

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=ZiP3C2OextaYPu5dSZ5mON04UiY2aa.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

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 funding available** 1/1/2031 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
