

# Agenda

## LOMAA BOARD MEETING AGENDA

Monday, July 7, 2025

12-1:15 PM

***In-Person Meeting - CAC Rm Birch***

***Zoom Meeting:***

<https://us02web.zoom.us/j/85677175337?pwd=ZlP3C2OextaYPu5dSZ5mON04Uiy2aa.1>

**Meeting ID: 856 7717 5337**

**Passcode: 376241**

CALL Meeting to order – 12:00 PM

### OPENING BUSINESS

- Member and Guest Introductions

### CONTINUING BUSINESS

- Approve Minutes 5/5/2025
- Treasurer's Report
- LOMAA Board
  - Election
- Announcements: LOMAA update to OVA Board 7/15

### PRESENTATION:

- Planning for AB-1572

### OPEN FORUM

Whatever topics you want to discuss

ADJOURNMENT - 1:15 PM

### NEXT BOARD MEETING:

- Monday, August 4, 2025 NOON, CAC Rm Birch

### NEXT QUARTERLY MEETING:

- Wednesday, September 17, 2025 4 PM, West Rec Center

# PLANNING FOR AB1572

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LOMAA Monthly Meeting

July 7, 2025

# AB1572

- **Potable Water: nonfunctional turf**

- The use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, and institutional properties, other than a cemetery, and on properties of homeowners' associations, common interest developments, and community service organizations or similar entities is prohibited as of the following dates:

- Department of General Services 1/1/2027
- Local/regional gov, agencies, public water sys 1/1/2027
- Other institutional, all commercial, industrial prop 1/1/2028
- **Homeowners' Associations** 1/1/2029
- All above in disadvantaged communities **when** 1/1/2031  
**funding available** **or later**

# AB1572

- **Potable Water: nonfunctional turf**

- Use of potable water not prohibited to the extent necessary to ensure health of trees and other perennial nonturf plantings.
  - **Trees existing in 10/2023 with specific boundary conditions**
- The board (State Water Resources Control Board) may, upon showing a good cause, postpone a compliance deadline up to three years and may create a form to be used for compliance certification by property owners.
  - **Economic hardship, critical business need and potential impact to human health and or safety...**
  - **Opinion: having plan increases likelihood of approval**
- Public water systems shall review regulations, ordinances or policies governing water services ... and communicate by 1/1/2027.
- HOAs with more than 5,000 square feet of irrigated common area shall certify to the board commencing 6/30/31 and every three years thereafter through 2040 that their property is in compliance.

# AB1572

- **Potable Water: nonfunctional turf**

- No exceptions in regulations for ecological function of turf (wild life, drainage, slope stabilization)
- Noncompliance will be subject to liability and penalties; public water system may enforce. Directs all appropriate state agencies to encourage and support the elimination of irrigation of nonfunctional turf with potable water.
  - Enforcement: State – Regional – Local; to be clarified by 9/2025
  - Penalty: up to \$500/day

# AB1572

- **Potable Water: nonfunctional turf**

- Definitions:

- “Common area” means that portion of a homeowners’ association that is not assigned or allocated to the exclusive use of the occupants or an individual dwelling unit within the property.
    - “Community space” means an area designated to accommodate human foot traffic for community events or social gatherings.
    - “Functional turf” means a ground cover surface of turf located in a recreational use area or community space. Turf enclosed by fencing or other barriers to preclude human access for recreation or assembly is not functional turf.
    - “Homeowners’ association” means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
    - “Nonfunctional turf” means any turf that is not functional turf, and includes turf located within street rights-of-way and parking lots.
    - “Potable water” means water that is suitable for human consumption.
    - “Recreational use area” means an area designated by a property owner ... to accommodate human foot traffic for recreation, **including, but not limited to, sports fields, golf courses, playgrounds, picnic grounds, or pet exercise areas.** This recreation may be either formal or informal.
    - “Turf” means a ground cover surface of mowed grass.

# AB1572

## Considerations

- The law does not state that turf must be removed
  - City of Santa Rosa property maintenance code may require turf is mowed and kept green
- Only applicable to turf as defined; not applicable to other ground cover
- Who will make decision on what is functional vs nonfunctional
  - Self-certification forms; unknown if enforcement entities can push back if don't agree
  - Certification begins in 2031
- Challenges expected regarding inequities between HOAs and non-HOAs
  - None known at this time
  - Time extension
  - Should we advocate?

# AB1572

- Cash for Grass
  - Not available after law in effect for turf in common area
  - Limit of 10,000 sq feet per irrigation meter per year
  - Do we need a presentation?



# AB1572

- Planning

1. Community Education and Involvement
2. Create Committee
3. Conduct an inventory of all turf in common areas
4. Determine if functional or non-functional
5. Estimate cost to replace
  - Design – alternative ground covers
  - Leverage Rebates
  - Maintenance
6. Determine funding model
7. Begin replacement in “no-brainer” areas using cash for grass

- Advocacy

- LOMAA message to Water Boards, Legislators
- ??

# OPEN FORUM

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