seen, but more often we have gopher snakes which prey on rodents and rattlesnakes and so are best unharmed.

Q: Why isn't the street gated, and how can we add gates to our entrances?

A: This has been a topic discussed over the years, and there are both proponents as well as people who feel strongly that our community shouldn't be gated. To gate our community, we would need to ask the city to privatize the street (we take over ownership and costs of street maintenance) and pay the costs to install and maintain the gates. The most recent survey in 2021 found that a majority of residents favored gating the street, but not enough for a 2/3 vote to succeed. Homeowners may gate their individual property, with HOA approval required prior to installation.

Q: Does the HOA hold any street parties or events?

A: The HOA doesn't have a budget for parties, but several residents have held privately funded parties and invited everyone on the street. Recently, there have been 1-2 parties per year, including holiday parties, taco parties, Christmas caroling, etc. We encourage others to step up if their means and social inclinations permit!

Q: Can I attend HOA Board meetings and when are they held?

A: Board meetings are generally held on the second Tuesday of the month, starting at 5:00 for an executive (board only) session, followed by an open session which all residents are welcome to attend. Since Covid became a factor in 2020, we changed from in-person meetings to Zoom meetings and you can get a link to attend from either the HOA president or the management company. After each board meeting, the HOA president sends out a newsletter via email to all residents that explains what was covered in the meeting, along with any news for the community, and the agenda for the next HOA board meeting.

Q: How can I get involved in the HOA and community?

A: Everyone is most welcome as we're all volunteers that care about our community. You can join the various HOA committees, hold parties and invite your neighbors or the whole street, run for an HOA board position, or just be a good and friendly member of our community.

Q: How much are monthly HOA dues and how do I pay them?

A: Dues are \$295/month through July of 2022, and you can arrange payment by calling the management company (see contact info at the end). It is highly recommended to establish automatic billing through your bank to avoid late fees or missing any change in the monthly amount. There are occasional assessments for special projects, if approved by majority vote by residents.

Q: What are my HOA dues spent on?

A: The majority of the monthly HOA fees cover maintenance of the landscaping at the two entrances, and on either side of the horse trail. Other costs include insurance, management company fees, utilities and services.

Q: Does the HOA own the "horse trail" on the other side of the street?

A: The horse trail is owned and maintained by the city and is free for all to use. It connects on the North end with trails that extend all over San Juan Capistrano and surrounding communities. The HOA owns and maintains the property between the street and the trail, and from the trail to our plot boundary on the other side. The street is about a mile long and the total land owned is about 7 acres.

Q: How can I get a copy of the street directory or update my information?

A: The directory is updated annually and mailed to every resident around year-end. If you are new on the street, or you want to update your contact information, contact the management company (see below).

Other useful Information:

Peppertree Bend Website: www.peppertreebend.org

Our website has information about our community, properties for sale, your HOA Board, rules and regulations, and other helpful resources. Suggestions and feedback on our volunteer-maintained website are appreciated.

Peppertree Bend HOA Management: Shannon Thornhill, 949-225-0200 x109
Email: shannon@mcmiskey.com

San Juan Capistrano water emergency number: 949-842-2624.
Common HOA Area Maintenance Emergency: 949-225-0200. Call if you see a broken sprinkler or dying plants.

Orange County Sheriff: 949-770-6011. Please call this non-emergency police number to report suspicious events or people, including door-to-door sales. Hint: press 1-9-1 to quickly get through the question tree.

Peppertree Bend local weather history and forecast: <https://www.wunderground.com/personal-weather-station/dashboard?ID=KCASANJU12>, and air quality: <https://www.purpleair.com/map#8/33.584/-117.028>

San Juan Capistrano City News: www.SanJuanCapistrano.org

Here are your current HOA Board members (October 2021-2022):
Evonne Morton (President), Scott McGregor (Vice President), Janette Braden (Treasurer), Ruth Jacobson (Secretary), Michelle Williams (Member at Large)

Here are your HOA Committees members. If you'd like to get involved or join any of these please reach out!

Landscape Committee: Stan Braden (chair), Bill Cvengros, Mareen Fouret, James Innocenti, Jerry Jacobson

Architecture Committee: Stan Braden (chair), Tim Ballard, Glen Fouret, Ruth Jacobson, Michelle Williams

Social Committee: Ruth Jacobson (chair), Laurie Girand, Robyn Innocenti, Liz Kramer, Evonne Morton, Deborah Stapley,