



2022 Ad-Hoc Long Range Planning Committee Report 5/5/2022

Current Ad Hoc Long Range Planning Committee Charter

Started Aug 2021 with report due April 28, 2022

1. Our physical Environment. Includes but not limited to:
 - a. The threat of mandated cutbacks and trend of increasing expense of Potable and Non-Potable water and power services.
 - b. Our aging water infrastructure
 - c. Our need for efficient use of all water
2. The Creation, Maintenance and Improvement of our collective experience to include:
 - a. Safety.
 - b. Accessible activities.
 - c. A culture of respect, service, trust and integrity, and
 - d. Transparent and Effective communication between the Village and Residents.

LRP Committee Members

Chuck Kiskaden - Chair

Andy Nelson

Carol Dietz

Dennis Doolittle

Gwen Dophna

John Dowsing

Kelly Nelson

Larry Swartz

Lewis Nelson

Marlynn Block

Marve Waters

Robert Malinow

Ruth Stubba

Carol Henderson - LV Staff to LRP

Supporting Cast

Al Fox
Dick Guttman
Helene Sollett
Jon Neiman
Jonathan Fox
Kathy Wirtz
Patty Ecker

Bob Scheaffer - LV Staff
Mike Undam - LV Staff
Mark Smith - LV Staff

Long Range Planning Committee

Brainstorming list of issues

- ➔ • Water Conservation and Management
 - Pōtable Water issues and options
 - Non-Pōtable (used for all common area irrigation)
- ➔ • Village Communications
 - NOT ADDRESSED YET
 - 1. Waste Management bins for Organics (Mandated by State of California for each home but LV has 5 year waver) 2 temp bins now by Ball Courts
 - 2. Solar Infrastructure, Buy as a Village?
 - 3. Web site update,
 - 4. Water conservation communication,
 - 5. Emergency Planning Opportunities,
 - 6. Recycling Grass Clippings,
 - 7. Use of mulch to conserve water
 - 8. Succession planning
 - 9. Management of Finances
 - 10. Trap Gates

Long Range Planning Committee

2021 / 2022 LRP Work Groups

Water Conservation and Management

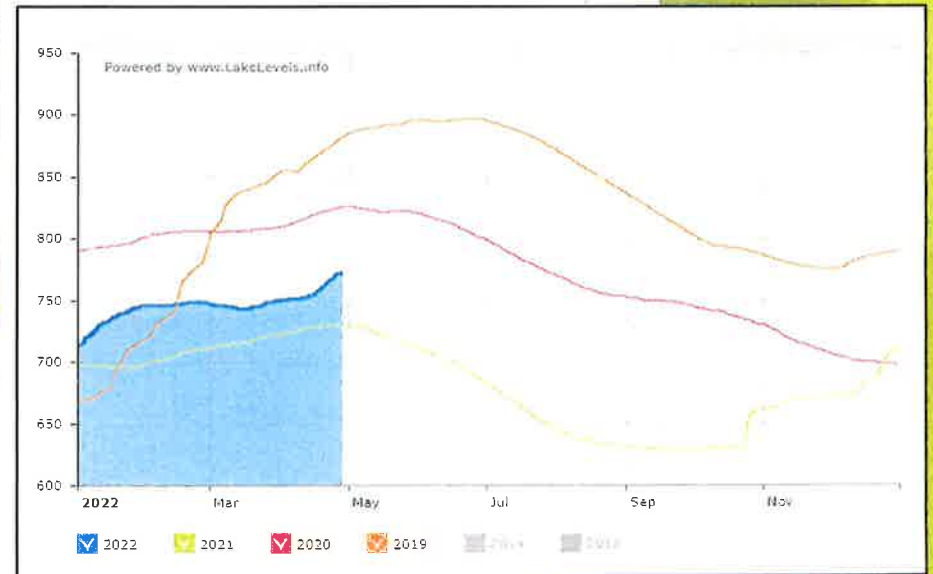
Pōtable Water issues and options

Non-Pōtable (used for all common area irrigation)

Village Communications

Increase awareness of the vital necessities of broad reaching communications and recognizing current and new opportunities to enhance and/or improve overall effectiveness.

Lake Oroville Water Levels 2019 - 2022



Leisure Village Water Suppliers

Potable (drinking/household) Water:

- Metropolitan Water District of Southern California supplies *potable water* to
- Calleguas Regional Water District, which distributes that water to
- Camrosa Water District, which distributes that water to
 - Leisure Village homes, the Recreation Center and the Administration Building
 - Note individual homes and facilities are not metered
 - There are 6 metered locations within Leisure Village

Non-Potable (landscape irrigation) Water:

Camrosa Water District also distributes *non-potable water* to Leisure Village for use in irrigation landscaping

This water is recycled from the Thousand Oaks Hill Canyon treatment plant.

Why Water Conservation and Management in LV

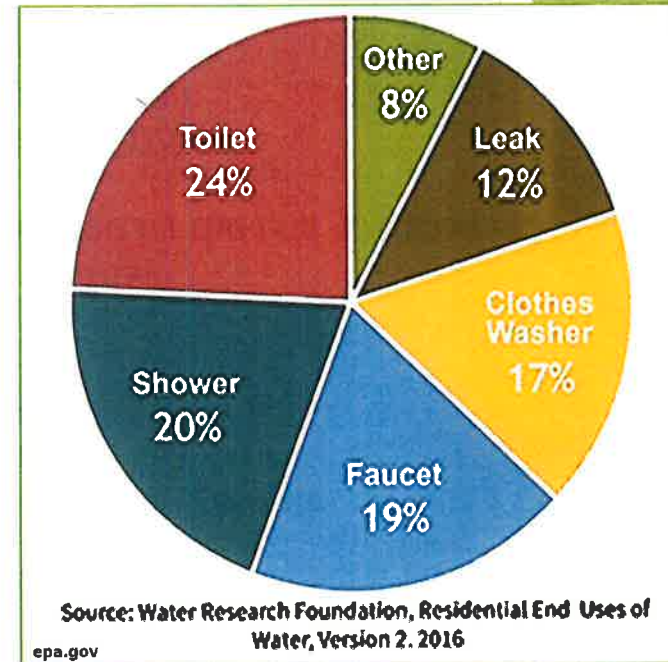
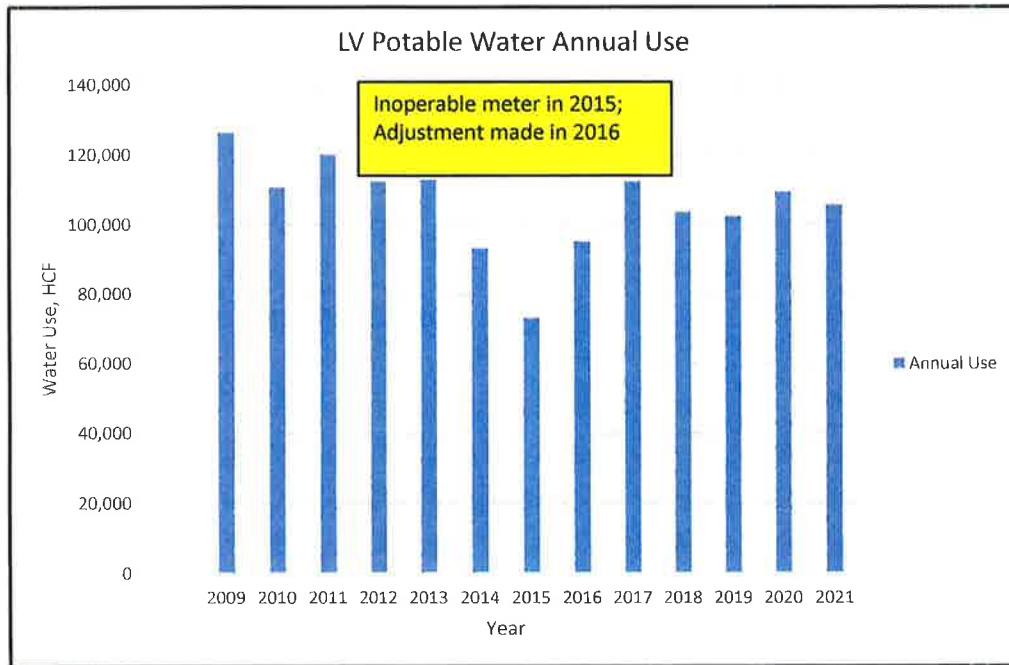
Potable (drinking and household) water:

- Current water crisis/shortage declared on March 28th - Stage 3
Projected limitations and rationing in the near future is probable
- Estimated current usage is **62 gallons/day/person**
- Annual costs have risen from \$217,000 in 2009 to \$374,400 in 2021

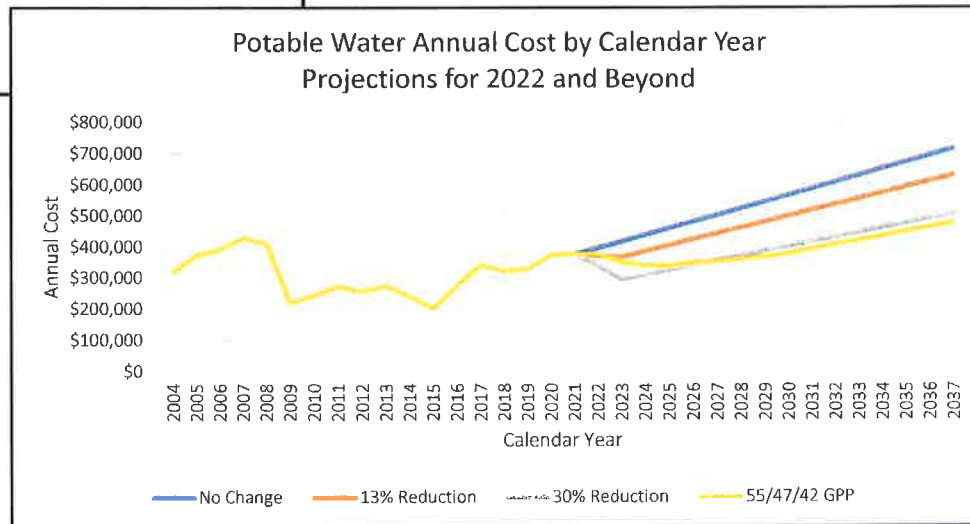
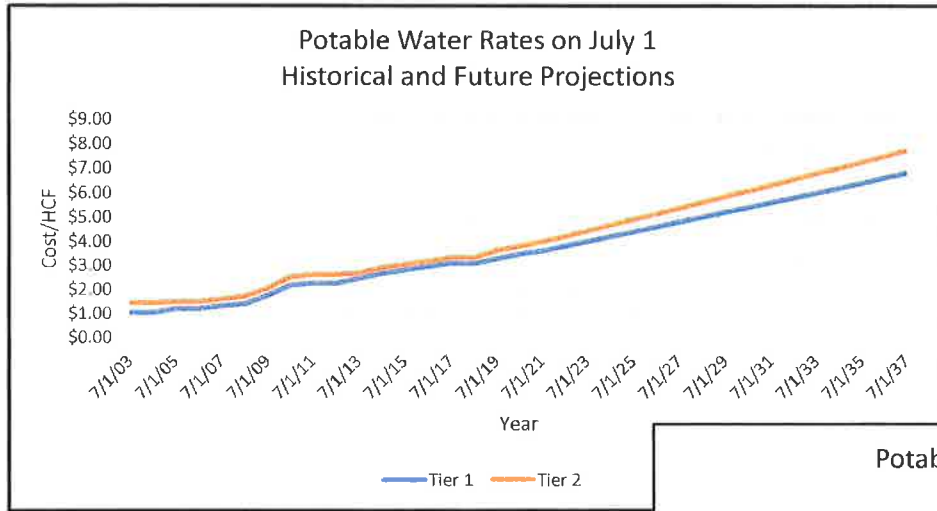
Potential Impact on LV

- Current CA residential standard is **55 gallons/person/day**
- An overall 30% reduction in potable water use required by the end of this year.
- Future Legislation Changes under Consideration
 - Residential standard of 47 gallons/person/day by 2025
 - Residential standard of 42 gallons/person/day by 2030
- Annual costs and rate increases as limitations are mandated

Potable Water Annual Use and National Average Use By Activity



Potable Water Current and Projected Rates and Costs



Why Water Conservation and Management in LV

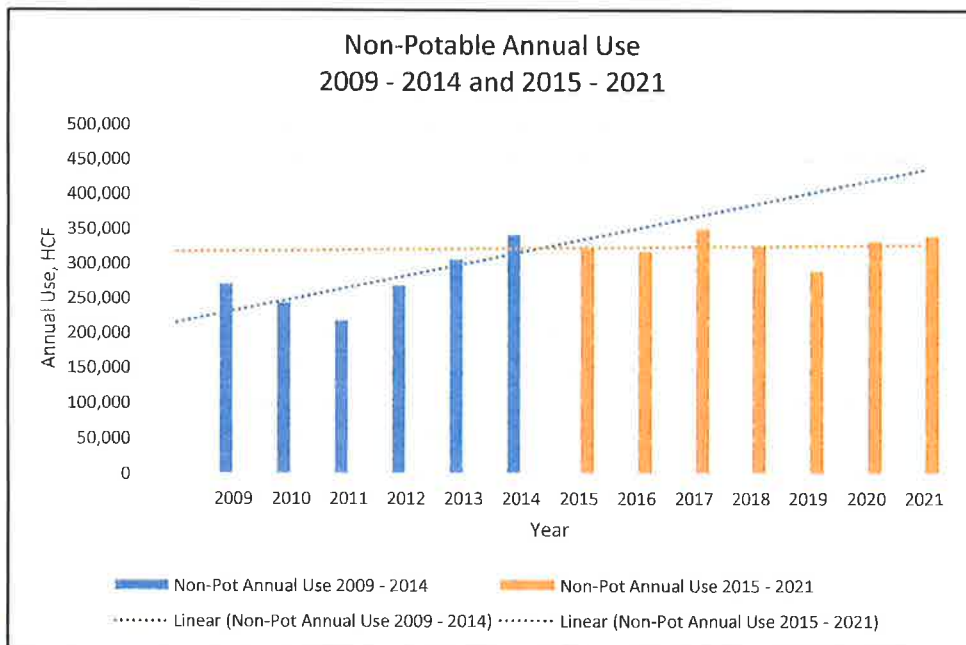
Non-Potable (recycled irrigation) water:

- System is used for the irrigation of 241 total acres
 - 180 acres of turf grass
 - 26 acres of ornamental beds
 - 29 acres of golf course
 - over 4,600 trees
 - Over 40 years old and estimated to be 60% efficient.
- Estimated current usage is 200+ gallons/day/person
- Annual costs have risen from \$162,500 in 2009 to \$708,000 in 2021

Potential Impact on LV:

- Increased usage due to current or worsening drought conditions
- Annual costs and rate increases
- Possible reduction in volume due to decreased outflow from Thousand Oaks Canyon Hill treatment plant or demand by others

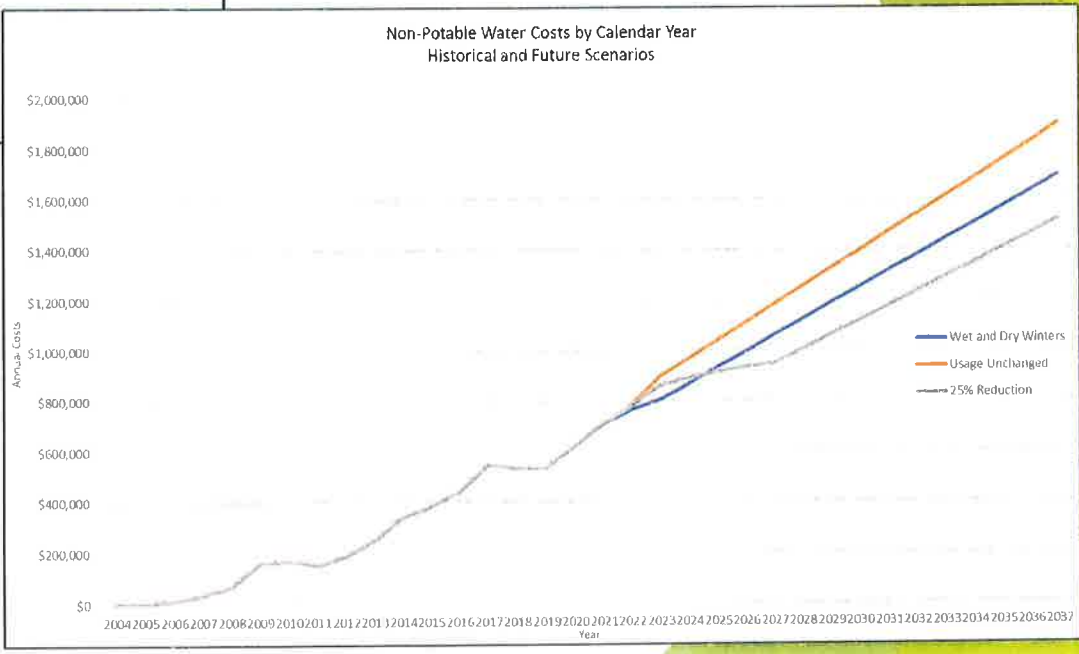
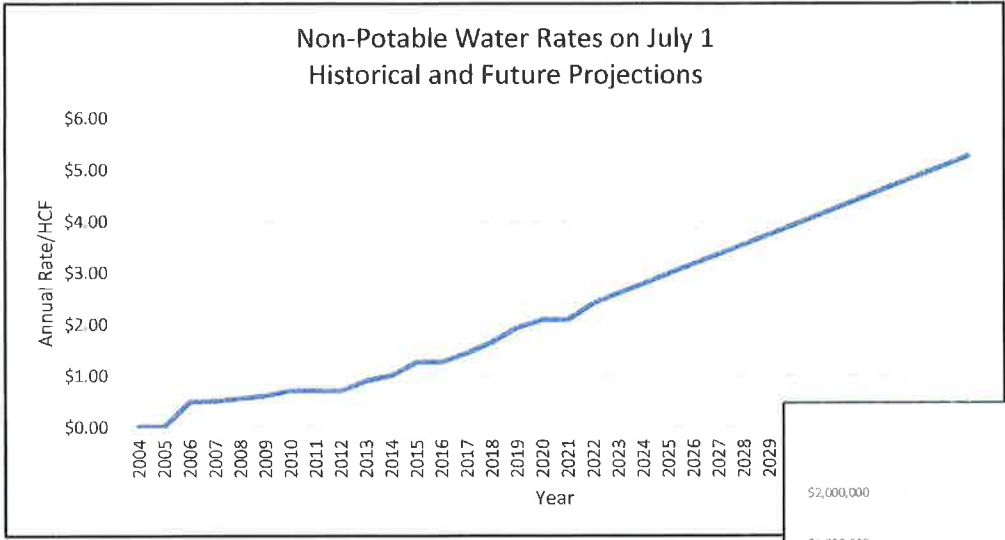
Irrigation System Use, Improvements and Controls

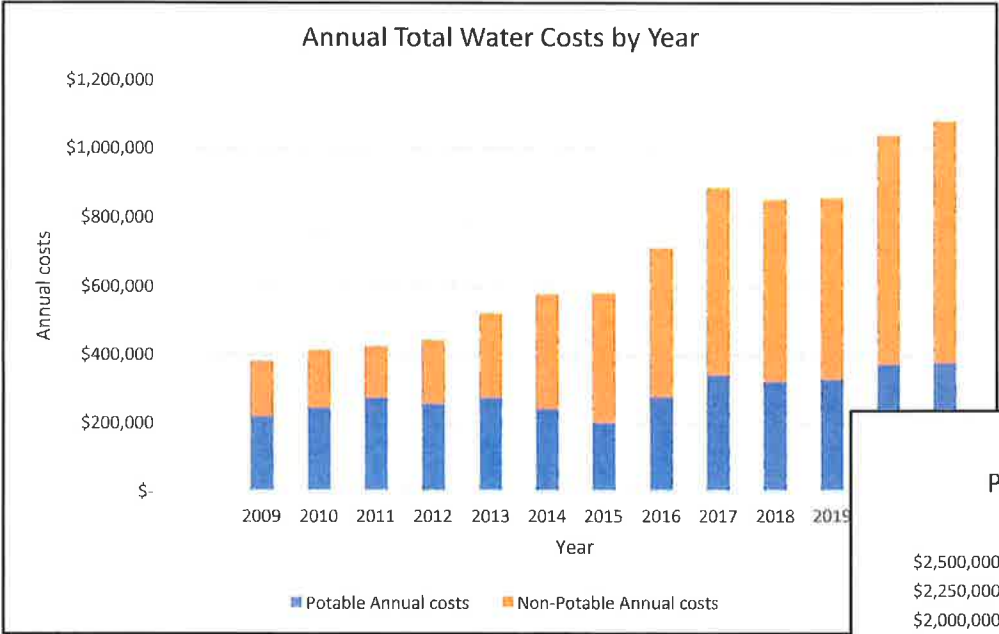


Irrigations System Improvements and Controls

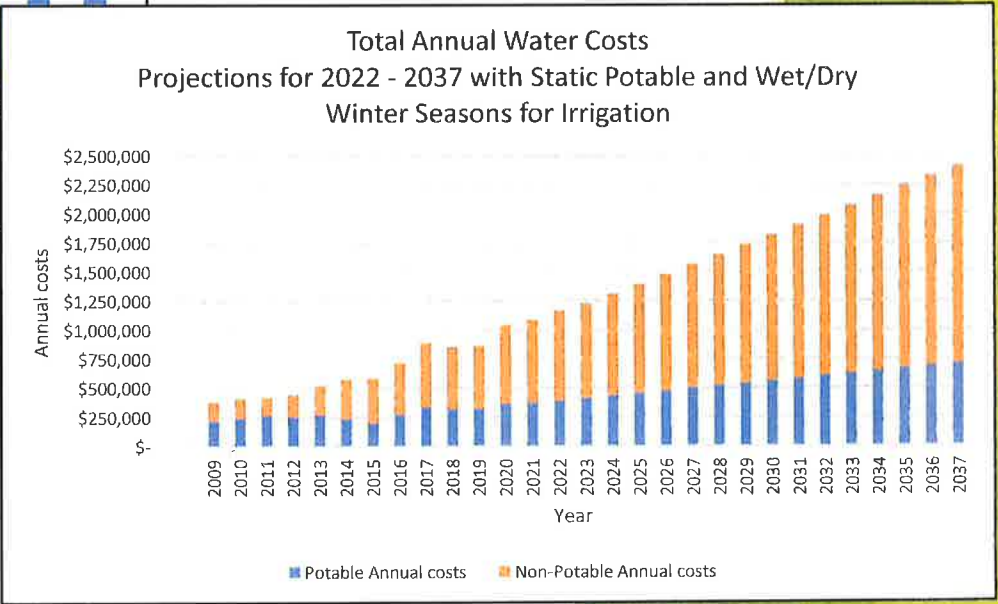
- Programming based on CMIS Weather Station
 - Run frequency and duration based on:
 - Weather conditions and Evapotranspiration rate
 - Soil type
 - Field conditions
- Select turf removal projects
- On-going improvements to control based on NSEW orientation
- On-going system repairs
- Green Sheet submittals

Non-potable Water Rates and Projected Annual Costs through 2037





Annual Total Water Costs by Type and Year with Projections through 2037



Water Conservation and Management Work Group Recommendations

1. Establish a permanent Water Conservation and Management Committee under the Leisure Village Association governance structure.
2. Engage residents and owners in our collective conservation and management efforts designed in partnership with the Communication Work Group.
3. Assess the inefficient potable water use (drinking and household) of individual resident units and collectively for the Association to develop a plan to address the results of the assessment.
4. Update and design a more efficient non-potable water use irrigation system (outdoor and landscape water).

Recommendations and Potential Actions

1. Establishing a permanent Water Conservation and Management Committee under the Leisure Village Association governance structure.

- Develop a Committee charge including scope of work, frequency of Board reporting, Board liaison, leadership and membership approval

2. Engage residents and owners in our collective conservation and management efforts designed in partnership with the Communications Work Group and with all Leisure Village communication assets.

- Communication plan specified, state our case.
- Engagement and encouragement of association members to take individual action
- Participation in communication plan development and execution
- Individual resident unit use monitoring, corrective action, and owner maintenance requirements
- Board partnership and commitment

Examples of Informational Graphics and Text for Resident/Owner Engagement

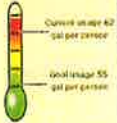
the goal

WATER LIMIT

55

OR LESS

Reduce your personal water usage to 55 Gallons or less per person per day in your household



there is a serious water situation... your help is needed.

The continuing drought in California has led to drastic cuts of water to the water supply for Orange Valley. Our supplier, Camarillo Water District has let us know that we need to cut usage of household water to 55 gallons per day per person. Inability to achieve that reduction goal will likely have us facing:

- Severe water restrictions
- Penalties for overuse
- Likely increase in HOA dues

If we begin now, trimming the daily use of our household water we can keep the restrictions, penalties and possible financial consequences to a minimum. There are several ways you can help in reaching our stated goal of 55 gallons per person per day.

See below for suggestions that will help us all achieve the goal.


we can do this.

WATER LIMIT

55

OR LESS

Reduce your personal water usage to 55 Gallons or less per person per day in your household



Current usage 62 gal per person

Goal usage 55 gal per person

we can do this.

Recommendations and Potential Actions continued

3. Assess and address inefficient potable (drinking and household) water use

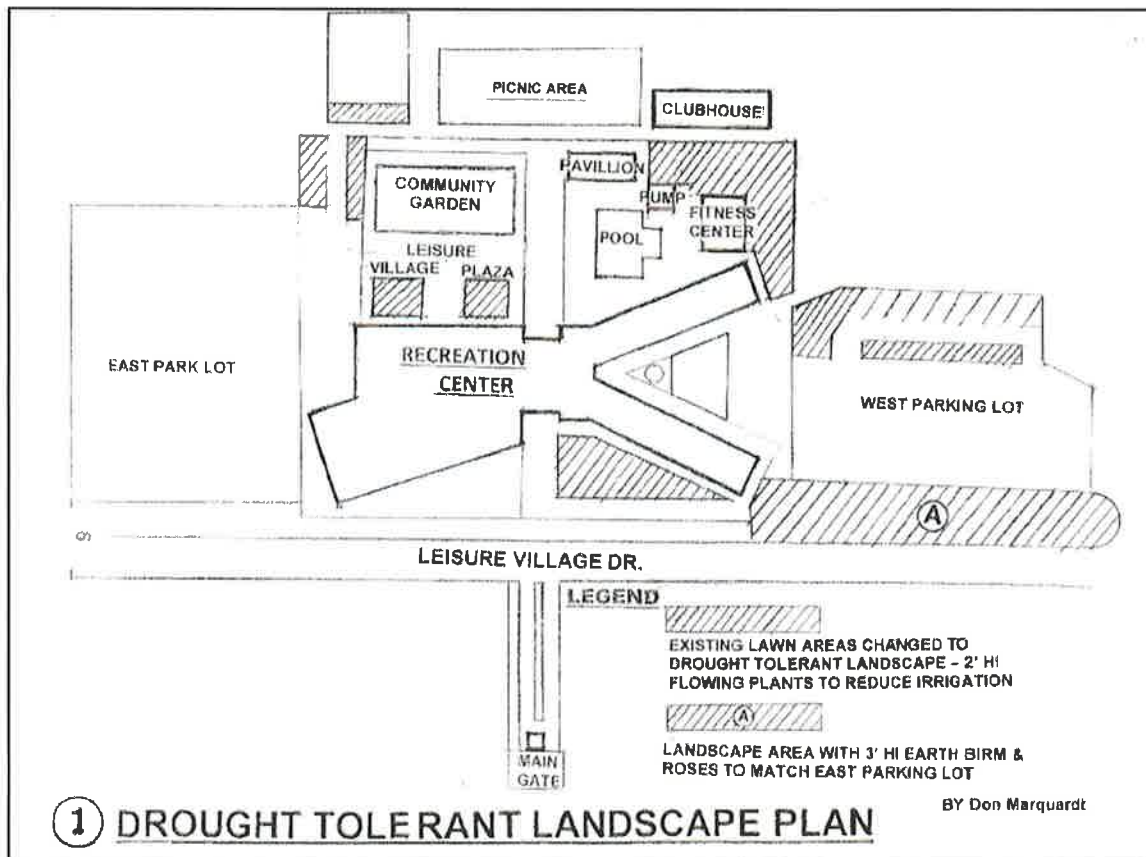
- Research and act on an externally contracted assessment/audit with shared funding through Calleguas/Metropolitan
- Develop an audit informed long term action plan
- Leak assessments of toilets, under slabs, faucets, and other audit activities
- Limit or eliminate potable water use for landscape watering
- Maintenance requirements of owners to address inefficient water use affirmed and firmly encouraged
- Invest in a monitoring system for individual residential unit and Association use inefficiency
- Meaningfully connect the cost of water to a direct cost to residents and owners
- Set achievable goals for use/cost for the overall Association and individual residents/owners
- Strategy to prepare for and react to restrictions and enforcement by water suppliers including outdoor use of potable water and daily resident water use limits
- Multi-faceted communication and engagement strategy with our residents and owners will be key to the success of this recommendation

Recommendations and Potential Actions continued

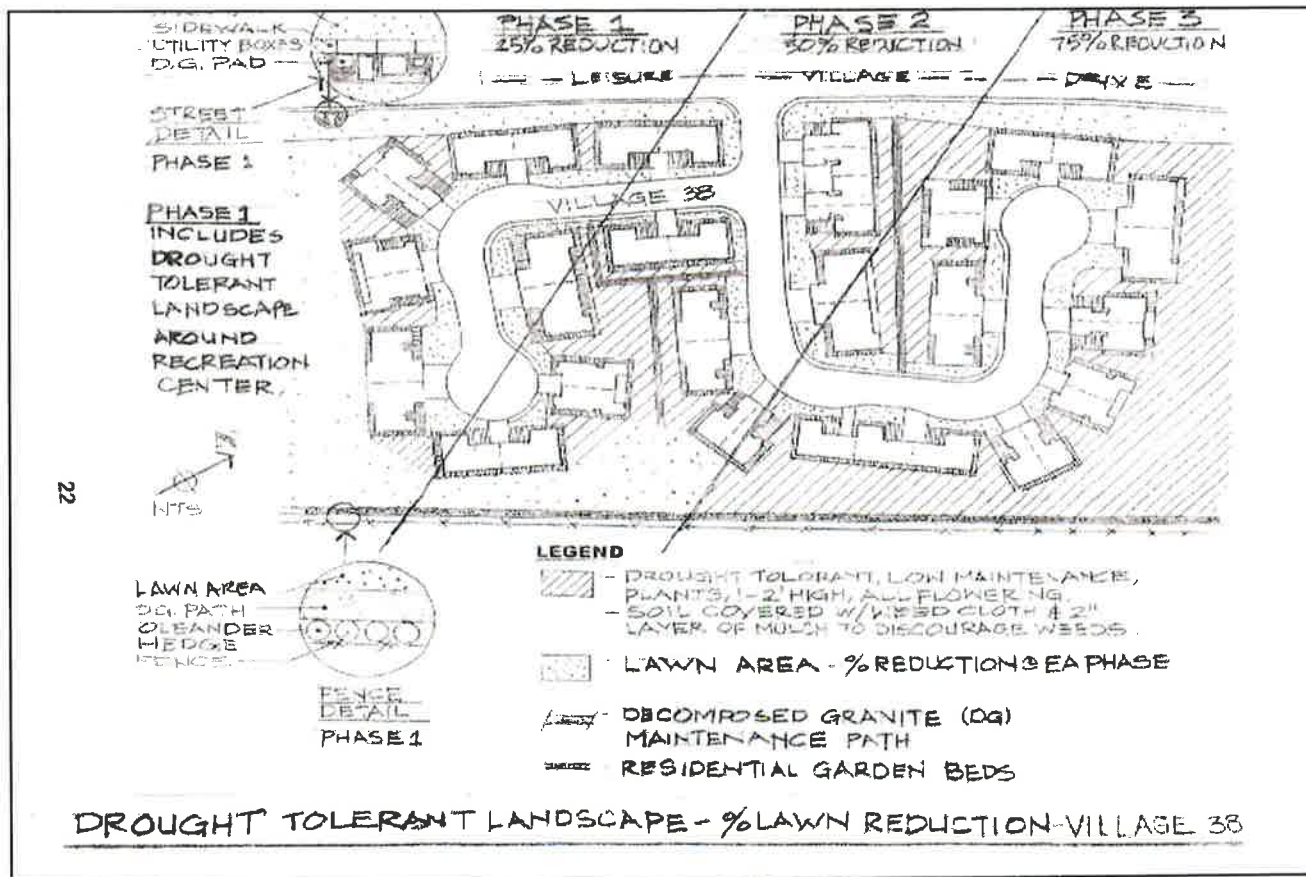
4. Update and design a more efficient non-potable water use irrigation system (landscaping and outdoor water):

- Document current system maintenance and repair costs while long-range plan is created and executed
- Educate owners on the escalating costs of non-potable water and irrigation system inefficiency/aging
- Request bids for irrigation system update including options for xeriscape
- Evaluate landscaping redesign options to take advantage of redesigned irrigation system and efficient water use
- Conduct a feasibility study to assess the cost and savings with scope of work options
- Develop a financing and budgeting plan including a fund within our reserves to support this work over the long-term
- Develop a staged five-to-ten-year plan taking into consideration cost, benefit, water source risk mitigation, xeriscape landscaping, maximizing efficiency and funding
- Evaluate and update the 2016 Landscape Drought Tolerance Plan and Village 38 concept for use in the redesign of the irrigation system - see Attachment E.
- Develop a long term forecast for non-potable water use cost and supply taking into consideration the future competitive access to current water sources (agriculture, Thousand Oak's conversion into potable water and continued water demands for alternative potable water sources)
- Mitigate risk from pending Leisure Village leadership retirements that will impact the water systems management, operations, and viability

Drought Tolerant Landscape Plan - Recreation Center



Drought Tolerant Landscape Plan - Village 38



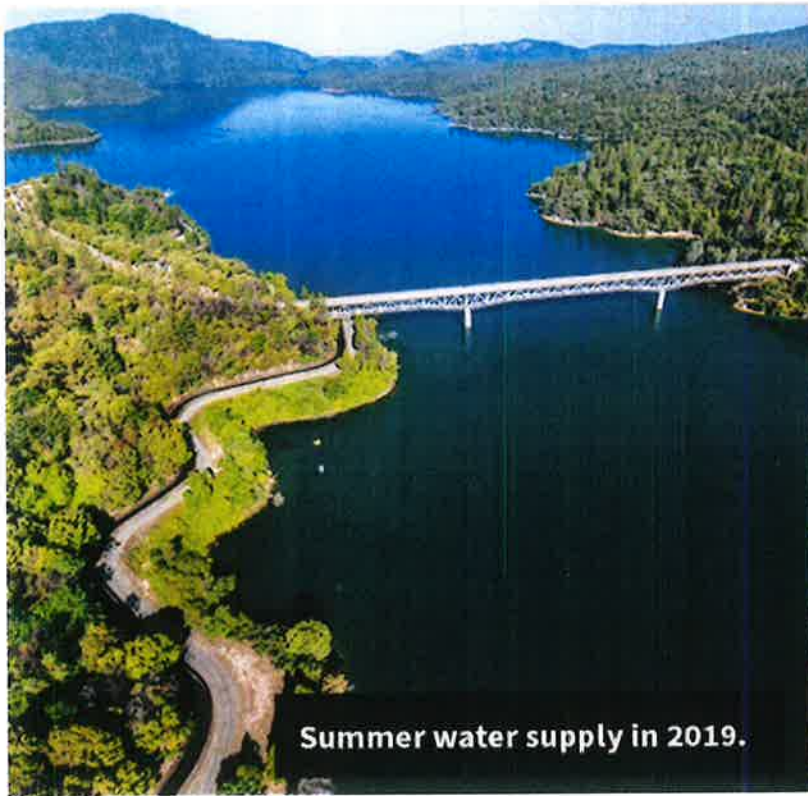
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Recommendations Not Considered

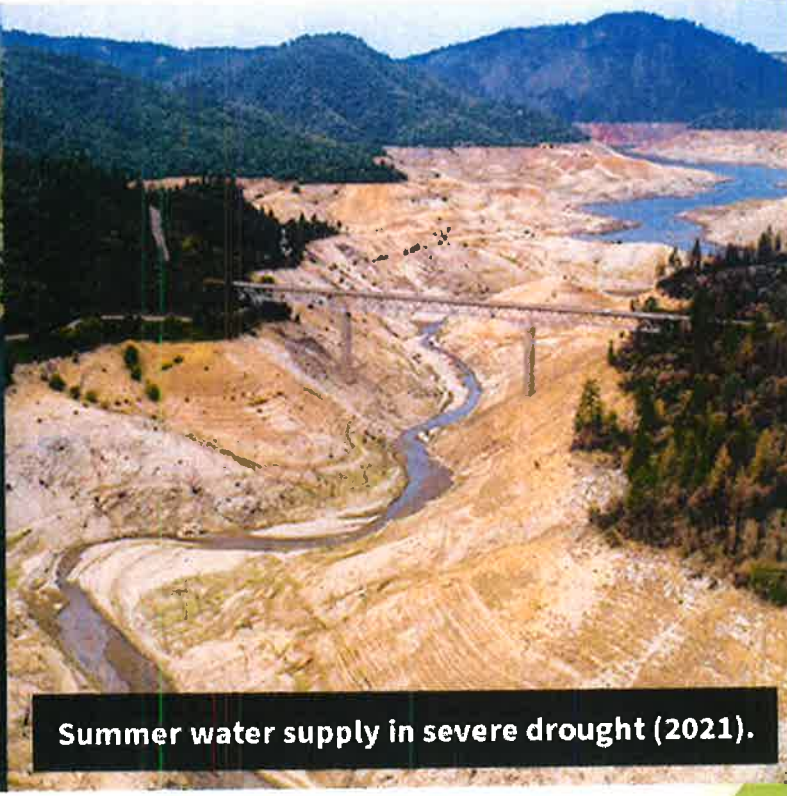
What we considered but are not included in our recommendations:

- Sewer system and future costs
- Landscape redesign opportunities beyond the non-potable recommendations stated above
- Weather predictions
- Predictions on the political winds that can impact water policy
- Failure to act

Lake Oroville



Summer water supply in 2019.



Summer water supply in severe drought (2021).

Communications Work Group Summary Findings

Communicating effectively with members and residents will do more to ensure success of the Board and Association than any resolution the Board may pass or rule it enacts. [The Board Member Toolkit](#)

Communications Work Group Summary Findings

- Some current tools need to be rethought and upgraded
 - Website
 - LTV
 - Formatting
 - Quality of Live Meetings and Videos Broadcast below par
 - Phone Tree types of group communications

Communications Work Group Summary Findings

- The Village needs to prepare to move from “Special Alert” type of Pandemic Communications
- Newly added phone system made phone tree communications obsolete with no replacement. Clubs could no longer send out “LV Phone Tree” mass calls
- Some communications are not as timely as needed and LV actions have been a “surprise” (ex - fitness center fobs)

Communications Work Group Summary Findings

- Conduct survey of Residents use of current village water use and communication options
 - The continued drought trends in Southern California and steps to address efficient and effective ***Water Management***.
 - The need to utilize current technology to update and improve ***Communications*** in LV, including LVTv and written materials to reach all residents/owners.
 - The ***Aging Infrastructure*** of the Village as we approach the fifty-year mark from when LV construction first began.

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Comments Share
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2022 LV Long Range Planning Survey

How long in LV _____ Own Lease
 Resident(s) in your home Male Female Both
 Resident(s) Age Group(s) 55-65 66-75 76-85 86-95 95+

Water Management:

LV is in the Camrosa Water District – Would you be interested to learn about their programs to help residents and community members reduce water expense and better understand:

Southern California Water issues? Yes No
 “Minimal Landscaping” replacing some grass with drought-hearty plantings? Yes No
 Improved Water Savings with water-efficient devices (toilets, faucets, etc.) Yes No

Electronics/Communications:

Do you use: Cell Phone Desk-top Computer Laptop/handheld devices

Your preference in getting/receiving information and communications:

- Seated at a Desk-Top Computer
- Mobility of “Info-on-the-Go” with hand-held devices

LV Aging Infrastructure:

Since its initial construction, has the infrastructure of your home ever been updated?

- Electrical – When/Details _____
- Plumbing – When/Details _____

Village Communications Work Group

Village's Communications to Owners/Residents

1. Website (develop plans to keep current, relevant and timely)

LV Facilities Home Page

Clubs and Activities Home Page

Other Web Sites

Sports Activities

- 18-House Golf Course
- Clubhouse
- Swimming Pool & Jacuzzi
- Table Tennis Area
- Tennis Courts
- Pickleball Courts
- Paddle Tennis
- Booze Court
- Horseshoe Court
- Shuffleboard Court
- Basketball Hoop
- Walking Trails

Health and Fitness

- Fitness Center

Social Clubs

- Club Meeting Rooms

Entertainment

- Auditorium with Stage

Dance Space

-

Common Interests

- Group Travel Office
- RV Lot
- Commissary Gardens

Ham Radio Shack

-

Arts and Crafts

- Wood Shop

Highlights of Coming Events

News and Human Interest Stories

Calendar with links to Clubs

Sports Activities

- Women's Golf Club
- Men's Golf Club
- Water Aerobics
- Water Volleyball
- Table Tennis Club
- Hacquet Club

Booze Club???

Shuffleboard Club

Bowling League

WB Bowling

Health and Fitness

- Bone Builders
- Exercise/Stretch Class
- Tai Chi
- Save Our Sight and Hearing
- Hand and Foot
- Aerobic Cross Training
- Balance

Social Clubs

- Grapas R Us Wine Club
- Maverick's
- Biogo

Entertainment

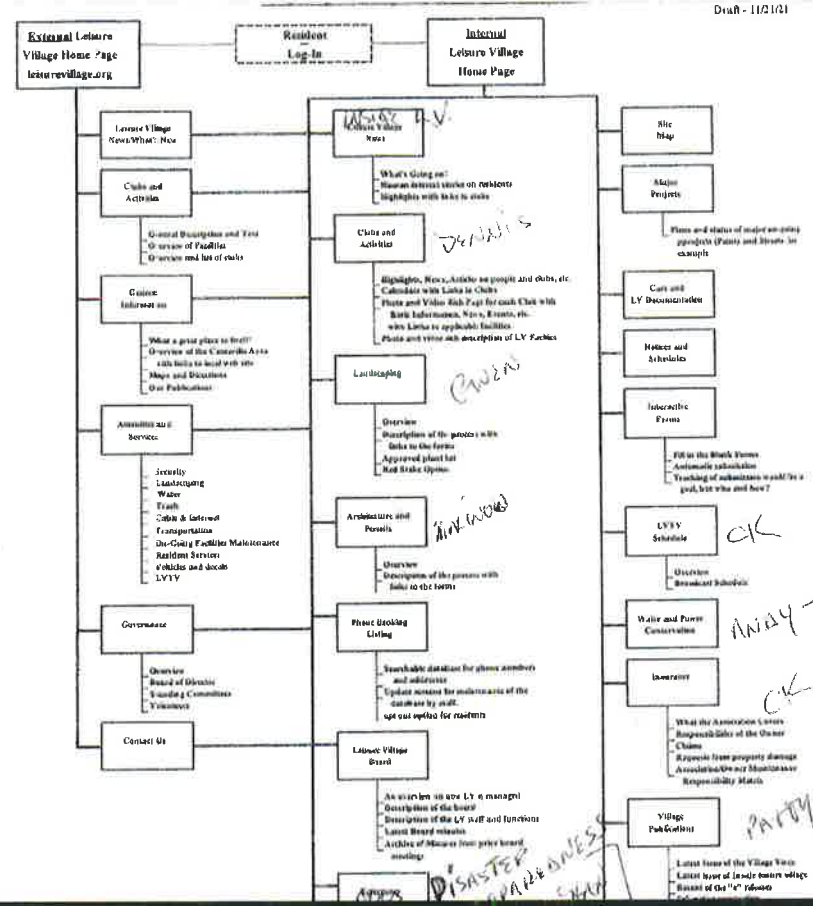
- Players Guild
- Showtime
- Music Club
- Saturday Night Dance Party
- Line Dancing
- Country Dance???
- Forever Young???
- Tap Dance

Common Interests

- Travel Club
- RV Club
- Village Farmers Club
- Pet Club
- Amateur Radio Club
- Chess Club
- LV Foreign Policy Discussion Group
- Duplicate Bridge Club
- Mahjong Club
- Pinochle Club
- Women's Club
- Writer's Club
- Workshop for Writer's Club

Arts and Crafts

- Ye Old Woodchippers



Village Communications Work Group

Village's communications to Residents

1. Website (develop plans to keep current, relevant and timely)
2. Village Voice (Monthly Board Publication)
3. E news, E bulletins, E blasts (Ed & Rec dedicated volunteer work group)
4. Inside Leisure Village - independent printed publication available in AR (w/internet version also possible in the near future)
5. LTV (Channel 1390 on spectrum)

Village Communications Work Group

Village's communications to Residents

6. US Mail (LV Association legal docs – legally required to be mailed to homeowners)
7. Club e-mails, flyers and electronic message boards in AR lobby
8. Welcome Reception and Newcomer's Groups
9. Phone tree (temp on hold)
10. Community Directory (last printed 2019) **Scaled back version Now in Print**

Village Communications Work Group

Resident's communications to Association offices (main office and community center)

1. Homeowner forums at monthly Board meetings and Working Board meetings
2. E-mail to office@leisurevillage.org and townhall@leisurevillage.org
3. Green sheets - Resident request Form for things that need to be fixed or looked into quickly
4. Executive Committee monthly meeting to discuss resident appeals on infractions and fines (monthly)
5. Appeals to Board (Private meetings with the Board)

Thank You

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