

HIGH COUNTRY VILLAS

Assembly Bill 1572



Turf Removal Requirements
& Seeking Resident Input

Resident input email: hcvturfreoval@googlegroups.com

Your Voice Matters — Community Input Shapes Our Decision

What Is Assembly Bill 1572?

Signed into law on October 13, 2023, AB 1572 is a California state law that prohibits the use of potable (drinking-quality) water to irrigate "non-functional" turf on HOA and common interest development properties.



Who Is Affected?

HOAs, common interest developments, and community service organizations across California.



State Deadline

January 1, 2029 is the official compliance deadline — but HOAs can request a 3-year extension under extenuating circumstances.



HCV's Urgent Deadline

High Country Villas has a three-month window to complete the project and qualify for Smart Water rebates. This deadline expires this summer.

The Financial Risk of Non-Compliance

\$1,000 
Per Day

Maximum Penalty for Non-Compliance

*Costs passed directly to homeowners
through increased assessments*

\$500 / day — State Penalty (AB 1572)

Enforced by the State Water Resources Control Board for failure to irrigate only functional turf with potable water.

\$500 / day — Local Penalty (potential)

Additional local enforcement fines may be levied on top of state penalties, bringing total risk to \$1,000 per day.



Smart Water Rebate Opportunity

High Country Villas has a three-month window (expiring this summer) to complete the turf replacement project and qualify for Smart Water rebates through Green Valley. Acting now reduces costs significantly — delaying puts both rebates and compliance at risk.

What Is "Functional" Turf?

The law protects turf that people actually use. Under AB 1572, turf is "functional" if it falls into one of these categories:



Recreational Use Areas

Areas designated for human foot traffic for formal or informal recreation, including:

- Sports fields & playgrounds
- Picnic grounds
- Golf courses
- Pet exercise areas used for walking or playing with dogs
- Family play areas for children & grandchildren



Community Spaces

Areas designated for civic, ceremonial, or community events and social gatherings, including:

- Community "Street Happy Hours"
- Neighborhood social gatherings
- Family activities & gatherings
- Civic and ceremonial events
- Walking paths and green belts used regularly by residents

Non-Functional turf (candidate for removal): decorative strips, small pocket areas in front of homes, narrow roadside strips with no recreational use.

The Board Is Seeking Your Input

Our goal is to comply with AB 1572 in a cost-effective way while preserving the green spaces that matter most to our community. We are making a data-driven decision based on how YOU use our lawns.

1



Community Flyer Delivered

A hand-delivered flyer has been sent to all residents — homeowners AND renters — to alert the community to AB 1572.

2



Town Hall Meetings Planned

Two meetings are planned for April: one daytime and one evening, so all residents can participate. Both input sessions are equally important.

3



Gathering Resident Input

Residents tell us if any areas on the site map — proposed by Green Valley as non-functional — actually ARE used and should be protected as functional turf.

4



Board Makes Final Decision

Areas not on the map are designated functional. Areas on the map flagged by residents as functional will also be protected. Remaining areas proceed for replacement.

Green Valley Landscaping — Proposed Turf Removal Site Map

Areas Green Valley identified as candidates for replacement are shown in green, turf areas shown in orange are being retained



Source: Green Valley Landscaping survey commissioned with SoCal Smart Water rebate program

Understanding the Site Map

Areas shown on map in green

- Green Valley believes these areas may be candidates for replacement, as they may represent non-functional turf
- These are the areas under discussion at the resident input meetings
- No final decision has been made — they are not automatically approved for removal

Areas shown on map in orange

- These turf areas were NOT included in Green Valley's proposal — they are already considered functional
- The board will formally designate these areas as functional turf
- These areas are not at risk of mandatory replacement

Your Input Is Needed For

- Do any of the areas shown on the map actually qualify as functional turf?
- Tell the board if you use any of those areas for recreation, pet exercise, or community gatherings
- The board will consider all resident input in evaluating which areas to designate as functional turf

Bottom line: Turf areas in orange on this map are already functional. Your input focuses on whether any areas that are shown in green on this map should also be preserved.

Your Voice Matters

The board will not make a final decision on functional turf designation without first soliciting your input.



Attend the Town Hall Meetings

Next meeting:

Thursday, April 16th at 7:00 PM

Clubhouse — 174 S. Willowspring Dr.

All residents welcome — homeowners AND renters.



Share How You Use the Green Spaces

Tell us which turf areas you use for:

- Dog walking & pet exercise
- Socializing with neighbors & friends
- Family activities & gatherings
- Play areas for children & grandchildren
- Recreational activities (bocce, sports, etc.)
- Any regular community use

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