

June 2026

Dear Sandy Point Neighbor,

Brush Abatement and Canyon Perimeter Maintenance

RE: Your RCMA Brush Abatement Responsibility

We are writing to all homeowners whose properties border the canyon to remind you of your responsibility for brush abatement in the Rear Common Maintenance Areas (RCMAs) behind your home. We want to keep this simple and direct so you know exactly what applies to your property.

What Is an RCMA?

The strip of land between your rear property line and the San Elijo Lagoon Conservancy (SELCO) boundary is your RCMA. It sits outside your fenced yard but is part of your lot. Keeping it maintained, specifically keeping vegetation trimmed and thinned to reduce fire risk, is your responsibility as the homeowner. This has been the standard at Sandy Point since 1985 and is consistent with both our CC&Rs and City of Encinitas fire safety requirements.

Your Street and What You Need to Do

Wales Drive (even-numbered homes, 2306 to 2394). Your rear property line backs directly to the canyon. You have clear access to your RCMA from your yard. Your responsibility is to keep the vegetation in that strip trimmed and thinned in accordance with City of Encinitas fire safety standards. This is straightforward maintenance, similar to what many of you have already been doing for years.

Lagoon View Court (1101 to 1157). Homes on Lagoon View Court back to the canyon as well. Many of you have been maintaining your own RCMA areas for some time, and we appreciate that. The expectation going forward is the same: keep vegetation in your RCMA cleared to a level that meets City fire safety standards. If you are unsure what that looks like for your specific lot, the City of Encinitas Fire Prevention Department at (760) 633-2780 can walk you through it.

Lagoon View Drive, 2363 to 2399. Several homes in this stretch have been managing their own RCMAs independently, which is exactly the right approach. For 2363 and 2359 specifically, the HOA provided some temporary assistance in 2025, but that will not continue going forward. All homeowners in this range are responsible for their own RCMA maintenance in compliance with City fire safety guidelines.

Lagoon View Drive, 2237 to 2355. This section of the canyon has steeper terrain and more limited access than other parts of Sandy Point. In some cases, SELCO conservation land abuts directly against your rear property line, and no one, including the HOA or its contractors, is permitted to clear or disturb vegetation on SELCO-managed land. Your responsibility remains to maintain what you can safely access within your own property boundary. For portions where terrain or SELCO restrictions make full clearance impractical, we strongly encourage you to contact the City of Encinitas Fire Prevention Department at (760) 633-2780 or encinitasca.gov/fire. They are familiar with canyon conditions in this area, can advise you on what compliance looks like for your specific lot, and can document any physical limitations that apply to your property.

The HOA's Role

The HOA's responsibility in RCMA areas is limited to trash and debris removal, which is what our CC&Rs have always specified. Ongoing brush abatement and vegetation management is not an HOA obligation, and the HOA cannot perform work on SELC land under any circumstances.

We know this is not always a glamorous part of homeownership, but keeping the canyon edge clear is one of the most meaningful things you can do to protect your home and your neighbors. Thank you for taking it seriously.

Warm regards,

Sandy Point Board of Directors

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Questions? Contact Stephanie at Helm Property Management:
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