

"The Flight Path"



An Historical and Analytical Look

at

Laguna Audubon II

Master Association

Written and Compiled by

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Aliso Viejo



Laguna Audubon II



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“The Flight Path”

LAGUNA AUDUBON II

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INTRODUCTION

Laguna Audubon II is the largest community in the city of Aliso Viejo. Occupying the northern-most portion of the city, it is bounded by Laguna Woods on the northwest side and roughly half of the northeast side. There are 1681 residential units in the community; 639 detached single-family homes and 1042 multi-family structures. The Master Association includes within it five sub-associations which manage the unique interests of the condominium projects.

The year 2016 marks the 20th anniversary of the completion of construction and sale of the last new home within **Laguna Audubon II**.

As someone who enjoys research, writing, and has a long history of creating pamphlets, programs and brochures and the like for organizations I have been involved in, I saw an opportunity to put together the “bits and pieces” of information relating to the community I have called home since 1994. My ability to do this was also enhanced by a background of having been involved in a career for over 20 years that is closely allied with the homebuilding industry, and having volunteered with the homeowners’ association for many years while living here.

I hope that this booklet will serve to present new facts to its readers, dispel some misinformation, and encourages everyone who is a part of the association to take pride in their neighborhoods, and continue to work to improve on our quality of life here.

If I have erred in any of the facts, or misstated anything, I apologize. Let me know and I will make appropriate corrections (an advantage of a digital publication).

Please enjoy!



LM



Rancho Days

Laguna Audubon, along with the rest of Aliso Viejo and surrounding communities, traces its developmental roots back to 1842 when the Mexican government granted 13,331 acres of land situated on the lower eastern slopes of the San Joaquin Hills and the western end of Saddleback Valley to Juan Avila. The rancho was named Rancho Niguel after a local Juaneño Indian village near Aliso Creek called “*Niguili*.” In addition to serving as judge and Justice of the Peace, Don Avila herded cattle on the rancho. Following the drought of 1863-64 which decimated his cattle herds, and faced with the failing health of his wife, he sold the rancho to John Forster in 1867. Forster, who had interests in other southern California ranchos, passed the holdings on to his son Marco Forster (also the son-in-law of Avila.)

In the mid-1890s, Lewis F. Moulton, a tenant rancher on neighboring properties, purchased Rancho Niguel. He took on a partner, Pierre Daguerre, and together they added additional land, increasing the size of the ranch to about 22,000 acres. Based on the influence of Daguerre, a Basque, the ranch was devoted to sheep herding and some dry farming. Following Daguerre's untimely death 1911, the Moulton Ranch was converted to a highly successful cattle raising operation, along with leasing some land to tenant farmers who raised grain and beans. Moulton died in 1938, but the ranch continued to operate under the guidance of Moulton's second wife, Nellie (Gail) Moulton, Daguerre's widow Maria Eugenia, and other heirs.

Early Development

In the years following World War II, Orange County saw an influx of population, partly due the proximity to El Toro Air Station and other nearby military bases. Roads were extended into the area as the beach communities in the southernmost part of the county begin to grow. When the development “bug” bit in the 1960's, parts of the Moulton Ranch were sold off to allow for the establishment of Laguna Niguel, Laguna, Hills, and Ross Cortese's *Leisure World*.

In 1969 Phillip Morris, the tobacco giant, began to diversify into beer, processed foods, and land development. It purchased controlling interest in the Mission Viejo Company which six years earlier had started development of the community of Mission Viejo. By 1972, Phillip Morris completed acquisition of the company, and was able to provide the capital necessary to purchase the remaining 6,600 acres of the Moulton Ranch. This plot was designated to become the master planned community of Aliso Viejo. Aliso Viejo was chartered as a community in 1979, and its first home – a condominium in the Heather Ridge area was sold in 1982. A number of land developers were offered property in Aliso Viejo to build homes in the emerging community. One of those who took advantage of the opportunity was Kathryn G. Thompson, a highly regarded builder in southern California with a 25 year history of construction with several thousand homes, apartments, condominiums and commercial centers to her credit. In 1987, her company, Kathryn G Thompson Development Company took a plot on the southeast corner of the intersection of El Toro Road and Aliso Creek Road. Its design called for 284 single family homes and was christened *Laguna Audubon*. In partnership with William Lyon, she laid claim to a larger section of land across Aliso Creek Road to the north, which was to



Moulton Ranch 1935 Boundaries

feature 1700 homes of mixed types. It was named **Laguna Audubon II**. The marketing plan for the two communities, dictated that all the streets be given bird names to tie in with the Audubon theme.

Bird Song Hits a Flat Note

In the summer of 1988 construction was underway on the Laguna Audubon (I) development with the first opening scheduled for September of that year. The Kathryn Thompson Group and its advertising agency, Martin Advertising, employed an aggressive sales campaign which included statements, among others, "*Laguna Address for a Song*" and "*Laguna Audubon in the Coastal Highlands of Laguna Beach*." When new buyers in the development learned that the only connection to Laguna Beach was the schools, and that they were in fact situated in Aliso Viejo, an unincorporated area, 170 joined in a suit against Thompson and Martin in 1989. The suit was settled in December 1990 for an alleged \$1.5 million cash, with up to an additional \$2.5 million phased over four years if the builder was unsuccessful in getting the property annexed into Laguna Beach. In February 1993, the Laguna Beach City Council rejected the final annexation plea. In the meantime, Thompson was successful in early 1992 in winning \$1.6 million from her insurance carrier for its failure to defend her company in the homeowner law suit.

A related sidebar to the location identity can be noted when comparing the entry monuments for the neighboring developments. A subscript of **Aliso Viejo** is evident on the signs for Laguna Audubon II, whereas it was omitted on its predecessor's nearly identical, earlier installed signs.

In another advertising related issue, the KGTD Company was required, following a legal battle it fought with the National Audubon Society to allow use of the name *Audubon*, to add a disclaimer to its promotional material that "*Laguna Audubon has no connection...with...the National Audubon Society.*"

The juxtaposition of Audubon, bird-named streets, and land developers resulted in additional notoriety in the media.

Media "Shots"

The irony of destroying habitat through home construction, and at the same time commemorating a famed naturalist and ornithologist, along with the birds that were ousted from their habitat, did not go without notice.

Award winning and best-selling local author T. Jefferson Parker wrote the following his 1991 crime thriller, Pacific Beat, [St. Martin's Press. 1991] which takes place in south Orange County:

*"... big developers, people who believe that the first responsibility of this land of ours is to bring them huge profits. Developer Kathryn Thompson recently threw up a new mass-produced housing tract, named it the **Laguna Audubon** after courts decided she could appropriate that naturalist's name for her own marketing concerns. She used Laguna Beach's name, too--- her **Laguna Audubon** isn't even in Laguna. Ms. Thompson named the streets in her development after birds. And of course, Ms. Thompson assigned a "theme bird" to each phase. Wipe out the birds, name housing after them. That in my mind typifies the development cartel."*

Laguna Audubon and Kathryn Thompson were still on Parker's mind when, two years later, on May 20, 1993, in his weekly column "Parker's Place" for the *LA Times*, Parker opined about "*Undesirable Elements in the South County*", namely gangs, drunken bums, and rattlesnakes. About the latter he said "*(they) are now in full stampede across Laguna Canyon. The reasons for the increased numbers this season are plentiful food engendered by the winter rains and the full-court press of development in the rest of the canyon. (Why didn't Kathryn Thompson name one of her **Laguna Audubon** streets after these lovely critters she displaced, instead of just the birds? "Snakebite Glade" or "Viper Glen" certainly would have the ring of verisimilitude, not to mention the truth-in-advertising factor missing from Thompson's earlier promises of Laguna Beach mailing*

It wasn't just fiction writing that took shots at Thompson. In a book entitled The Reluctant Metropolis: The Politics of Urban Growth in Los Angeles [Johns Hopkins University Press, 2001], author William Fulton is writing about the legal battles regarding the gnat catcher, a small bird that nests in coastal sage, as to whether it should be declared an "endangered species". The NRDC (National Defense Resource Council), an umbrella environmental group was suing the California Fish and Game Commission. Mr. Fulton wrote: "*All through 1992, the balance of power seemed to swing back and forth. The NRDC and other environmentalist groups lost the toll road case, and made little headway against the Fish and Game Commission. The building industry filed a mound of paper with the Fish and Wildlife Service ... essentially hoping to slow down the process. Momentum grew among Republicans in Congress on revising the Endangered Species Act to include economic issues. And in south Orange County, near Laguna Canyon, the big landowners*

[Thompson raised the ire of her fellow Republicans in the county, when she hosted two events to support the Clinton presidential campaign in 1992].

SEAWAY COLLECTION
PAIRED PATIO HOMES

SEACOAST TERRACE
SINGLE-FAMILY HOMES

SEACLIFF COURT
ENCLAVE HOMES

SEACOVE PLACE
ENCLAVE HOMES

SEA POINT ESTATES
SINGLE-FAMILY ESTATE HOMES

SEAWIND RIDGE
SINGLE-FAMILY HOMES

SEAGATE COLONY
TOWNHOMES

EL TORO ROAD

ALISO CREEK ROAD

A Birds-Eye View Of Laguna Audubon

A long-time advocate of affordable housing, Thompson marketed that all the homes in Seagate Colony and a select number in Seacove Place would be made available to new buyers whose household income was less than \$50,647 (120% of 1990 median for the county). It is unknown as to how many took this opportunity, but it is a fact that a significant number of earlier buyers “moved-up” to larger homes and remained in **Laguna Audubon II**.

...on Shaky Wings

Unfortunately, paralleling the beginning of construction in **LA II** was the beginning of a downward economic cycle which had significant impact on the homebuilding industry. Tightening credit and bank pressure on loans were felt by many builders, particularly those with significant undeveloped land. One of those builders that felt the squeeze was Kathryn Thompson. In a surprise move in November of 1992 she announced she was selling her 50% share in **Laguna Audubon II** to William Lyon, her partner in the venture. The deal included about 700, graded but undeveloped lots in addition to several unfinished projects started by the KGT Development Company; specifically Seacliff Court, Seaway Collection, Seacoast Terrace, and Seacrest Villas.

William Lyon was also feeling the effects of the economy's downturn. Less than a month after acquiring the balance of **LA II**, he was forced by his banks to restructure loans on other properties. As a result, he decided to bring in other builder/developers to construct homes on the empty lots he had recently acquired. Southern California based Standard Pacific opened the Skyline and Hillcrest projects, as well as taking on the completion of the unfinished portion of Seacoast Terrace, under the name of Westridge. Arizona based builder, UDC Homes, took advantage of the offered opportunity to build the Laguna Vista tract.

Lyon held onto, and completed construction on Seacliff Court and Seaway Collection as well as finishing Phase 1 of the Seacrest Villas. When the economy began to rebound slightly in early 1995, Lyon again turned his sights on the one remaining uncompleted project, Seacrest Villas. Originally planned as a 400 unit multi-family enclave, work was halted after completion of 82 units and the swimming pool/recreation center. Due to the still depressed housing market and the near impossibility to insure condo construction, Lyon reconfigured the streets and introduced a new development of 52 single family homes called Lyon Horizons.

The last home in **Laguna Audubon II** was completed and sold in 1996, bringing to completion seven years of construction and many more of planning.

Out with the Old; In with the New

As the developers completed their projects, their appointees vacated the positions they had controlled on the Master Association's Board of Directors, with their replacements taking seats following delegate elections within the community. By late 1995 the homeowners were "in charge". The first major challenge the Board faced was ensuring that the new home buyers (members) moved quickly in landscaping their yards following the proper approval process. It was also incumbent on them to develop rules and regulations to enforce the CC&Rs (Covenants, Conditions and Restrictions), the primary governing document of the association.

Over the years, the Board has faced a number of significant issues, among them being the aforementioned landscape approvals and conversely enforcing the rules relevant to work done without approval; the use and care of portable sports equipment, mailbox replacements; parking violations; parliamentary challenges; slope movement; expanding and updating the house painting color palette; tree maintenance and slope rehab; and the Beautification Review".

One of the most impactful issues to be dealt with on a reoccurring basis is storm water run-off. The infamous "El Niño" weather condition has unleashed its effects three times in the community's history. The worst episode was in 1997-98 when the wettest year in recorded history dropped 30.59 inches of rain (Aliso Viejo's annual average is 14.03"). The next major occurrence was in 2005-06 when 28.44 inches fell during the season (see related effects in "Parks" article). The third "wet one" was in 2010. Although the total for that season, nearly 24 inches, was in itself a significant amount, over half of that total fell during a 10 day period in December. As a result of the lessons learned, the Board adopted a Water Runoff policy which included enhancement of the infrastructure, regular inspection and cleaning of all drainage ditches prior to and during the rainy season, removal of soil run-off that accumulates in drains or against walls, and preseason clean-out of the association's drainpipes. It also endeavors to educate homeowners on the need to care for their own runoff systems.

An interesting venture the Board entertained in 2006 was the building of a community clubhouse and swimming pool. In the early days of the community, the ridge adjacent to Eastwing and overlooking the LDS Church was leased to a small private school, La Monte Academy, which served youth, grades six through 12, with learning disabilities. After the school moved in the early 2000s, the property was vacant for several years.

After studying the possibilities of building recreation facilities for the association, the Board conducted an advisory survey of the membership. Following a lukewarm response to the survey plans were abandoned. The property was rezoned as residential, and a tract of twelve homes named Ventana Ridge was constructed on the site. The homeowners chose to become their own association rather than be part of **Laguna Audubon II**.

In 2012 a decision was made to undertake a major capital expenditure to replace the aging irrigation control system which manages watering of the common area. The heart of the new system is a state of the art computer program which remotely operates over two dozen controllers, and includes its own on-property weather station. Using a measurement called "ET" (*EvaproTranspiration*), the computer program combines historical averages with actual weather recording and readings from on-site sensors to regulate when and what volume of water to use. It also signals the maintenance crew immediately of broken lines or sprinkler heads. Not only has the savings on water already repaid the cost of the system, it will continue to safeguard against the high fines being assessed for overuse in drought years.

One final item that has been a constant, among the many boards that have served, is strong fiscal overview of the budgeting and spending processes. As a result, the monthly assessments are 30% below what was initially invoked, and the reserve fund, which covers long term replacements and disaster repairs, continues to grow.

Twenty Years Later

Of the four builders involved in building the community, two, **Kathryn Thompson Development** and **UDC**, no longer exist (see following boxed articles). Ever resilient the **William Lyon Company**, under the guiding hand of the "General" continues to be a premium homebuilder in the western US. **Standard Pacific Corp** expanded its operation in the early 2000s to add Colorado, Texas, Florida and the Carolinas to its existing ventures in California, Arizona and Nevada. Rebounding from the recession of 2008, it merged in 2015 with Ryland Homes, a Texas based builder to become the CalAtlantic Group, the fourth largest homebuilder in the nation.

In 2001, the unincorporated area of Aliso Viejo was granted cityhood.

Combining the positive features attributed to Aliso Viejo (corporate business center, retail and entertainment, convenience to transportation corridors, good schools, and an extensive park system) with the continuing effort within **Laguna Audubon II** to maintain a high quality of property and life, has made the community a sought after location for both first-time and move-up homebuyers. Most homes, of whichever plan or size, are selling in 2016 for 3½ to 4 times their original price.

The Good Old Days

[Orange Coast Magazine—August 1990]

<p>**SEAGATE COLONY NOW OPEN</p> <p>Outstanding one and two-story townhomes/condominiums in six floor plans with 1 & 2 bedrooms and 1, 2 & 2½ baths. Residents' recreation center with two pools, two spas, cabana, tot lot and greenbelt area. Gorgeous! Pick the plan that suits your lifestyle.</p> <p>FROM THE LOW \$100,000's VA/FHA financing available 4 Jaeger Lane (off El Toro Road at Calle Corta)</p>	<p>SEACLIFF COURT NOW OPEN</p> <p>Attached homes in an enclave setting will give you uncompromising quality, efficient size and elegant features. Three floor plans have 2 bedrooms and loft or 3 bedrooms, all with 2½ baths and attached 2-car garages.</p> <p>FROM THE HIGH \$100,000's 64 Partridge Lane (off El Toro Road at Tanager Lane)</p>
<p>SEAWIND RIDGE NOW OPEN</p> <p>Each and every elegant single-family detached home is a jewel in the Laguna Audubon setting. With 3 & 4 bedrooms and 2½ to 3½ baths, two-story homes are ready for your well-considered selection. What a choice!</p> <p>FROM THE LOW \$300,000's 1 Rosy Finch Lane (off El Toro Road at Calle Corta)</p>	<p>SEAWAY COLLECTION NOW OPEN</p> <p>Attached paired patio homes in two-story designs feature 2 bedrooms, 2 bedrooms plus loft, 3 bedrooms and 3 bedrooms plus loft, all with 2½ baths. All have wood-burning fireplaces and attached 2-car garages. All bedrooms have high vaulted ceilings. Unique!</p> <p>FROM THE LOW \$200,000's 1 Bluebird Lane (off El Toro Road at Canyon Wren)</p>
<p>**SEACOVE PLACE NOW OPEN</p> <p>There's more value per square foot in these elegant, efficient 2- & 3-bedroom, 2- to 3-bath homes than you're likely to find elsewhere. Attached homes in an enclave configuration deserve your attention now.</p> <p>FROM THE MID \$100,000's 1 Fulmar Lane (off El Toro Road at Calle Corta)</p>	<p>SEACOAST TERRACE</p> <p>Stylish, single-family detached homes with 3 bedrooms plus loft and 4 bedrooms are complete with 2½ baths, family rooms, breakfast nooks, vaulted ceilings, interior laundry areas and attached 2-car garages. Here are liveable, lovable homes to match your dreams.</p> <p>GRAND OPENING AUGUST 11, 12</p>

Where Did They Go?

UDC HOMES, INC

UDC Homes was the largest homebuilder in Phoenix in the early 1990s. Founded in 1968, it specialized in senior housing communities. The company accepted Lyon's offer in 1993 to build the Laguna Vista tract of single family homes in **Laguna Audubon II**.

By the fall of 1994 while in the midst of that project, the company was facing a liquidity problems which led to a filing for Chapter 11 bankruptcy protection in May 1995. DMB Property Ventures of Scottsdale,, AZ, a major developer of master-planned communities (Ladera Ranch in Orange County; Black Mountain Ranch in North San Diego; and Verrado near Phoenix) bought UDC Homes out of the bankruptcy, and with partner AEW Capital attempted to revitalize it. UDC was touted by the press in January 1997 as destined to be a "big player" in Orange County. The reality, however, was that by the summer of that year it was running a deficit of over \$70,000,000. The company was put up for sale. In 1998, Shea Homes, which owned the balance of the Moulton Ranch, and Standard Pacific, separately purchased the company's remaining assets in California and Arizona.



Kathryn G Thompson.....*Postscript*

The sale of her interest in **Laguna Audubon II** to partner William Lyon in late 1992 was not the end of Kathryn Thompson. In that same year, she was appointed to the Board of Directors of Fannie Mae, undoubtedly in some part due to her switching allegiances and supporting the election campaign of President Bill Clinton.

In March of 1993, the Orange County Board of Supervisors guaranteed a loan to Thompson of slightly more than \$ 1.8 million to go along with a \$4 million bank loan, as start-up financing for a planned \$700 million government bond issuance to construct affordable housing. Thompson's plans called for a condo project named "*Laguna Audubon Vistas*" to be located south of the under-construction toll road near Pacific Park and Canyon Vista. The original design was for 15 complexes of 30 units each. However, only one complex of 30 units had been constructed by Thomson before she defaulted on the loan in 1997. The bank foreclosed and sold the property to developer D R Horton. The project was christened "*The Vistas Above Wood Canyon.*" (aka *4 Woodcrest*). Horton changed the plans and built 29 units each containing 3 townhomes, immediately south of the Thompson complex. It was named *Vista Heights*, and shared the pool, spa, and community buildings with the original structure. The two communities are also part of the same homeowner association bearing the name of the original planned project, *Laguna Audubon Vistas*.

Thompson also built 25 detached townhomes as the start of *Vista Plaza*, to the immediate north. Horton completed the balance of the project accounting for 143 additional homes as *Vista Terraza*, however they were all rejoined under the *Vista Plaza* HOA.

In the latter part of 1994, The Koll Company, a large commercial developer, decided to venture into the residential housing market. It purchased the Kathryn Thompson Company. Thompson and Koll formed Koll Real Estate Group, but by the end of 1996, after it failed to turn a profit, Thompson resigned her positions and the Group was closed down. She left the county in 1998.

In 2001, the County sued Thompson for \$1 million, the unpaid balance of the 1993 loan plus interest. She resigned her post as CEO of Briarcliff Development in Kansas City, Missouri where she had been hired in 1999, filed for bankruptcy, and returned to Texas to "spend time with her family".

At the present, Kathryn Thompson is the working with *Apartment Financing America*, an apartment mortgage broker in Dallas Texas, of which she is the founder and managing partner.



Laguna Audubon II is fortunately a unique U.S. Census Tract (626.35) which makes it possible to see many of the facts regarding its population specifically delineated; and to compare those numbers against the city as a whole. The figures illustrated below are derived from The 2010 US Census

<u>Subject</u>	<u>Laguna Audubon II</u>		<u>Aliso Viejo</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Population				
Total	4039	8.4% of AV	47823	
Race				
White (all)	3064	76%		72%
Black	56	1.4%		2%
Asian	545	13.5%		14.6%
Am. Ind., Eskimo, Pac. Id. inc. Hawaiian	26	0.6%		0.6%
Other Alone	135	3.2%		5.1%
Mixed	213	5.3%		5.7%
Hispanic (all race)	518	12.8%		17.1%
Age				
Median	39.7		35.1	
18 years and above		76%		74.1%
<18 years		24%		25.9%
Gender				
Male		47.7%		48.10%
Female		52.3%		51.90%
Housing				
Total Units	1682	8.9% of AV	18886	
Occupied	1630	96.9%		95.2%
Vacant	52	3.1%		4.8%
Average Occupancy	2.48		2.6	
Family (inc. single-parent)		63.4%		66.6%
Non-family (single or roomates)		36.6%		33.4%
Owner Occupied		60.7%		62.4%
Renter		39.3%		36.7%



Everybody's Heard About the Bird (s)

There are 54 interior streets within **Laguna Audubon II**, nearly all named after birds in keeping with the design of master developer Kathryn Thompson. The four exceptions to bird names are:

Calle Corte which runs from El Toro to Westwing where its name changes to Canyon Wren. The translation of the name to English is "street of the cut", most likely alluding to it separating two parts of the community.

Eastwing and Westwing, which sound birdlike, are the two southern entry streets into Laguna Audubon II from Aliso Creek Road. They are extensions of the same named streets in the older Ridgecrest development across Aliso Creek Road. The names came from the fact they bracket Wingspan Park.

Larkspur is another bird sounding word, however there is no such bird with that name. Larkspur, in fact, is the common name of a flowering (and poisonous) plant of the genus *Delphinium*. Maybe it was one of Kathryn's favorite flowers?

One bird represents two streets. One, under its Spanish name, "**Cuervo**"; the other under its English name "**Raven**".

Eight-eight percent of the birds memorialized by street names are California natives ($\frac{2}{3}$ from Southern Calif.), migratory visitors, or introduced domesticated fowl. Of the remainder, four are birds from other parts of the US, and two are foreigners.

In looking at the types of birds represented, the following groupings and numbers are found:

Perching/Song Birds	18
Shorebirds	10
Waders	5
Waterfowl	5
Raptors	4
Gamebirds	4
Doves	2
Tropical	1
Other (Roadrunner)	1

Nearly all of the community streets are designated as "lanes"; however "drive", "court", "avenue", and "street" are also found as suffixes. With the exception of a short section of the upper end of Surfbird Lane extending past #7 and #8, which is owned and maintained by the Association, and the interior streets of the four "gated" condo associations, all roadways belong to the city.

PARKS

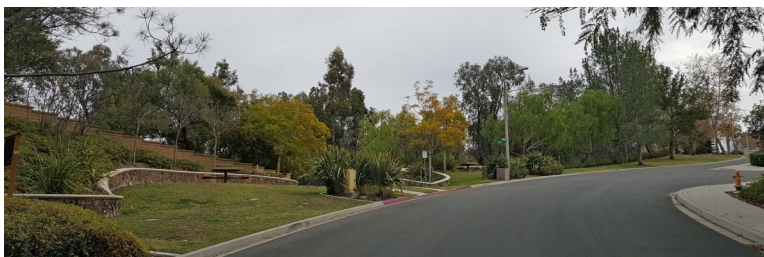


The original master plan for Laguna Audubon II did not include any parks, possibly due to the proximity of two large AVCA parks, Wingspan and Ridgecrest, just south across Aliso Creek Road.

However, in 1997 the Board of Directors, at the urging of then President of the Board Patrick Knapp, decided to develop two flat, ground-covered plots into more user friendly spaces



The smaller of the areas is located at the corner of Macau and Dove. It is unofficially referred to as **“Fourth of July” Park** because of its popularity (particularly before the pine trees grew) as a place to gather to view Independence Day fireworks shows. At one time viewers could simultaneously see the shows from Aliso Viejo and eight other cities in the Saddleback Valley and along the coast. The only improvements made to the space were the planting of turf and a hedge along the edge of the slope top



The primary park was named **“Coyote Park”** and was developed in a common-area space along the east side of Surfbird between the end of Swan lane and Spoonbill Lane. The park derived its name from the four-legged mammals that frequented it on their daily treks between the under-construction Aliso Viejo golf course and Laguna Canyon. The park’s name was suggested by a youthful resident, Chelsea Armstrong, who had a ring-side seat to the daily migration. In addition to clearing the land between the road and the top of the slope, park benches, a picnic table, trash cans and horseshoe pit were installed. In subsequent years, the horseshoe pit was removed but a hedge and accent lighting were added along with a tree to be decorated at Christmas time.

In 2006 the Association was approached by officials from neighboring Laguna Woods Village (LWV), the successor to Leisure World. During the heavy rains in 2005, the hillside between Calle Sonora and the *Home Depot* parking lot suffered a partial collapse. This event impressed on the LWV administrators the fact that *Gate 14* on Calle Sonora was the only ingress and egress for the 350+ residents in the portion of the community it regulated. They proposed to LA II that they be allowed to construct an emergency gate (Gate 15) connecting the back side of their development to the outside world through the fence onto Surfbird, at the north end of Coyote Park. An agreement was reached between the two boards and the emergency exit was built in 2007. In return for being granted the easement, LWV extended the park north to point midway between the Swan Lane and Dunlin Lane outlets. It resulted in the park’s size being increased by over 30%, and included landscape, hardscape and two additional picnic tables. In addition, a substantial cash donation was made to the LA II Reserve Fund.

To commemorate the enhancement of the park, a hand carved wooden coyote statue and plaque were installed in the planter box near the gate. Also added to this location was the official Association bulletin board for the posting of information flyers and legally required documents.

Along with individual and family use by residents, the park is the site of community events sponsored by the Association.

can't see the forest for the

TREES

Highly prized, but often a source of contention in a community with large amounts of open-space on hilly terrain are “trees”. **Laguna Audubon II** fits that description.

On the plus side, trees provide shade, slope stability, privacy, beauty, home to birds and other animals, and turn CO₂ into oxygen. On the negative side, they can grow to block views, root encroachment can damage hardscape and irrigation, fallen leaves can be a nuisance as well as block drains, over-crowding can disrupt growth , and falling limbs and trees can be a threat to life and property. Some of the trees in the community are over 25 years old, so age, disease and crowding are starting to show their effects.

The Association has a landscape committee, composed of homeowner volunteers, that works closely with the management staff, landscape maintenance contractor and a professional arborist to manage the trees. They are constantly seeking ways to counter the negative issues while at the same time retaining the value of our “forest”. The common area landscaping is serviced by the maintenance company on a quarterly rotation, meaning each section is worked every 90 days. The trees are pruned, according to their species, anywhere from annually to once every three years.

A study commissioned by the Board in 2014 determined that there were **3969** trees in the common areas. Over 35 different species are included within that number, but eight of them account for 80% of the trees. They are:

Sycamore	22%
Torrey Pine	18%
Oak	12%
Coral Gum	8%
Aleppo Pine	7%
Lemon Scented Gum	6%
California Pepper	5%
Italian Stone Pine	3%

A comprehensive Tree Policy has been formulated which gives homeowners options they may pursue when faced with what they feel to be tree issues.



SCHOOLS

Laguna Audubon II is presently serviced by two school districts. The south-west corner of the community, bordered by Calle Corte, Westwing, Aliso Creek Road, and El Toro Road, is in the *Laguna Beach School District*. School age youth residing in that area attend **Top of the World Elementary** (El Morro in the early years), **Thurston Middle School**, and **Laguna Beach High School**.

All other parts of the community lie within the *Capistrano Unified School District (CUSD)*. Prior to the opening of **Oak Grove Elementary** in September 1996, primary grade youth attended **Foxborough Academy** located next to the high school (Foxborough was closed for a period in the late 90s, then reopened in 2000 as Journey School, a CUSD charter school). The original, and current middle school for the Audubon is **Aliso Viejo Middle School** (AVMS). For several years following its opening in 2001, **Don Juan Avila Middle School** (DJAMS) and **Aliso Viejo Middle School** shifted boundaries within the area. The present boundary between the enrollment areas of the two middle schools is Aliso Creek Road.

The public high school for the area, since its opening in 1993, is **Aliso Niguel High School** which enrolls grades nine through twelve. Prior to that year, local high schoolers attended **Capistrano Valley High School**.

In addition to the public schools, there are a number of parochial and private schools in the extended area.

8/31/89

89-475029

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:PALMIERI, TYLER, WIENER,
WILLIAM & WALDRON (DGT)
4000 MacArthur Boulevard
East Tower - Suite 1000
Newport Beach, CA 92660\$261.00
C2RECORDING REQUESTED BY
TICOR TITLE INS. CO. OF CALIF.RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-3:55 PM SEP -5 89

Lisa A. Branch RECORDER

MASTER DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
LAGUNA AUDUBON II MASTER ASSOCIATION
AND ESTABLISHMENT OF DELEGATE DISTRICT NO. 1

GOVERNANCE

The affairs of the Association, a non-profit mutual benefit corporation, are managed by an elected Board of Directors under the authority of the *CA Civil Code: Div. 4, Part 5, Chaps. 1-11* (The Davis-Stirling Common Interest Development Act), the *LA II Master Association CC&Rs*, and the *By-laws of the Laguna Audubon II Master Association*. Due the size and complexity of the Association, the Board employs a professional management company to handle the day-to-day administrative and financial matters. *Merit Property Management* and its business successor, *FirstService Residential*, have served in that capacity since the Association's inception.

Each owner of a home/unit within the community is a member of the Association, and as such is entitled to one vote per property owned. The community is divided into 10 Delegate Districts (see below). Annually, the homeowners in each District have an opportunity to elect a Delegate to represent their interests.. Homeowners residing in the five condominium communities also belong to individual sub-associations. Likewise, all homeowners as well as commercial property owners in Aliso Viejo belong to the Aliso Viejo Community Association (AVCA), which, since the city was incorporated, essentially acts as the Parks and Recreation Department, overseeing and maintaining the city's parks, maintaining common areas, and managing city-wide events.. Each sub-association as well as the single family homes (designated District 42) , elect delegates to the AVCA..

Each delegate in **LA II** represents his/her District in voting for members of the Board of Directors. The Board consists of five members which serve two year terms. Three are elected in one year; two in the alternate year. There is no limit on the number of terms an individual may serve.

The Board meets monthly (usually the 2nd Wednesday) in a meeting open to all members. There are two major committees that also meet monthly and report their actions to the Board. They are a) the **Architectural Committee**, a statutory body that develops community design standards, and reviews and rules on the acceptability of all homeowner applications for landscape and construction improvements, and b) the **Landscape Committee** which reviews additions to, modification of, and maintenance for the Common Areas in the community.

Delegate Districts and Votes

District 1	Seawind Ridge	(158)
District 2	Seagate Colony	(416)
District 3	Seacove Place	(256)
District 4	Seacliff Court	(132)
District 5	Seaway Collection	(156)
District 6	Hillcrest	(85)
District 7	Seacoast Terrace (Westridge)	(186)
District 8	Skyline/Laguna Vista	(158)
District 9	Seacrest Villas	(82)
District 10	Lyon Horizons	(52)

LAGUNA AUDUBON II

DIRECTORS

A special recognition and thank you to those who have served the community since that first Board meeting July 1, 1989

Beth Arata

Crystal Burckle

Harry Chenarides *

W A "Chuck" Colton *

John Coutts *

Martha DeYoung

Larry Dees

Tony DeGruccio

Sandra Ezell *

Mike Finn

David Foell *

Nicolle Gallo

Rik Hocking *

Noel Humphrey *

William Johnson *

Earl Jordan *

Leslie Kaylor

Jason King

Tom Kirchner

Patrick Knapp *

John Kozarovich *

Dan Kussman

Lane Kussman *

Eric Lambiasse *

Elena Layland

Elvira Matthewson

Greg Mendoza

Mark Minot

Tom Mitchell *

Carl Morabito

Carole Neustadt

Dan Newkirk *

Brian Norkaltis

Mike Osto

Gilbert Perez

Mark Pearlman

Alan Peterson

Ben Peterson

Curtis Randall *

Pat Revelle

John Richards

Rita Ringle *

Diana Rutherford

Bob Sanchez

Michelle Saward

Harry Scholte

Richard Seay *

Dolly Smit

Eric Sund *

Timothy Taylor

Richard Utas

William Vargas

Brian Walker

Curtis Wilde

Derrick Willis

Jim Yates

Kelly Yates

Robert Yates

Steven Youn

* Served as President of the Board of Directors, one or more terms

Appointed to the Board by one of the Developers



Tis the Season



Holiday Decorations were originally introduced by the community's developers in the early 90s as a marketing tool. Nearly a half- mile of the perimeter block wall along Aliso Creek Road between El Toro Road and Westwing was topped with white lights and the pilasters were adorned with lighted wire-sculptured doves. The Board of Directors has renewed this attraction every year since, turning the lights on starting the weekend after Thanksgiving and running to New Year's Day. In successive years other features were added; garlands and lights on the entry and several interior monument signs, wrapping trees near the entries with strands of lights, street light pole banners along Canyon Wren and Calle Corte, and the latest – a Christmas tree in upper Coyote Park. In addition, each year since 1996, the Directors and the staff judge homeowners' house and yard decorations put up for the holidays. Winners in each of the several categories are awarded yard signs recognizing their efforts. The categories judged are *"Best Use of Lights"* (color, variety and volume), *"Creativity"* (unique use of decorative elements), *"Holiday Theme"* (one for a traditional, secular presentation and one for religious motif (either Christmas or Hanukkah), *"Directors' Award"* is the sweepstakes for best overall, and *"Neighborhood Spirit"* in which over 50% of the neighbors cooperate in decorations, lighting and activities. The competitive spirit has increased year by year. One perennial favorite is the lighted yard decorations that are synchronized to music which can be heard by the drive-by viewers on their car radios.

Speaking of Neighbors and Winners!

King Eider Curbside Forest



During the first ten years that the holiday lights of Laguna Audubon II were judged, the *Neighborhood Spirit Award* was "hit or miss." A street, or a group of homes would put together a display, but the effort was usually short-lived. All that changed in 2005. A homeowner on King Eider decided she wanted to make an effort to get

more...*Curbside Forest*

to know her neighbors better and felt that the experience of dressing up the street for the holidays was a good opportunity. With her five year old daughter in tow, Gayla Thompson went from door-to-door offering to sell artificial Christmas trees to her neighbors as a way to decorate King Eider. Twenty-five homes, of the 40 on the street, bought them and the “Forest” had begun.

Two years later, overhead lights were stretched across the street (all white) and branded, red and green shirts were made. In 2008 colored bulbs were added to the overhead strings, and a food drive was included. In an energy saving move, the street, in 2014, changed the lights to ‘LED’, however they were white and lacked the “magic” of color. In 2015 the lights were re-cabled and bulbs changed back to multi-colors. After ten years of practice, the neighbors feel they’ve got it right!

The enthusiasm has continued to grow; Christmas 2015 had 90% of the homes involved. It is a combination of fun (Santa visit, dance party, carolers), camaraderie (neighbors working together, handing out cookies, cider and dog ribbons), and charity (collecting food for South County Outreach and a local church’s food banks (28 barrels one year!)) that keep the spirit alive..

The Forest’s reputation has spread across the county. Visitors each year include not only **LA II** residents but families from outside the community, church, youth and service groups, and senior assisted-living center busses making their way to the Forest.

The volunteer steering committee has no plans of ending this great tradition; they are just looking for next generation to step forward to help with the “heavy lifting”.



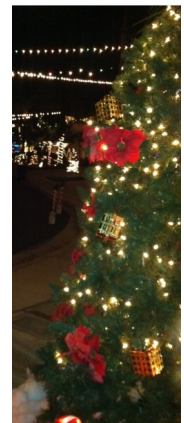
Forest “Elves” proudly display decorated mail boxes



Street of Lights



Steering Committee in “uniform” with some of the awards:
Back Row: Tim Thompson, Tim Duchene, Herbert the Chicken
Front Row: Carolyn Duchene, Scott Nixon, Rosie Jones, Gayla Thompson, Charlie, Vicki Papazian, Mike Papazian

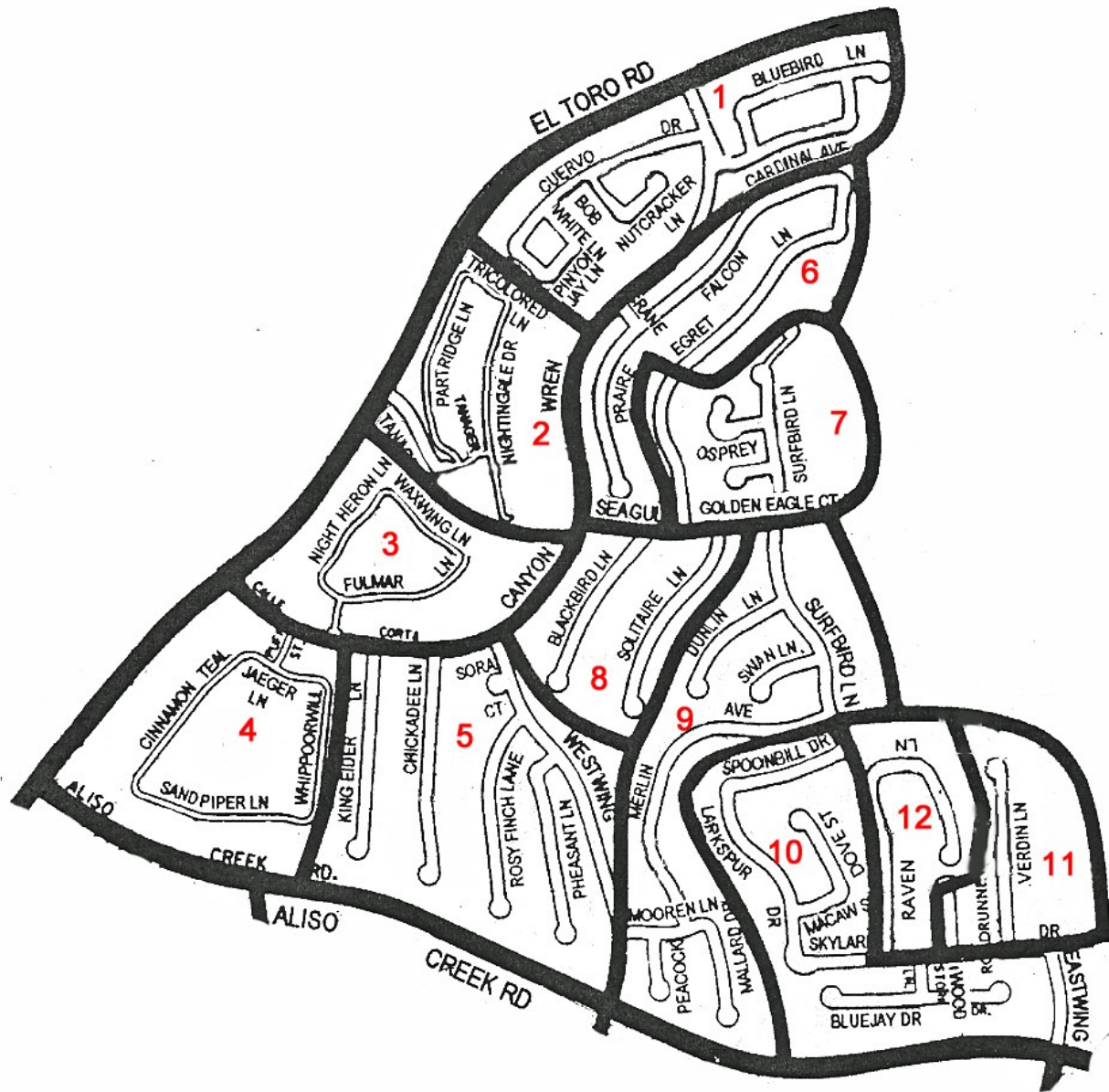


Trees of the Forest



Gathering the food barrels

The Communities of Laguna Audubon II



1 – Seaway Collection

2 – Seacliff Court

3 – Seacove Place

4 – Seagate Colony

5 – Seawind Ridge

6 – Seacoast Terrace

7 – Westridge

8 – Laguna Vista

9 - Skyline

10 - Hillcrest

11 – Seacrest Villas

12 – Lyon Horizons

STANDARD PACIFIC
YOUR NEIGHBORHOOD BUILDER

KATHRYN G.
THOMPSON
DEVELOPMENT
COMPANY



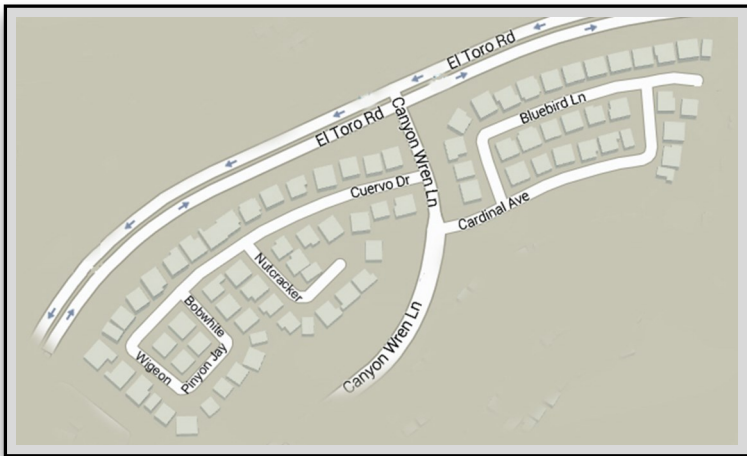
The WILLIAM LYON Company



LAGUNA AUDUBON II STREET INDEX

Street	Community
Blackbird	Laguna Vista
Bluebird	Seaway Collection
Bluejay	Hillcrest
Bob White	Seaway Collection
Calle Corte	
Canyon Wren	
Cardinal	Seaway Collection
Chickadee	Seawind Ridge
Cinnamon Teal	Seagate Colony
Crane	Seacoast Terrace
Cuervo	Seaway Collection
Dove	Hillcrest
Dunlin	Skyline
Eastwing	
Egret	Seacoast Terrace
Fulmar	Seacove Place
Golden Eagle	Seacoast Terrace
Jaeger	Seagate Colony
King Eider	Seawind Ridge
Larkspur	Hillcrest
Macaw	Hillcrest
Mallard	Skyline
Merlin	Skyline
Moorhen	Skyline
Night Heron	Seacove Place
Nightingale	Seacliff Court
Nutcracker	Seaway Collection

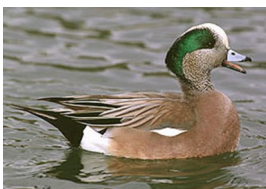
Street	Community
Osprey	Seacoast Terrace
Partridge	Seacliff Court
Peacock	Skyline
Pheasant	Seawind Ridge
Pinyon Jay	Seaway Collection
Prarie Falcon	Seacoast Terrace
Puffin	Seagate Colony
Raven	Lyon Horizons
Roadrunner	Seacrest Villas
Rosy Finch	Seawind Ridge
Sandpiper	Seagate Colony
Seagull	
Skylark	Hillcrest
Solitaire	Laguna Vista
Sora	Seawind Ridge
Spoonbill	Hillcrest
Surfbird	Skyline/Seacoast Ter.
Swan	Skyline
Tanager	Seacliff Court
Tricolored	Seacliff Court
Turnstone	Seacrest Villas
Verdin	Seacrest Villas
Waxwing	Seacove Place
Westwing	
Whippoorwill	Seagate Colony
Wigeon	Seaway Collection
Woodstork	Hillcrest



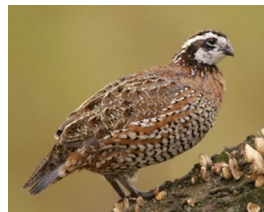
Seaway Collection – This development had its “15 minutes of notoriety” in mid-June 1992 when the wire-services carried the story of a labor dispute at the project. Contention between builders in Orange and San Diego counties, and immigrant dry wall laborers came to a head when about 100 persons lay down in the street at the Cuervo entrance off Canyon Wren, blocking other trades from entering, thus stopping work for the day. There were no injuries or arrests, however vandalism to the site consisting of broken windows and holes kicked-in walls had been reported.

The development is characterized as being composed of paired or attached townhomes, although of the 156, there are eight units that are detached or stand-alone. The community is not gated nor does it have a pool or other amenities, but it does have its own sub-association for maintenance of the commonly owned front yards. Phase 1, those lots west of Canyon Wren, was built by Kathryn Thompson Development. The portion east of Canyon Wren (Cardinal entrance) was completed by William Lyon after the dissolution of the partnership, under the name “Gallery”. Model homes for the entire project were located at 3-9 Bluebird.

Five models were offered ranging in size from 1219 to 1682 sq. feet, with two and three bedroom choices.



Wigeon Lane



Bobwhite Lane



Pinyon Jay Lane



Nutcracker Lane

Cuervo Lane – the spine road for the portion of the tract to the west of Canyon Wren that connects Wigeon, Bobwhite, Pinyon Jay and Nutcracker.

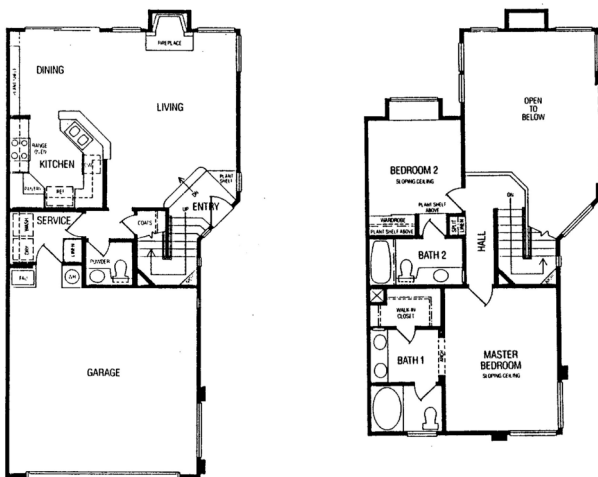


Bluebird Lane – the western and northern segment of the “circuit” on the east side of Canyon Wren.

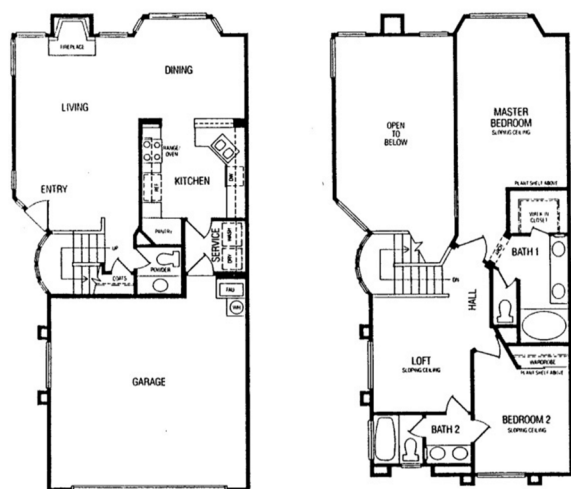
Cardinal Lane – the entry street to the eastern part of the community forming the eastern and southern counterpart of Bluebird.



**SEAWAY
COLLECTION**



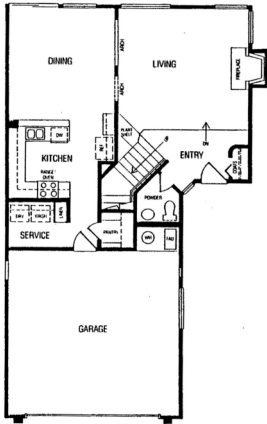
Wren – 1229 sq. ft., 2 bedrooms, 2.5 baths



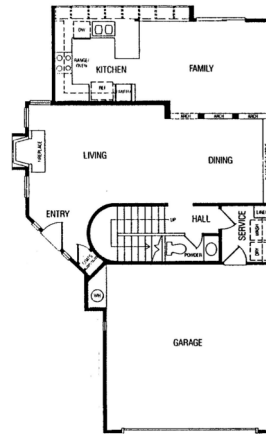
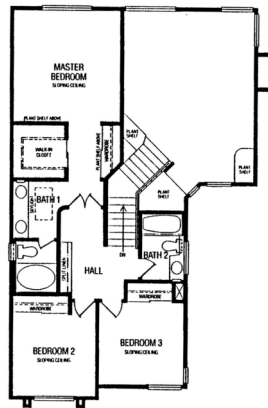
Swallow – 1418 sq. ft., 2 bedrooms, 2.5 baths



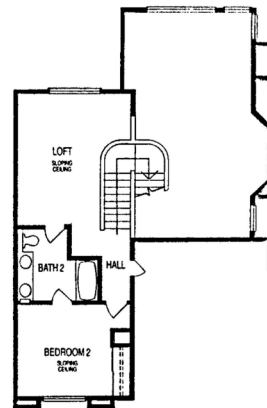
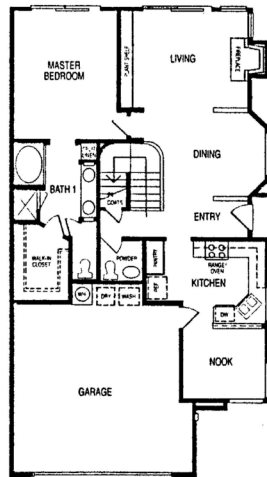
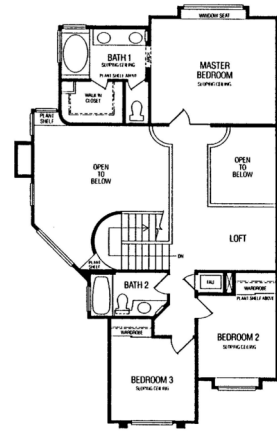
SEAWAY COLLECTION



Dove – 1553 sq. ft., 3 bedrooms, 2.5 baths



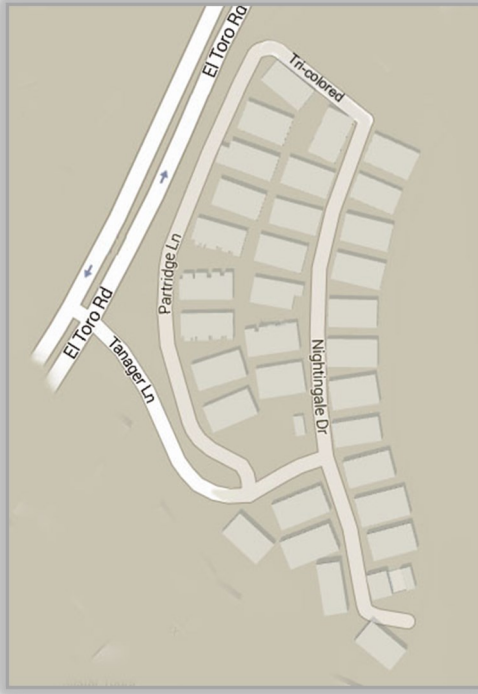
Crane – 1682 sq. ft., 3 bedrooms, 2.5 baths



Warbler – 1614 sq. ft., 2 bedrooms, 2.5 baths



SEACLIFF COURT

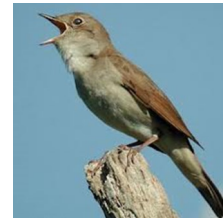


Seacliff Court – an enclave community of 132 patio homes arranged four to a building. This community is unique in that it is the only one within **LA II** that does not connect to the rest of the master association, rather having its own entry off of El Toro. Three models were offered. All are similar in size and layout; half were the two bedroom version, with the balance split between the two, 3 bedroom variations. The nine buildings (36 units) on Nightingale south of the Tanager intersection were completed, under the name Colony, by Wm Lyon after Kathryn Thompson sold her interest.



Tanager Lane– the entry street to the community from El Toro, provides access to Partridge and Nightingale.

Nightingale Lane – the “main street” of the community with nearly 3/4ths of the buildings situated on it.

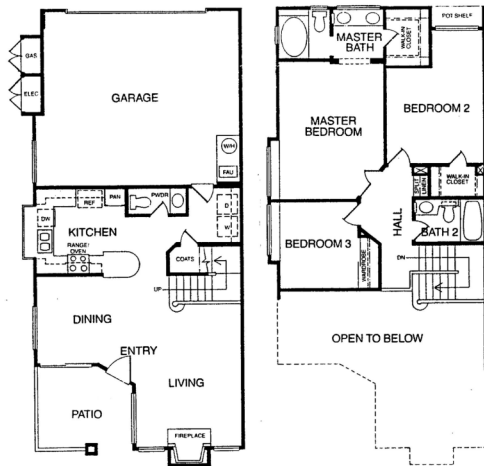


Partridge Lane – runs parallel to Partridge and accounts for the balance of the homes

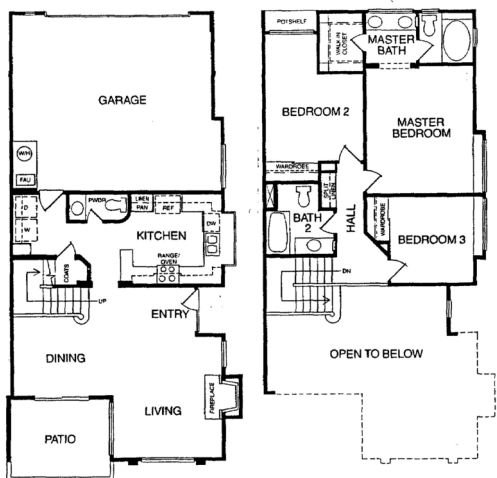
Tri-colored (Blackbird) Lane – a short connector street on the north end between Partridge and Nightingale. It does not have any homes on it.



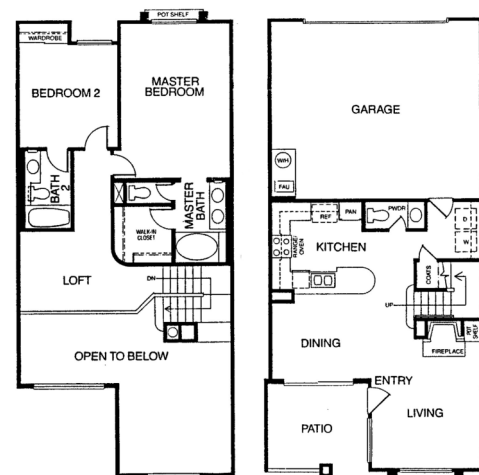
SEACLIEF COURT



Swan [A] – 1381 sq. ft., 3 bedrooms, 2.5 baths



Hawk [C] – 1372 sq. ft., 3 bedrooms, 2.5 baths



Heron [B] - 1355 sq. ft., 2 bedrooms, 2.5 baths



Seacove Place is an “enclave” sub-community consisting of 256 townhome units in 40 separate two-story buildings. There are four floor plans ranging from 988 to 1441 sq. ft. in size. The homes were constructed and sold between 1989 and 1993 by Kathryn Thompson Development Co. The three streets within the community form an internal triangular loop that is accessed by an extension of one of the lanes, Night Heron, which comes off of Calle Corta. The community has its own pool and spa for its members’ use.



Night Heron Lane

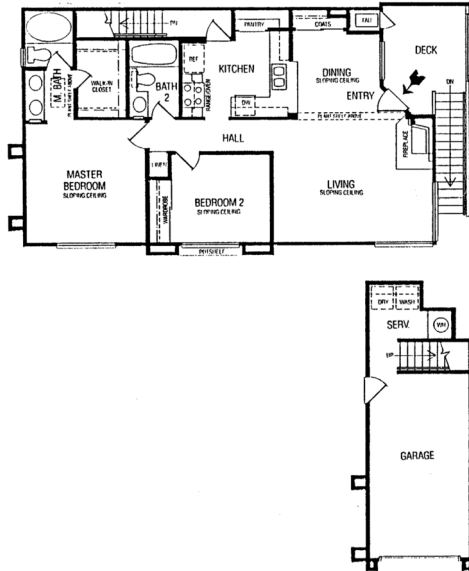


Fulmer Lane



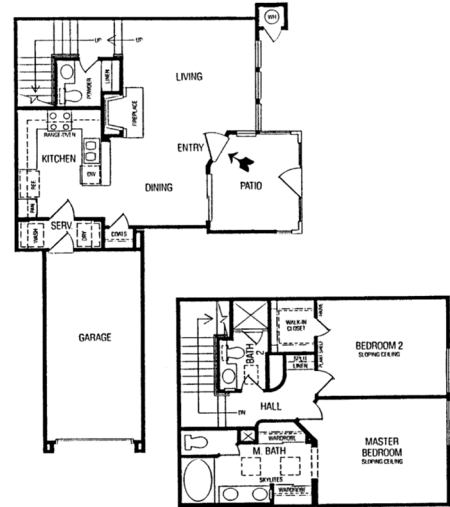
Waxwing Lane





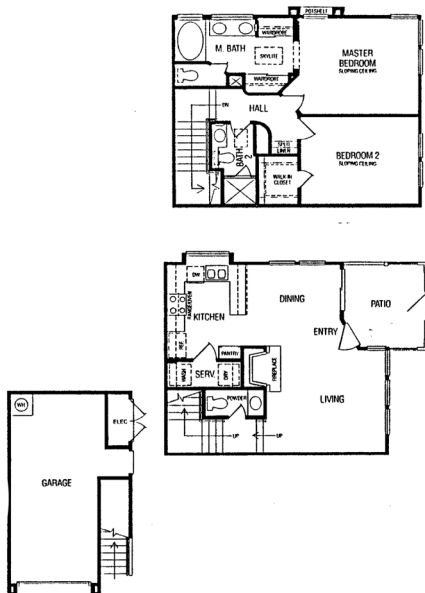
Plan 1 – Tern

988 sq. ft. 2 Bedrooms, 2 Bath



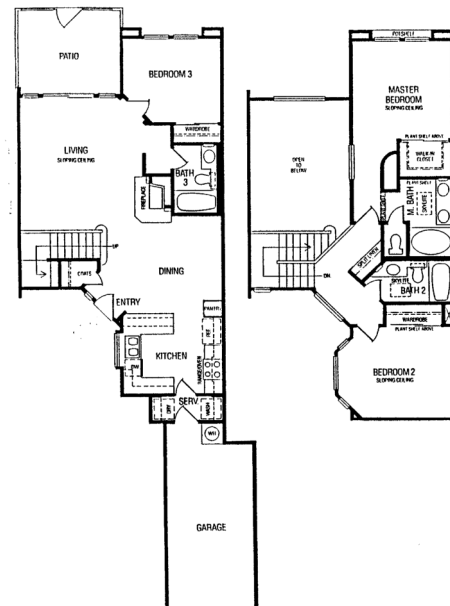
Plan 2 – Falcon

1171 sq. ft. 2 Bedrooms, 2 1/2 Bath



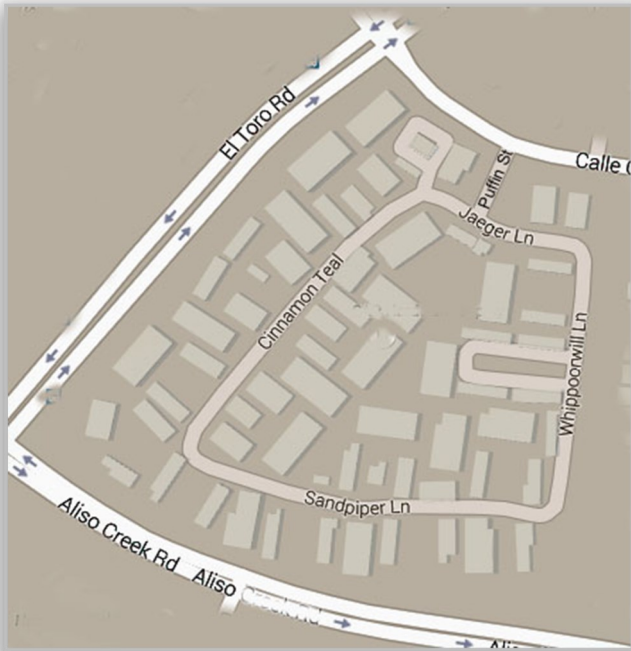
Plan 3 – Eagle

1124 sq. ft., 2 Bedrooms, 2 1/2 Bath



Plan 4 – Phoenix

1441 sq. ft. 3 Bedrooms, 3 Bath



Seagate Colony – this 416 unit condo community was the first to begin construction in Laguna Audubon II. Its one and two-story homes are grouped within nine different building designs. The six floorplans of the homes range in size from 636 to 1125 sq. feet. The development is accessed from Calle Corta by a short entry street, Puffin. The other four streets compose a “square track” which provides connection to all the buildings. An interesting notation is that one of the streets, Cinnamon Teal, is the only one of the “birds” in **LA II** that does not have a descriptive suffix such as lane, avenue, etc. The sub-association has two swimming pools, spas, and a club house for use by its residents.



Puffin Street



Cinnamon Teal



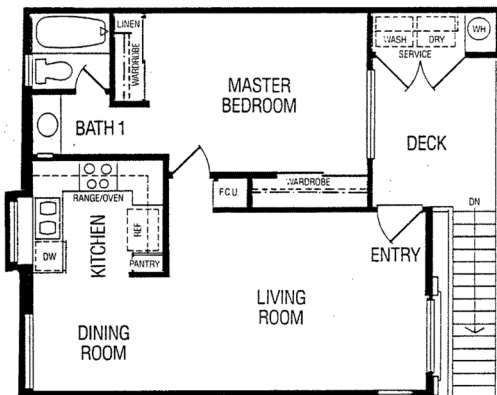
Jaeger Lane



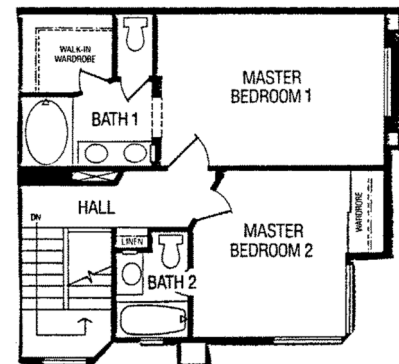
Whippoorwill Lane



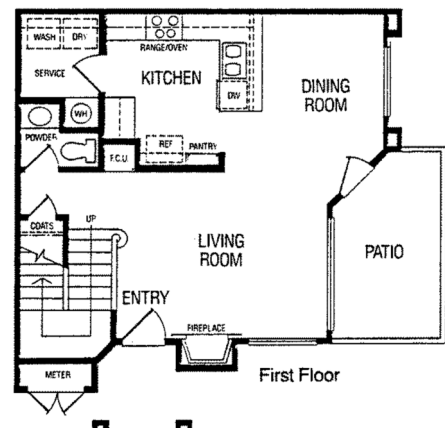
Sandpiper Lane

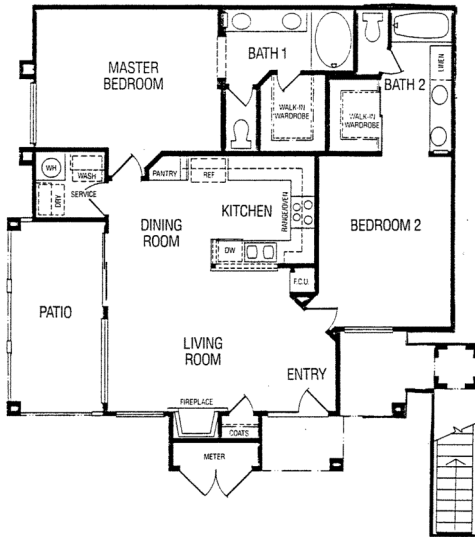


Mdl. A Pheasant – 636 sq. ft. 1 bedroom, 1 bath

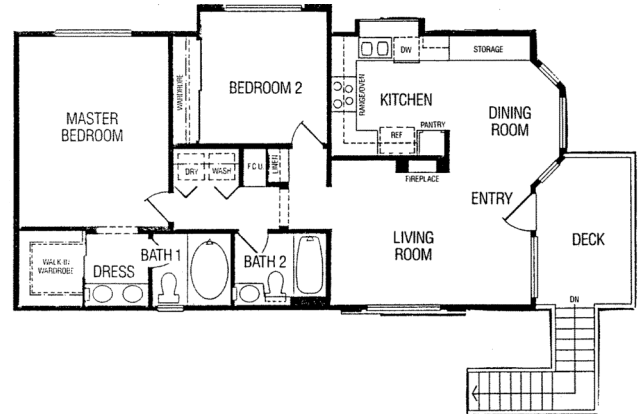


Mdl. 2 Tanager – 1125 sq. ft., 2 bedrooms, 2.5 baths





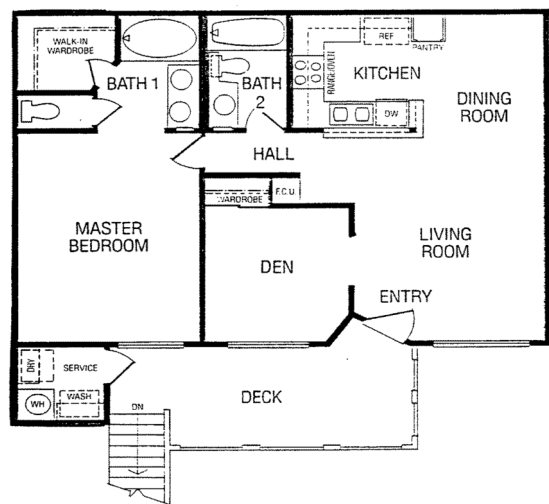
Model C Lark – 942 sq. ft. 2 bedrooms, 2 baths



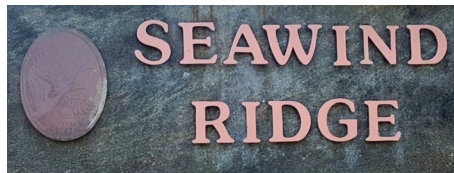
Model D Hummingbird – 976 sq. ft., 2 bedrooms, 2 baths



Model E Whippoorwill – 1011 sq. ft. 2 bedroom, 2 baths



Model H Sandpiper – 852 sq. ft. 2 bedroom. 2 baths



SEAWIND RIDGE



Seawind Ridge's 158 homes, built by the Kathryn G Thompson Development Co. offered buyers a choice four models ranging in size from 1872 sq. ft. to 2347 sq. ft. in three and four bedroom designs. Each of the models was finished in a variety of exterior facades, giving the community a wide diversity in appearance. At the time of their construction, they were the largest single family homes offered for sale in **Laguna Audubon II.**



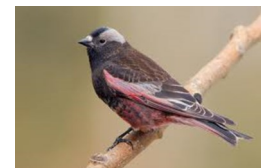
Sora Court – The four homes on the court were the original models for Seawind Ridge. They faced onto a small lagoon, included as part of the marketing allure (see following page)

King Eider Lane – Forty homes on a cul-de-sac at the lower portion of the sub-development leading off of Calle Corta. This street has been the home of the annual Christmas “Curbside Forest” since 2008.



Chickadee Lane – running parallel to King Eider at higher elevation, it consists of 43 homes

Rosy Finch Lane – Thirty-three homes are located on this cul-de-sac coming off of Westwing above Sora Court.

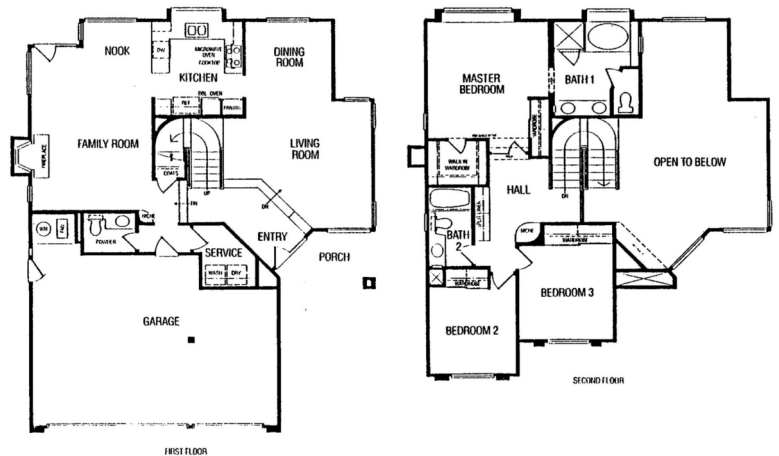
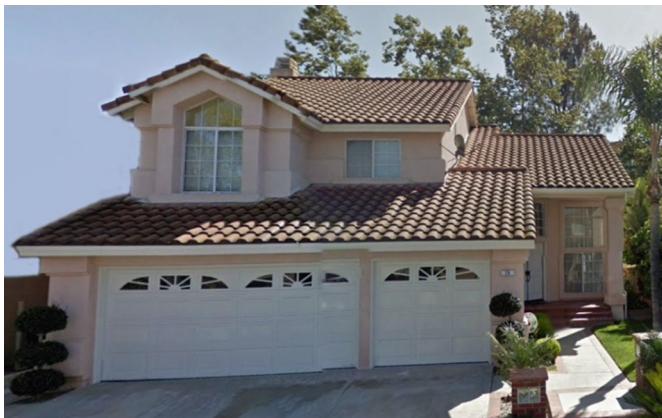


Pheasant Lane – the counterpart of Rosy Finch, it has 38 homes, and also feeds from Westwing.

SEAWIND RIDGE

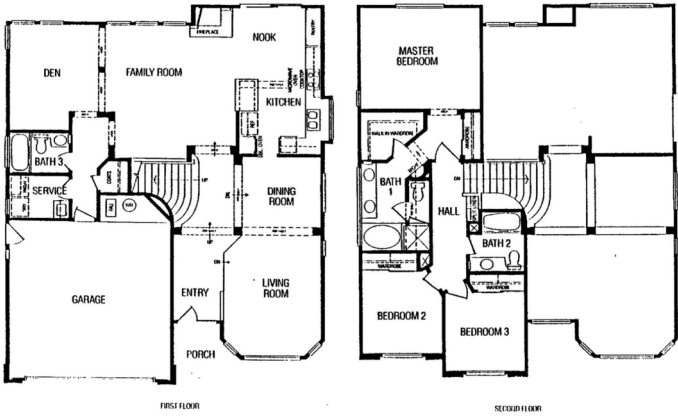


Sora Court – Model Homes and Lagoon
[*New Homes Magazine*. April 1991]

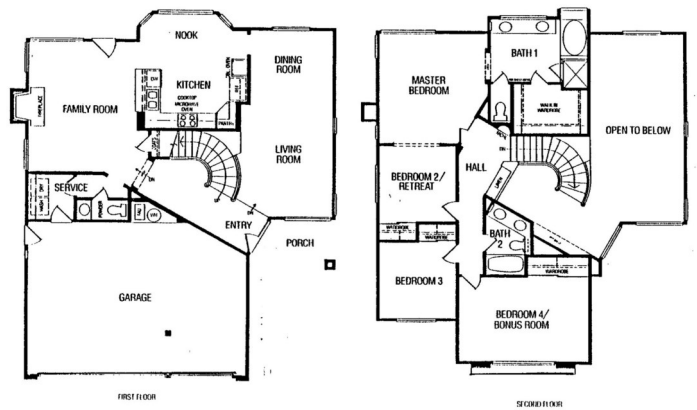


Model A (Halycon) - 1872 sq. ft., 3 bedrooms, 2.5 baths

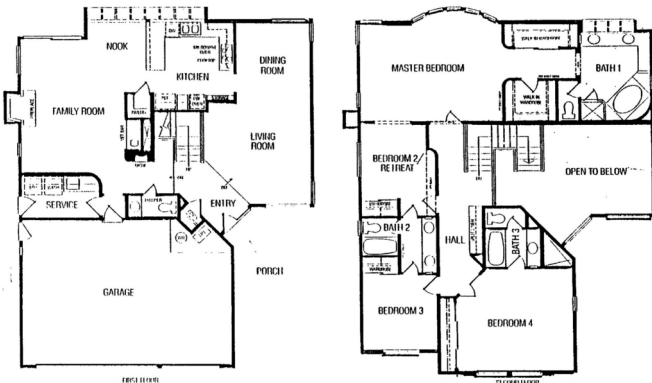
SEAWIND RIDGE



Model B (Dartford) – 2138 sq. ft., 3 bedrooms plus den, 3 baths

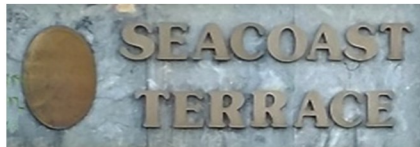


Model C (Brambling) – 2071 sq. ft., 4 bedrooms, 2.5 baths



Model D (Goldfinch) – 2390 sq. ft., 4 bedrooms, 3.5 baths





Seacoast Terrace / Westridge – As the title indicates, this development has mixed “parentage”. The construction on this tract of single family homes with its distinctive red and white tile roofs was stated in 1990 by KGT Development. By the time she sold her interest to Lyon in late 1992, Golden Eagle where the models were located, Prairie Falcon and the upper half of Egret were completed. Lyon sold the undeveloped lots to Standard Pacific who completed building on Osprey, lower Egret, where it placed its models, and Surfbird above Golden Eagle. Standard Pacific retained the same exterior look and basic floor plans, but changed the square footage and offered more options for interior layout. Four models were offered.

Since all monument signage has been erected by KGT, and Standard Pacific did not add any, the Westridge name has become a footnote



Osprey Ave. – a small dog-leg street with 14 homes.



Egret Lane – Roughly parallels Prairie Falcon. It has 63 homes, 29 of which were built by Standard Pacific as part of Westridge.



Prairie Falcon Lane – The original part of Seacoast Terrace with 79 homes built by KGT.



Crane Street - A short entry street from Canyon Wren to Prairie Falcon. No homes.



Golden Eagle Court – Nine homes, including the models for KGT, on a small cul-de-sac.

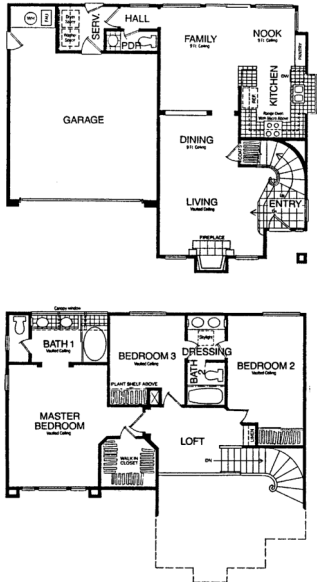


Surfbird Lane – A street shared with Skyline. It has 24 homes, four of which are located on the LA II owned northern extension.

SEACOAST TERRACE

Seacoast Terrace

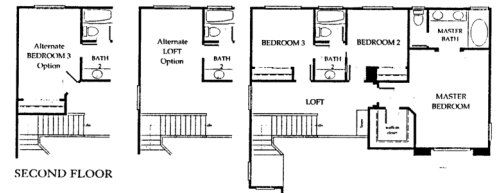
[Kathryn G Thompson Development]



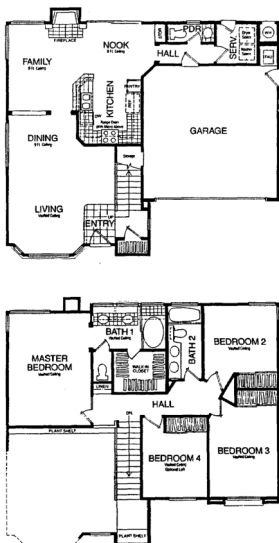
Model A (Bluejay) - 1634 sq. ft.,
3 bedrooms, 2.5 baths

Westridge

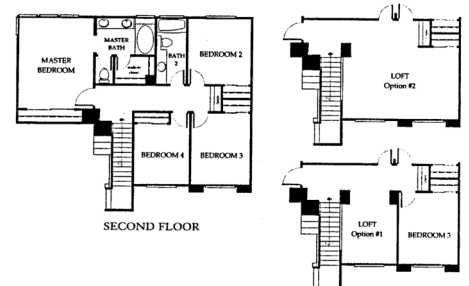
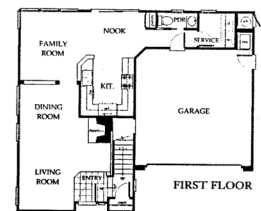
[Standard Pacific Corp]



Model A (Plan 1) – 1510 sq. ft.,
2 or 3 bedrooms with loft option, 2.5 baths



Model B (Redwing) - 1754 sq. ft.,
4 bedrooms, 2.5 baths

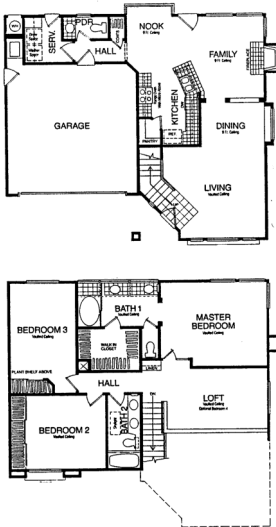


Model B (Plan 2) – 165 sq. ft.,
2-4 bedrooms with loft option, 2.5 baths



Seacoast Terrace

[Kathryn G Thompson Development]

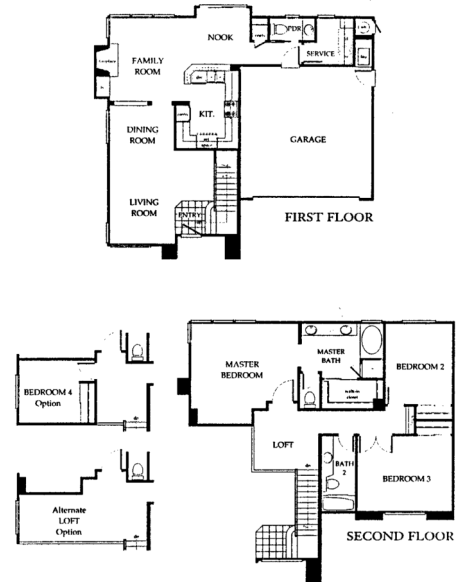


Model C (Songthrush) – 1841 sq. ft.
3 bedrooms, 2.5 baths

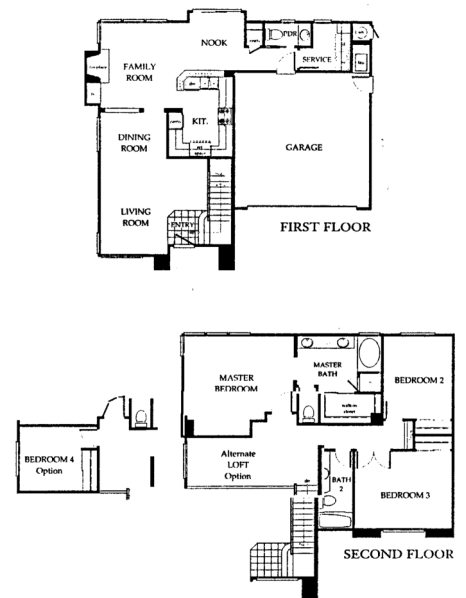


Westridge

[Standard Pacific Corp]



Model C (Plan 3) – 1645 sq. ft.
3 or 4 bedrooms with loft options, 2.5 baths



Model D (Plan 3 alt.) – 1914 sq. ft.
3 or 4 bedrooms with loft option, 2.5 bathrooms



Laguna Vista – this community of 60 detached single family homes is the only one constructed by UDC Homes, an Arizona based developer. Unfortunately, shortly after completing the project, the builder went into bankruptcy and was eventually sold (see more detail in History section)

Three models were offered sized at 1803, 2018, and 2233 square feet. Each of the plans offered three distinctive exterior designs.

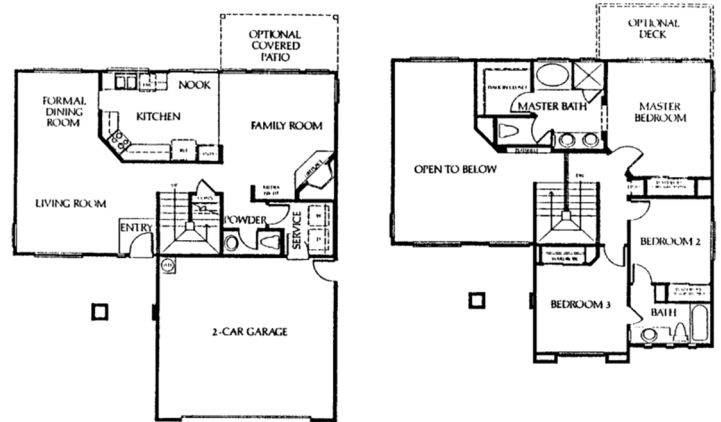


Blackbird Lane – the western-most of the two street in the tract has 32 homes.

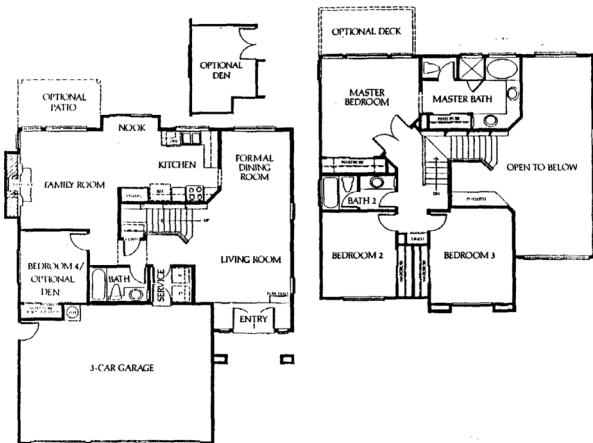
Solitaire Lane – paralleling Blackbird, this cu-d-sac has 38 homes.



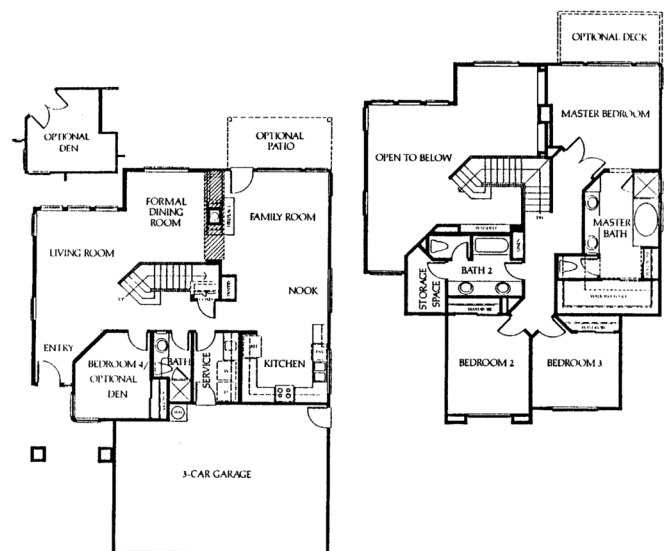
LAGUNA VISTA



Crescent (Model A) – 1803 sq. ft., 3 bedrooms, 2.5 baths



Emerald (Model B) – 2018 sq. ft., 3 bedroom, 3 baths



Monarch (Model C) 2233 sq. ft., 4 bedroom, 3 baths





Skyline is a tract of 88 single-family, two-story homes built by *Standard Pacific Corp* between the end of 1993 and the end of 1995. Buyers were offered a choice of three models. Plan 2 (there was not a Plan 1) was 1975 square feet, Plan 3 was 2005 sq. feet, and Plan 4 was 2295 sq. feet. The breakdown for each model is, respectively, 27, 33, and 29. A little more than 25% of the buyers of Models 2 and 3 chose the option, during construction, of converting the third-car garage space into a den. A popular, post construction option in the tract is adding a second floor balcony off of the master bedroom.

Skyline was affected by two construction related incidents. 1) The lots in the tract were surveyed and rough graded by the developer (KGT) but homes were built by a successor (SPC). Apparently there was not a detailed coordination of plans, resulting in over a half-dozen lot-line adjustments and fence realignments on Swan, Merlin and Peacock. 2) A drain pipe was inserted in the slope at the end of the Dunlin cul-de-sac for the purpose of draining seepage from the slope, thus maintaining its stability. The resultant water flow emptied into a v-ditch which drained into the curb-side gutter. Unfortunately, the nearest storm drain was located at the opposite end of the street. Over time the constant flow of water caused algae build-up and erosion of the concrete in the gutter. *Standard Pacific* stepped up and constructed an alternate drain pipe, running behind the homes on the south side of the street, which tied into the storm drain.

Surfbird Lane – A three block portion of an arterial street extending from Seagull Lane in the north to Merlin Ave. in the south, where, after turning the corner becoming Spoonbill. The first phase of **Skyline**, consists of five homes on Surfbird



Dunlin Lane – A cul-de-sac off of Surfbird containing 22 homes. It includes the second largest lot (9732 sq. ft.) in the tract



Swan Lane — A ten home cul-de-sac also coming off of Surfbird and located just south of and parallel to Dunlin.

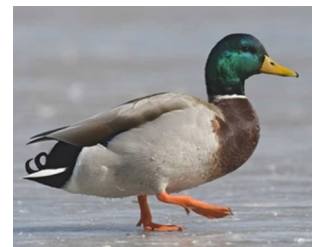


Merlin Ave — Runs downhill from the end of Surfbird to a junction with Moorhen. It is a single-loaded street of 28 homes across from an upward sloping common area



Moorhen Lane — A short street with no residences. Its junction with Westwing is the lower entrance to **Skyline**. It connects Merlin, Mallard, and Peacock.

Mallard Drive — A one block long single-loaded, dead end street. One of its ten homes sits on the largest lot (14,800 sq. ft.) in both **Skyline** and **Laguna Audubon II**.



Peacock Court — A cul-de-sac of 13 homes feeding off Moorhen. It contained the Models (at 1, 3, and 5 Peacock) as well as the last home to be constructed.

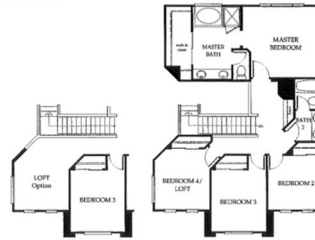
Skyline



First Floor

Plan Three

2,005 SQUARE FEET
4 Bedrooms, 2 1/2 Baths, Family Room,
3-Car Garage



Second Floor



First Floor

Plan Four

2,295 SQUARE FEET
5 Bedrooms, 3 Baths, Family Room,
3-Car Garage



HILLCREST



Hillcrest, a tract of 85 homes with four model choices, was built by Standard Pacific simultaneous to its construction of adjacent Skyline. It was designed to offer the option of slightly larger homes, with more buyer options than those of its neighboring community. Inexplicably, in addition to the four models designed for the development, the builder constructed four of Skyline's Plan 4 homes within Hillcrest. Another oddity is the omission by the builder, of a monument sign identifying the tract.



Spoonbill Drive – The northern portion of a community throughway that changes names with each turn. It is a continuation of Surfbird after it turns away from Coyote Park. There are 10 homes on the street.

Larkspur Drive – Spoonbill turns south and becomes Larkspur Drive. The twenty-four homes along either side are the only ones situated on a “non-bird” named street.



Guillemot to Dove – Fifteen homes line the two sides of this cul-de-sac which is accessed by Macaw. Those on the east side have spectacular views of Saddleback Valley. The street was originally named Guillemot; however, objections by residents to the difficult pronunciation and spelling prompted the developer to rename it shortly after completion.



Macaw - A short street with three homes leads from Larkspur to Dove.

Skylark Drive – A continuation of the throughway, it connects Larkspur with Eastwing as it passes by the Lyon Horizons and Seacrest Villas communities. It is single-loaded with only three homes located at the Larkspur end.



HILL CREST

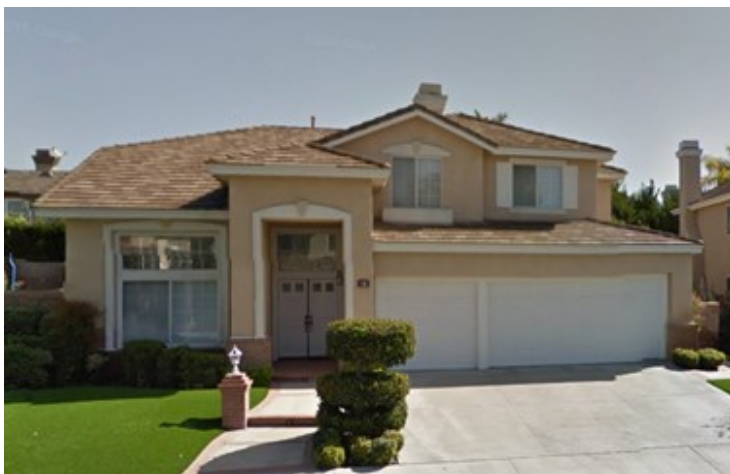
Woodstork Lane – A short connector street between Skylark and Blue Jay. It has no residences.



Blue Jay Drive – A closed ended street with 29 homes. It is accessed via Woodstork.

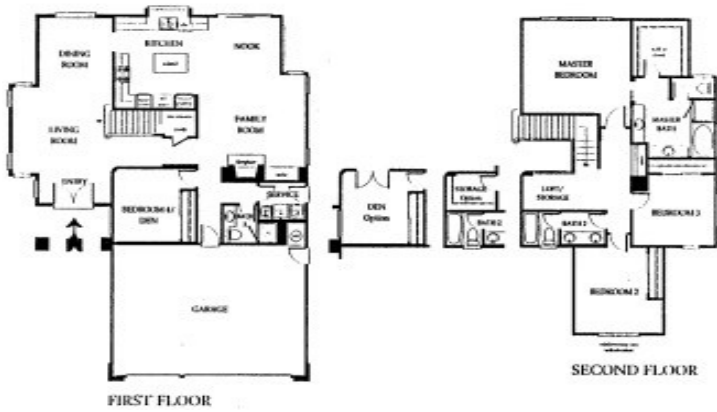


Plan 1 – 2240 sq. feet, 4 Bedrooms, 3 baths

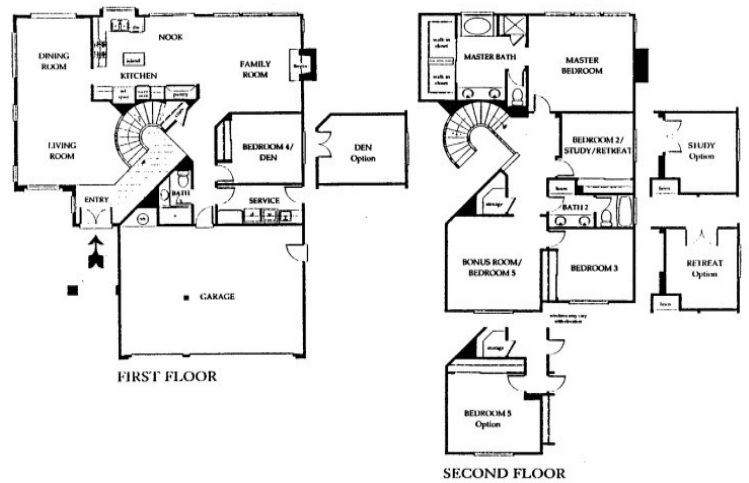


Plan 2 – 2580 sq. feet, 5 Bedrooms, 3 Baths

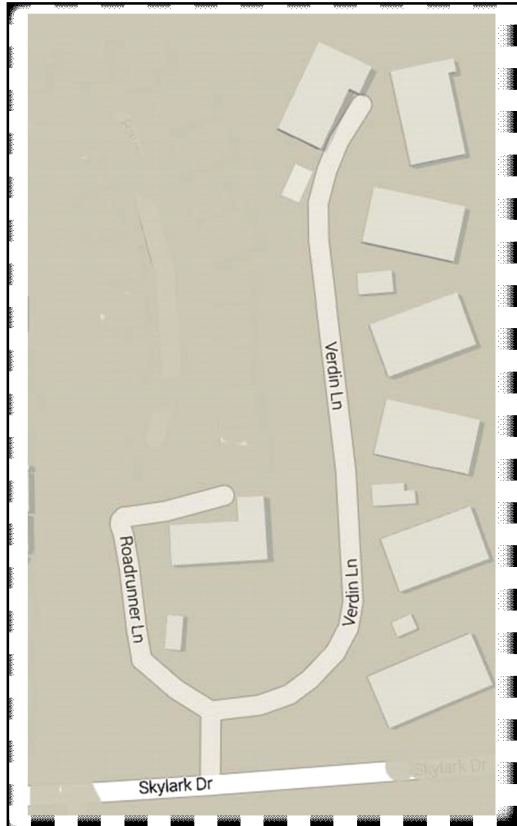
HILLCREST



Plan 3— 2395 sq. feet, 4 Bedrooms, 3 Baths



Plan 4 — 2605 sq. feet, 4 Bedrooms, 3 Baths



Seacrest Villas – This development has an unusual history. It was originally designed to be comprised of 200 condominium units situated in 19 two-story buildings located on three identical streets, Verdin, Roadrunner and Mockingbird, all leading off of Turnstone. In addition to the pool, a tot lot was planned. Four of the buildings and the recreation center/pool were constructed by The Kathryn Thompson Group in 1992 prior to her selling her interest in Laguna Audubon II to her partner, William Lyon. Lyon completed the four additional buildings in Phase 1 for a total of 82 units. Market conditions in the mid-1990s, particularly the inability to insure condominium construction, sent the Lyon Company back to the drawing board. They designed a tract of single family homes, **Lyon Horizon**, to replace the remaining undeveloped portion of Seacrest Villas.

There are four different models in the project ranging from 700 to 1125 square feet in configurations of one bedroom, one bed room and den, and two bedrooms.



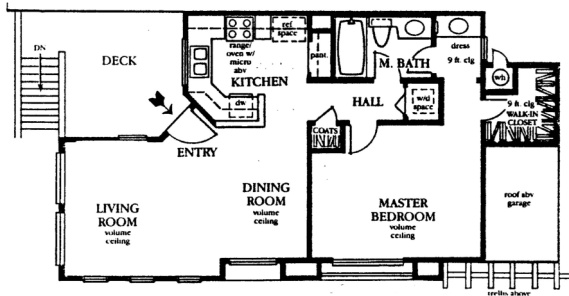
Turnstone Lane – A short entry street connecting Skylark Drive to the complex. It forks at the clubhouse and shortly thereafter turning into Roadrunner Lane to the left and Verdin Lane to the right. There are no residences on the street.

Roadrunner Lane – The shorter of the forks, it leads to one residential building and the recreation center.



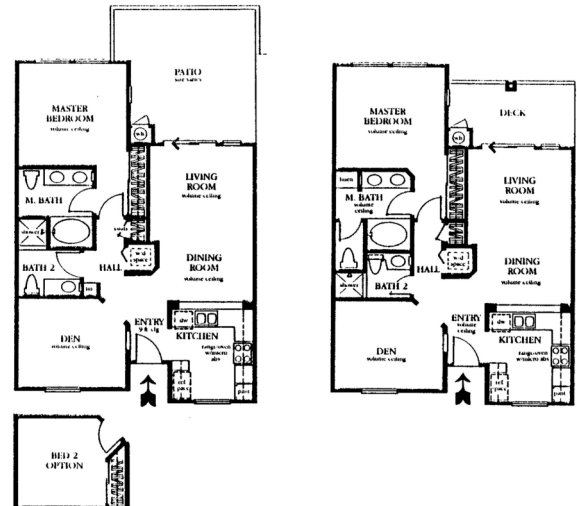
Verdin Lane – The primary street of the development, it leads to seven of the eight residential buildings

SEACREST VILLAS



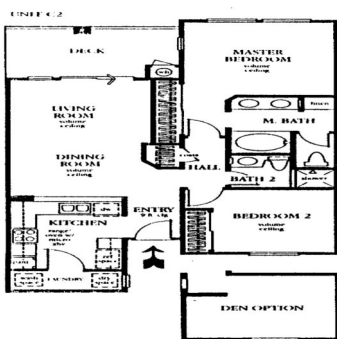
Surfbird

700 sq. feet, one bedroom, 1 bath



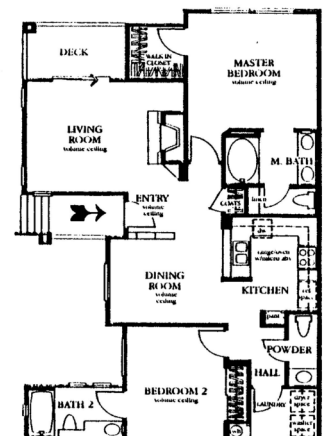
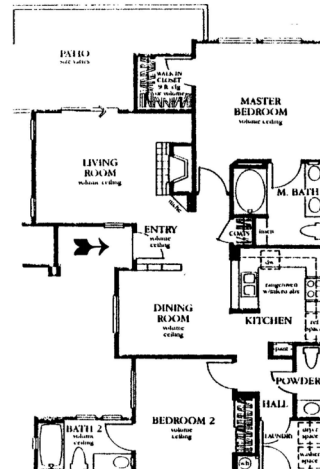
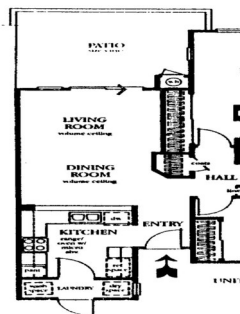
Egret

901 sq. feet, 2 bedrooms, 2 baths



Osprey

940 sq. feet, 2 bedrooms, 2 baths



Pelican

1125 sq. feet, 2.5 bedrooms, 2 baths

SEACREST VILLAS

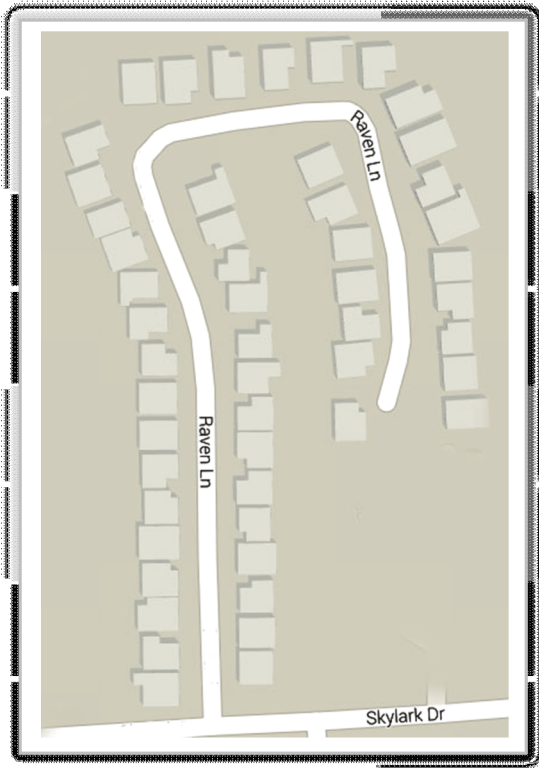


Plot Plan picturing the original design for Seaciff Vista
(bold line indicates stopping point of construction)



Mockingbird Lane – The bird and street that “never were”. The name of the third residential street planned for Seaciff Villas. In the redrawn plans for Lyon Horizon, it was replaced by the upper portion of Raven Lane.

LYON HORIZONS

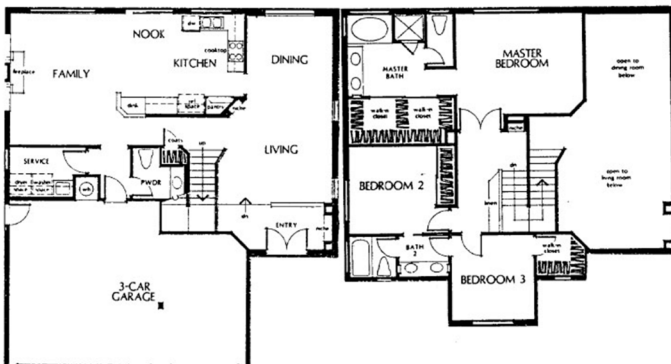


Lyon Horizons – the last project to be completed in **Laguna Audubon II**. As detailed in *Seacliff Vistas*, it was built by the William Lyon Company as a replacement for the latter two-thirds of that development. Horizons has 52 homes with three different models. The final two homes built were the ones on either side of Raven where it intersects Skylark. These lots had been the sales office and the parking lot, adjacent to the model homes at 58, 60, and 62 Raven.

The final sale was closed in 1996.



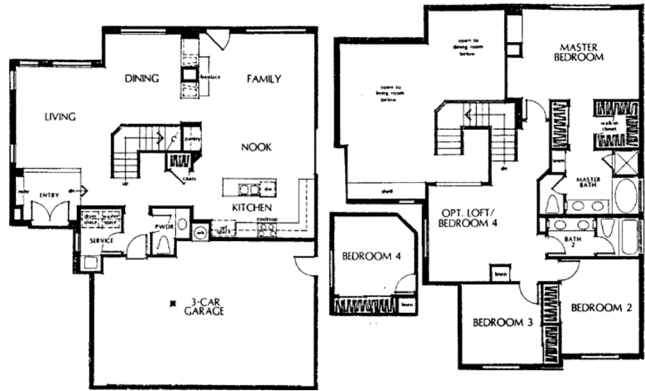
Raven Lane – A fish hook shaped, dead-end street, dropping to a lower elevation as it makes the turn to the right. Its namesake is often mistaken for the more numerous crows. The distinguishing features of the raven are a wedge shaped tail, curved beak with tuft on top, ruffled throat, and pointed finger-like wing tips.



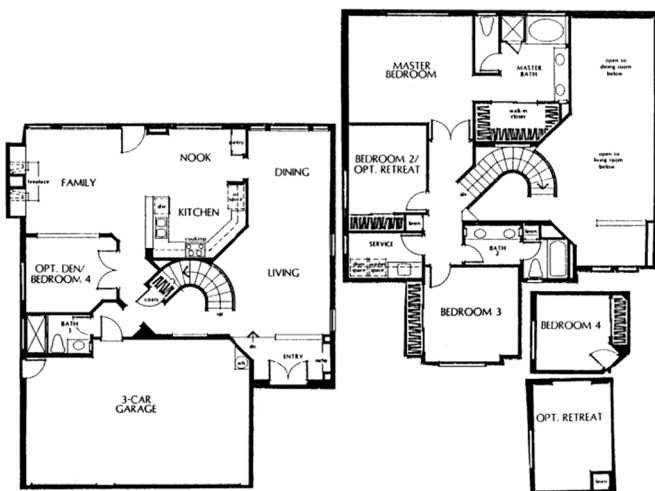
Plan 1 – 1922 sq. ft., 3 bedrooms, 2.5 baths



LYON HORIZONS



Plan 2 – 2086 sq. ft., 4 bedrooms, 2.5 baths



Plan 3 – 2215 sq. ft., 4 bedrooms, 3 baths



ACKNOWLEDGEMENTS

The book could not have been done by me alone. I want to thank several individuals whose support and assistance have made it possible.

Our professional Community Managers and their support staffs from Merit Property Management/FirstServices Residential who have kept the association headed down the right path over the years and particularly to Misty for helping me find those dusty boxes to dig through.

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Jon Cernok

Brian Mitchell

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Tim & Gayla Thompson

Deb Cagle

Bill Armstrong

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Thank you one and all!

Dan