HOA Newsletter

November 2026

Dear Neighbors,

Welcome to the November edition of the De Anza Mobile Home Park newsletter. This month, we are sharing updates on the pond and city initiatives, as well as maintenance items.

Thank you to everyone who has contributed time, feedback, and care to our community. Small actions—from following parking guidelines to keeping front areas tidy—help make De Anza Mobile Home Park a pleasant, safe, and welcoming place to live.

We welcome feedback and suggestions. Please email us at deanzasantacruzhoa@gmail.com.deanzasantacruzhoa@gmail.com

ATTENTION: At the November 21 HOA meeting, we will be hosting the Santa Cruz Fire Department. (Meeting at 11:00, doors open at 10:30 for drinks and snacks)

Ever wonder what the Fire Department will do if we have a major earthquake or fire? What if they can't get to us? What are their priorities during a major disaster?

This is YOUR chance to get these and other questions answered.

Warmly,
Your HOA Board of Directors

- Please email deanzasantacruzhoa@gmail.com to submit questions or be added to the park email list.

This Month at a Glance:

- ✓ The Pond Committee Update
- ✓ City Initiative Information

Pond Update – October 23, 2026 (Pond Committee)

The Pond Committee met with Jennifer Mattos and Ajay Jones, business development consultant from Solitude. It was a very productive meeting that opened important lines of communication. We all learned from each other, and many of our questions were answered. The focus of the meeting was:

- ✓ Communication
- ✓ Understanding what is to be done
- ✓ Clarifying when it will be done

1. There was some miscommunication about when work on the ponds would start. Residents were told that Solitude had been contracted in August and would begin work in two weeks. However, August was when the contract was sent to the ELS legal team for review. It was not signed until the end of September, and an aquatic specialist from Solitude, James Joyce, came out two weeks later, right on schedule.

Understanding What Is to Be Done

1. Solitude has been contracted only for the first phase of the pond restoration, which focuses on aesthetics and routine maintenance. No one has been contracted for the second phase, which involves repairing or replacing the recirculating system and draining the middle pond. Solitude would be interested in doing the Phase 2 work, as the company also handles construction and sediment removal. This phase requires multiple permits, including environmental reports. De Anza has hired a third-party environmental consultant to prepare the reports needed to accompany the permit applications.

All Solitude is going to do is check to see if the aerators are functioning. They will not be doing maintenance.

2. The first phase, for which Solitude has been contracted, covers:

- ✓ **Invasive species management**, focused primarily on the azolla on the surface of the ponds
- ✓ **Nutrient control**, which involves monitoring the nutrients entering the ponds from surrounding areas and from the species living in the ponds

- ✓ **Aerator maintenance, repair, and replacement**. This work depends on the condition of the sediment in the ponds and may be part of the second phase.

Invasive Species Management

1. On his first visit, James skimmed some azolla and applied Eutrosorb to a small area of one of the ponds. Eutrosorb is not an herbicide or pesticide. It is a lanthanum-based product that binds with phosphorus, making it unavailable to azolla and algae, which need phosphorus to grow. It does not change the pH of the water and is safe for plants, animals, and the person applying it.

2. On his first visit, James expressed concern that our ponds sometimes overflow into the ocean. This would prohibit the use of other environmentally safe treatments in addition to Eutrosorb. Using these treatments would require a permit.

3. Jennifer has authorized Solitude to apply for the necessary permit for these additional treatments. James will handle the application process.

4. When James returns, he will be able to continue skimming azolla, applying Eutrosorb in small areas, and checking that the aerators are functioning. These tasks do not have to wait until the permit is approved.

Nutrient Control

1. The Pond Committee asked what nutrient control entails and whether water testing was needed so that changes in nutrient levels could be monitored and addressed. Ajay said that water testing to establish baseline data was an expense not included in the original contract.

2. After discussing which nutrients were critical to monitor, Jennifer approved amending the initial contract to cover the necessary fees and sent the amendment to her contracts and legal team. Water will be tested monthly for total phosphorus, phosphates, total nitrogen, nitrates, pH, temperature, hardness, conductivity, turbidity, and dissolved oxygen.

Aeration Maintenance and Repair

1. As part of his biweekly visits, James will visually check whether the aerators are functioning. They provide oxygen to the ponds. Ajay says the compressor needs to be replaced. He explained that this would be a separate service and would require a contract addendum. We do not know whether Jennifer has approved this work.

City of Santa Cruz Updates – Margaret Gannon (De Anza Resident and Community City Liaison)

Regarding the Delaware property across the street

- ✓ Private property at 2394 Delaware Avenue, on the west side of Santa Cruz, between Delaware Avenue and Shaffer Road.
- ✓ The property presents an urgent neighborhood health and safety concern, including fire and environmental hazards.
- ✓ The property is located within a California Coastal Zone overlay, creating additional environmental concerns.
- ✓ The property owner at 2394 Delaware Ave. has complied with all applicable City of Santa Cruz municipal codes and standards.
- ✓ Encampments and potential biohazards—including sofas, mattresses, fire pits, barbecue pits, brush debris, and broken bicycles—are scattered throughout the property.
    - Within one week of clearing all encampments and potential biohazards regarding health and safety issues at 2394 Delaware Avenue and Shaffer Road all returned.
- ✓ Margaret Gannon will be meeting with various city officials to establish a Structured Plan and Target Date regarding the ongoing health and safety issues at 2394 Delaware Avenue and Shaffer Road.

Response from the City of Santa Cruz to the complaint above

- ✓ "There is an active code case at this property address. I am copying the assigned code compliance specialist so you can contact them for updates or information about the property."