

# MEMO



December 6, 2019

TO: Waterways Zone 1 – Mandalay Bay Residents  
FROM: Jeri Cooper, Project Manager  
SUBJECT: On-Going Maintenance in Mandalay Bay

Mandalay Bay Residents,

I am writing today regarding the on-going maintenance and projects scheduled for Waterways Zone 1 – Mandalay Bay. Beginning this past October, Mandalay Bay has been assigned a new Landscape Inspector, Lalo Navarro, who will be on property each month for inspections and projects. Lalo has been assigned to the waterways neighborhoods of Mandalay Bay, Harbour Island, Seabridge and Westport. Additionally, Lalo is the inspector who facilitates projects throughout the Special Districts Division.

## **Landscape Maintenance Contract**

In October, the Special Districts Division initiated monthly walkthroughs with the contractor, Brightview Landscaping, Inc. to identify deficiencies in the landscape maintenance throughout the property. Members of the HOA have been in attendance at each meeting and they are working with the City to provide constructive feedback on the maintenance of the District. Staff will meet with HOA representatives and the contractor's representatives on the 3<sup>rd</sup> Tuesday of each month barring any rain or holidays to go over maintenance tasks.

## **Projects**

This past summer, Special Districts Inspector, Lalo Navarro, worked with City Corp staff to complete the rehabilitation and replanting of a greenbelt located on Kingsbridge Lane. This project removed overgrown, existing trees and vegetation and replaced it with new, more drought tolerant and less evasive plant materials. The plants are slowly growing and will develop into a nice planting over the next year.

Currently, Special District's staff is working on a complete rehabilitation of the buffer area of Harbor Blvd and Channel Islands Service Roads. Staff is working with Work Release and City Corps teams to remove any dead plant material and weeds so new trees can be installed. Once the area is cleaned out, staff will work with the our irrigation contractor to do a thorough irrigation check of the area, install drip lines to feed the new trees and make any repairs to the deteriorated existing irrigation to continue watering of the established plant material.

Mandalay will be the recipient of 75 new trees at no charge through a grant that was awarded to the City. This grant includes an allocation for the cost of watering for these trees. Additionally, when the new trees are installed, staff will be spraying a pre-emergent herbicide and placing mulch in the planter beds to help with the mitigation of weeds in the area.

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Vegetation overgrowth on the seawalls will also be addressed over the next two (2) to three (3) months based on weather. Districts staff will be working with City Corp to address any growth of vegetation on the seawalls. If there is any vegetation that is growing from a resident's property onto public property (greenbelt, City fence, etc.) it will be removed.

Staff will be looking at any vegetation that has been planted in an area that may affect the seawalls and will be scheduling it for removal. This includes any trees that may be planted on or near a seawall. It is the goal of the City to remove anything that may have an invasive root structure that could damage the seawall in anyway.

Staff has authorized work within the medians throughout Mandalay Bay to extend irrigation heads to ensure that the medians are getting the proper watering coverage.

On Tuesday, January 7, a new Tree Maintenance Contract will be presented at City Council. Staff anticipates having a pre-construction meeting with the new contractor, Brightview Tree Service, Inc. to detail out the project to be completed once the contract is approved. This includes the maintenance and/or removal of greenbelt and street trees in the district. Staff is assessing each tree in the district for its proximity to the seawall and will remove those trees that pose a threat to the integrity of the seawall. Trees within acceptable proximity to the seawall and street trees will have full maintenance done including trimming, lifting and thinning as needed.

### **FY 21 Goals**

As we approach the end of the calendar year and mid-year budget for FY20, staff will continue to work with Mandalay resident to establish goals for FY21 and set priorities for work within the District.

### **Using 311 and Reporting Issues**

Special Districts would like to encourage residents to utilize the 311 App when notifying the City of issues that they see within Mandalay Bay or throughout the City of Oxnard. This allows for a central location and tracking of issues and tasks. When "Making a Request" on 311 related to Mandalay Bay, please ensure you are selecting "Assessment Districts Request" to ensure that it is directed to the Special Districts Division regardless of the issue. Please note that if you are sending in a 311 regarding an area, but you are no longer in that area, 311 will tag you at your current location and not the location of the issue. You will need to move the tag on the map back to the location of the 311 report. When submitting a 311 request, please try to be as descriptive as possible regarding the issue, location or action needed so that Special Districts can deploy staff for corrective action in a timely fashion.

### **Contacts**

Special Districts would encourage residents to speak with the Mandalay Bay HOA regarding updates on issues and progress in your District. Staff is in contact with the HOA on a regular basis. Additionally, please feel free to contact Special Districts at 805-385-7578 or [SpecialDistricts@Oxnard.org](mailto:SpecialDistricts@Oxnard.org) for immediate assistance. Please note that the City is closed on alternating Fridays so they may be a delay in response on those days.