



Dedicated to a continuing rural atmosphere

From The Field

By Eric Anderson

As the new chair I would first like to thank Mid Hoppenrath for her service to the community as the first chair from the Harmony Grove area. Recognized by the community as the 2005 Citizen of the Year, she worked tirelessly on many issues confronting our community. Under her guidance the Town Council expanded to pick up some areas in Harmony Grove that are outside of the current CSA 107 EF/HG Fire Department boundaries. She led the historic effort to remove Harmony Grove from the sphere of influence of Escondido. She worked on making sure connector road 1375 will never happen. She worked hard to make sure that the GP 2020 Harmony Grove vision for their community was implemented. We had the 4th of July Parade in Harmony Grove for the first time. We entered and participated in the national America in Bloom Competition coming in 2nd due to some math errors by the scoring committee. And those are just a few of the highlights among many that she accomplished. Mid has truly left some huge shoes for this farming Elf to fill.

What is very obvious to me after a few weeks as Chair; I NEED HELP!!!!!! Anyone in the community (and I know there are not many of you left who are not completely committed to raising kids, working hard, or already performing community service) who can help out, contact me or any of the other Board members. *(Continued next page)*

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Town Council Meeting –Wednesday, April 5th @7:30PM
At The Elfin Forest/Harmony Grove Fire Station

Topics: Bob Nelson from the American Farmland Trust on Purchase of Development Rights. Is this a way for us to preserve our rural lands?

From The Field (continued)

It is so gratifying to see the results of the efforts made by volunteers in our community. We truly have one of the few communities in Southern California starting with the folks who put in countless hours at the Fire Station. Most areas have a lot of individuals doing their own thing but not here.

Finally, I must say I was mortified to lose Evelyn Alemanni, Patti Newton, and Bob McGurk from our board but am so impressed with all the new board members. I am sure we will accomplish a lot in the next year. So check your beautiful free community calendar (let us know if you did not receive one), come on down and attend a Town Council meeting, and meet the little elves (you have to be there on time) and I promise that I will have you home at a reasonable hour so you can wake up early enough to see the fairies dancing in fields.
The Farming Elf, Eric Anderson.

Free Ice Cream Social May 7th By Mary Garman

The EF/HG Fire Department Auxiliary is holding a free ice cream social on Sunday, May 7th, at 2:00 PM. All Elfin Forest/Harmony Grove residents are welcome. Bring the kids for free sundaes and a chance to meet the firemen and have your picture taken with them on the fire truck.

Computer Geek Found By Joe Alemanni

I knew one would eventually surface to take advantage of my previous offer of some free promotion for a much needed skill in the arcane world of personal computers and networking:

Computer Help? Software setup/installation, adding hardware devices, e-mail, cleaning viruses, spam control, removing spyware and secure wireless networking. MICROSOFT CERTIFIED. \$75 p/h
Contact: Marick Meintjes 760-877-2268

Past *chaparral* Issues On Web

Past issues of the *chaparral* are now posted at www.efhgtc.org in downloadable PDF format.

NUWI Article Reprint

By Joe Alemanni

As the following letter sent to Jason Han, New Urban West, Inc's VP of Land Development, indicates, no prior permission was either sought or granted by me or any member of the EF/HG Town Council permitting them to include a reprint of Patti Newton's February *chaparral* article "The New Urban West Story" in their recent promotional mailer. Further action by the Town Council for this copyright violation is being contemplated.

Mr. Jason Han
VP Land Acquisition & Development
New Urban West, Inc.
120 West Grand Avenue
Escondido, CA 92025

March 18, 2006

Dear Mr. Han,

I was surprised to receive in today's mail a promotional letter for NUWI (with your signature dated March 17th, 2006) that included a two page reprint of a February 2006 *chaparral* article written by Patti Newton, mocked up under the masthead of the *chaparral*. As we state in all editions of the *chaparral* (in boxed section on last page): "This newsletter is copyrighted. Unauthorized reproduction in any form is strictly prohibited." I am the editor of the *chaparral* and no one at any time either sought or received my permission for the reprinting of this article or use of the masthead.

I am copying this email to the members of the EF/HG Town Council and the article's author, Patti Newton, for their consideration of further action on this subject.

Sincerely yours,
Joe Alemanni

Calendar For April

Date	Time	Event
Weds 4/5	7:30 PM	Town Council Meeting
Tues 4/4, 4/18	7 PM	Fire Training@Firehouse
Wed 4/12	7 PM	Fire Auxiliary@Bobbie MacFarlane's House
Mon 4/10	7 PM	Fire Board@Firehouse
Sat 4/22	8 AM	Fire Training@Firehouse
Sat 4/1, 4/15	10 AM	Bookmobile@Firehouse
Every Thurs	6:30 PM	Yoga@Firehouse

Community Spring Cleanup 2006

By Cheri Smith

If you're like me you've got some plain ol' junk, various grades of rummage, a couple things which might have some value you can't decide what to do with. Then, there's the old computer parts, car batteries, etc. etc. you keep wanting to take to the dump, hazardous waste station or otherwise donate! Here's your chance to do all that quickly, easily, and locally in one fell swoop. And to maybe give an hour to picking up some litter on our lovely rural roadsides or by the Escondido Creek. Due to the popularity last year of the dumpster EDCO donated we are repeating that this year and adding some other facilities and events for a community wide spring clean up. On **Saturday, April 29th, 8 AM - 4 PM** there will be available in the EF/HG Fire Department parking lot the following:

1. A large EDCO dumpster for your trash. No tires please.
2. A Salvation Army truck for items you wish to donate. Tax receipts will be available.
3. A hazardous waste container/truck for your household hazardous materials, i.e., batteries, paint, chemicals of any sort. For a list you can log onto www.sdhhw.org.
4. The Fire Department Auxiliary in conjunction with The Escondido Creek Conservancy will have a designated area in the parking lot for special items (could be an antique, collectible or bicycle or ?) which they can consign or sell to raise funds for their organizations. Please direct additional questions to Claudia Constanza: 760-744-9052.
5. Items of historic rural interest for EF or HG should be put in the area designated for the Heritage Gallery.

While at the fire station, please do drop in for a snack, courtesy of the new Henry's Market. Water will be provided thanks to Sue Varty and the OMWD. If you can help out at the fire station parking lot that day, we need you! Call me at the number below to sign on. Your block captain will also be calling to ask that in the roadside area near your home you pick up some roadside trash. If you have a pickup truck and want to do more, we have a large unsightly amount of dumping on Suerte del Este. Please contact me to let me know if you can help out with this. It's greatly appreciated!

April 2006

Hearty thanks to EDCO, Salvation Army, Hazmat people, Fire Auxiliary, OMWD, TECC, and all the block captains and everyone who participates in this community wide clean up! Mark your calendars now!

Cheri Smith, Vice Chair, EF/HG TC Board
760-891-0294 (home) or 760-994-6756 (cell)

Celebrate Earth Day At The Elfin Forest Recreational Reserve

By Jeff Swenerton

Another event to consider along with the Elfin Forest Community Spring Cleanup detailed in this issue of the newsletter is a workday at the Elfin Forest Recreational Reserve (EFRR) co-sponsored by the Olivenhain Municipal Water District and The Escondido Creek Conservancy on Earth Day, Saturday April 22nd from 8:30 AM until noon.

The 5th annual EFRR Earth Day will be a great event for the whole family, one in which everyone can get into the spirit of Earth Day by spreading mulch on the newly planted oak trees, planting one gallon native plants and cleaning up the creek area. If you have not visited the Reserve, this is a great chance to see one of the most beautiful areas of the Elfin Forest/Harmony Grove Valley.

The invitation for volunteers is just for the surrounding communities making this a much smaller event than the previous tree planting. Water and snacks will be provided. Adventure 16 outfitters will provide giveaways to all participants. Volunteers should wear long pants and long sleeve shirts. If you are interested in volunteering, contact Jeff Swenerton at 760-471-4312 or jeffswenerton@aol.com.



Tree planting at the EFRR on January 28, 2006.

Purchase Of Development Rights

By Joe Daubenmire / Thomas W. Blaine

{Editors Note: This is an excerpt of an Ohio State University Fact Sheet. See: <http://ohioline.osu.edu/cd-fact/1263.html> for the complete text}

What is PDR? - We may consider the ownership of land to be the possession of a "bundle of rights" associated with that land. These rights include the right to possess, use, modify, develop, lease, or sell the land. Mineral rights constitute one of the items in the bundle with which most people are aware. If the mineral rights have been separated from the remaining items in the bundle, the owner is prohibited from drilling for oil or from mining the land. The right to develop a piece of land for residential, commercial, or industrial purposes is also a right within the bundle. The purchase of development rights involves the sale of that right while leaving all the remaining rights as before.

PDR is a voluntary program, where a land trust (see OSU Extension Fact Sheet CDFS 1262-98, Land Trusts) or some other agency usually linked to local government, makes an offer to a landowner to buy the development rights on the parcel. The landowner is free to turn down the offer, or to try to negotiate a higher price. Once an agreement is made, a permanent deed restriction is placed on the property which restricts the type of activities that may take place on the land in perpetuity. In this way, a legally binding guarantee is achieved to ensure that the parcel will remain agricultural, or as open (green) space forever.

If the local agency in charge of operating the PDR program makes an offer reasonable to the landowner, then that landowner has the opportunity to realize the economic benefits accrued from the development potential of the land, while having the ability to keep the land as agricultural or open space. At any time after selling the development rights, the landowner may sell the property itself, lease it, or pass it on to heirs with the deed restriction attached. This is a significant change from the situation that farmers and landowners usually face as being "cash poor - land rich" and limited to the option of selling the land for development versus owning a very valuable piece of property while realizing none of the financial benefits.

Why should a community consider farmland preservation programs? - If, as stated above, it is primarily market forces which are driving land out of agricultural and open space uses, then it is only natural to ask, why interfere with this process? If land achieves its "highest and best use" only when developed, should this not be allowed to happen? Why not allow the free market in real estate to determine land use?

I think the answer in our community is obvious. The provision of environmental and aesthetic amenities is typically not incorporated into the values of private markets. There is simply no way that most landowners can achieve financial rewards for providing these types of "public goods." Finally, some Americans are concerned that the nation's future capacity to produce its own food and fiber, and thus national security, will be compromised if the trends in loss of farmland and open space are not slowed down or stopped.

What are the advantages and disadvantages of PDR, as compared to other policy mechanisms to protect farmland, such as zoning, building moratoria, or tax breaks for agriculture? -

Restrictions on land use, including zoning have been used to protect agriculture. One of the main benefits of PDR however, is that it is completely voluntary. Under PDR, the landowner is not deprived of any of the value of the property. This is very important because many farmers rely on their property in order to fund their retirement. Simply depriving them of the opportunity to realize the full economic value of their property has important ethical, socioeconomic, and perhaps legal ramifications. Moreover, zoning regulations may be easily changed in the future. Other regulatory mechanisms such as building moratoria have similar disadvantages to zoning.

PDR has several advantages over these other policies. First, since it is completely voluntary, no landowner is coerced into giving up or selling the land or the development rights. Second, it involves an (almost) permanent agreement that guarantees that the deed restriction will apply in perpetuity. Clauses for the extinguishment of the agreement typically involve requirements that the landowner demonstrate that surrounding development or economic conditions have made farming on the land impossible.

(Continued next page)

(Purchase of Development Rights continued)

Another benefit of PDR is that it makes it much easier for one farmer to pass the farm on to an heir interested in continuing to farm. Once the development rights have been separated from the land, the value of the parcel typically declines to its agricultural value. This generally has an enormous effect on reducing the inheritance tax liability. If taxed at the full development value, many parcels are simply taxed out of agriculture, because the heirs are not able to pay the taxes without selling the land.

The primary disadvantage of PDR is the cost involved. In all of the states with PDR programs, these purchases are funded by some sort of tax.

How to Establish and Operate a PDR Program -

The establishment of a PDR program often begins at the local level, accompanied by enabling and/or funding legislation at the state level. The PDR programs which seem to have had the most success have been those where the objective has been to use this tool to create large contiguous areas with permanently preserved open space and farmland as opposed to selecting individual parcels piecemeal. You can read about purchase of development rights on the world wide web!

<http://www.farmlandinfo.org>

<http://www.ypsi1.com/coalit.html>

<http://www.consrv.ca.gov/olc/alspnet.html>

Sprinkler Workshop

By Teresa L. Chase, OMWD

The Olivenhain Municipal Water District (OMWD) with the Santa Fe Irrigation District is holding a joint Home Sprinkler Systems workshop on Saturday, April 8th, at the OMWD office, 1966 Olivenhain Road in Encinitas. The workshop will be held from 9:00 AM to noon.

Home Sprinkler Systems looks at major design and maintenance principles of both overhead sprinklers and drip irrigation. Discover the right system for your home. To reserve your seat, call Teresa at 760-632-4641.

Past *chaparral* Issues On Web

Past issues of the *chaparral* are now posted at www.efhgtc.org in downloadable PDF format.

***chaparral* Editor Wanted**

By Joe Alemanni

If you have aspirations of joining the Fourth Estate (the media) or would just like to have the last word editing the newsletter contributions of your neighbors, now is your chance. I've given our town council notice that my term as editor of the *chaparral* will end with the April 2007 issue at an even five years. If someone is immediately interested in assuming the job, I will step aside sooner.

Editing and producing the *chaparral* entails the monthly collection of content (articles and ads) from the community and editing this content into the familiar 10-18 page format. We've (Evelyn and myself) maintained the subscription list, produced the mailer cover sheets, printed, assembled and folded the newsletters, and taken them to the post office for bulk mailing. We produce 200 copies per issue and 400 copies for issues containing subjects of particular interest (elections, etc.) to all residents in the community. We also create and distribute by email the paperless (PDF) version.

I've found editing the *chaparral* a satisfying and convenient way of contributing to our community. Please contact me if you are interested.

***chaparral* By Email**

If you're not already receiving a full color, PDF format copy of the *chaparral* by email send an email note to alemanni@allea.com to be added to the list. The PDF version is free to regular "hardcopy" subscribers and only \$10.00/year to receive the PDF version only.

Town Council Merchandise

Available Online

By Evelyn Alemanni

Click on over to www.efhgtc.org. On the home page, you'll see links that let you purchase the community guide, Voices of the Valley DVD, and even subscribe to the newsletter online! There's also a link so you can order other town council merchandise like license plate holders, mugs, and t-shirts by mail or email.

Minutes Of Elfin Forest/Harmony Grove Town Council Meeting

By Steve Barker

Date: March 1st, 2006

Call to Order: 7:30 PM.

Members present: Eric Anderson, Jacqueline Arsivaud-Benjamin, Steve Barker, Gordon Fines, Mid Hoppenrath, Betsy Keithley, Cheri Smith, Jeff Swenerton and Bill Wilgenburg

Eric Anderson opened the meeting and introduced **Russell Anderson** who read a poem about Elfin Forest.

Eric introduced **BJ Williams, Captain Tom Bennett** and **Lieutenant Alex Dominguez** from the San Marcos Substation of the County Sheriff's Department. BJ Williams, who coordinates The Neighborhood Watch program for our area, spoke on 2005 crime statistics. In 2005 we had eight thefts, seven burglaries, and two assaults. We have one of the lowest crime rates in the county. Captain Bennett talked about his new position as head of the San Marcos office and his background. He has 28 years in the department and most recently served in the homicide department. Lieutenant Dominguez heads up field operations for our area and has been in the position for about a year. The San Marcos substation is currently six deputies short of full staffing but Captain Bennett anticipates filling those vacancies prior to the end of the year.

Eric then introduced **Alex Newton** from the Olivenhain Municipal Water District and **Sherry Rogers** from the County Water Authority (CWA). Sherry is project manager for the Lake Hodges project that entails constructing a pipeline to connect the Olivenhain Reservoir with Lake Hodges. The project will allow CWA to maintain Lake Hodges at full capacity year round as well as produce power to sell back to SDGE. Alex said he would pass along the community's interest in a fishery in Olivenhain Reservoir to CWA management.

Eric introduced new board members Jeff Swenerton, Betsy Keithley, Jacqueline Arsivaud-Benjamin and Steve Barker. New officers are Eric Anderson, Chair; Cheri Smith, Vice Chair; Betsy Keithley, Treasurer; and Steve Barker, Secretary.

Committee Chairs were announced:

4th of July Picnic and Parade - Eric Anderson
Signs - Jeff Swenerton
Traffic - Jacqueline Arsivaud-Benjamin
Heritage - Cheri Smith
Harmony Grove Village - Mid Hoppenrath
Bridges - Jacqueline Arsivaud-Benjamin
Quail Ridge - Eric Anderson
School Site Policy - Jeff Swenerton

Adjourned: 8:45 PM.

Fire Auxiliary Minutes

By Mary Garman

Date: March 7th, 2006

Meeting was called to order at 7:00 PM. Minutes of the previous meeting were read and approved. The treasurer's report shows a balance of \$300.00.

There will be a free Ice Cream Social on Sunday, May 7th, at 2:00 PM for Elfin Forest / Harmony Grove Residents. As an auxiliary we felt the people in our community should meet our fire department.

After some discussion it was decided to not do the fire training lunches, the fire department only trains until noon on the 3rd Saturday now.

The year 2006 is the 10th anniversary of the Harmony Grove Fire and there is going to be a remembrance in October. Alice Courteau will be part of the committee to decide what the fire auxiliary's commitment to this event will be.

The next meeting will be at Bobbie MacFarlane's home on April 12th at 7:00PM. Meeting adjourned at 8:15 PM.

Community Guides Are Here

By Evelyn Alemanni

Our community guide is available at all town council meetings. This beautiful, keepsake edition has nearly 200 color photos showing our community's past and present. They make wonderful gifts and an indispensable marketing tool for realtors. It provides resources for rural living, a history of our community, and much, much more. The price is \$25 or five for \$100.

Let it Snow (Well, Hail Anyway)

Here are some photos from the remarkable hail storm we experienced on Saturday March 11th. Photo contributors include: Yumi and Bob Vorhees, Wende Crabtree, Betsy Keithley, Patti Newton, Nona Barker and Shelley Fontaine.



chaparral By Email

If you're not already receiving a full color, PDF format copy of the *chaparral* by email send an email note to alemanni@allea.com to be added to the list. The PDF version is free to regular "hardcopy" subscribers and only \$10.00/year to receive the PDF version only.



Town Council Website

The town council's website is continually updated. Check it out at: efhgtc.org. Note: the town council is not affiliated with elfinforest.net and elfinforest.com.

What's Happening At The Fire Department – April 2006

By Captain Dawn Pettijohn



March training at the Questhaven retreat was a great success. Dispatched to a “Structure Fire,” crews arrived to smoke billowing from the building and began their initial attack. The skills of interior attack, search and rescue, ventilation and rapid intervention crews were completed as the scenario played out and embers from the structure fire ignited a vegetation fire on the hill below.



With Chief Twohy as the Incident Commander, a first alarm vegetation response was requested. Arriving brush engines began a progressive hose lay to catch the fire and provided structure protection to protect homes in the path of the fire.

The opportunity for our firefighters to practice their skills in this real life experience is invaluable. Luckily, the expected severe weather held until the end, where we were blessed to experience the beautiful snow in this enchanting place. Many thanks to the warm and wonderful people at the Questhaven Retreat Christward Ministry for this training opportunity and the great lunch they provided after the drill.



Another grant has been submitted to the Starbucks California Giving Program. As a non-profit organization, the department requested \$23,000 for a washer extractor and dryer. This important health and safety equipment will provide our firefighters the ability to keep their personal protective clothing free of the toxic contaminants and carcinogens they are constantly exposed to at fires, vehicle accidents and medical aids without damage to the fire resistive properties of the material.

You will soon see a new addition to the front of the fire station. Our old wooden sign has served us well for many years, but the firefighters have long wanted something that would reflect the pride and professionalism we feel in serving our communities of Elfin Forest and Harmony Grove. This has been an ongoing project with Jennifer and Charles Coburn of

Coburn Topiary, and we think the new sign will be a perfect fit for the ambiance of this special place. Here are some photos taken by Cheri Smith:



Our department's new building sign.



Renowned local artist Jennifer Coburn.

We would like to take this opportunity to extend our sincere appreciation to our beloved Fire Auxiliary. We know how hard you work to provide us those outstanding lunches at drills and special events, and food at incidents...getting up at a moment's notice in the middle of the night. We cannot express how much we appreciate all you do.

Elf Alerts

Elf Alerts are email notices about issues that need your immediate attention. They don't replace the newsletter, but supplement it. Don't worry, the emails are sent as blind CCs, so your address is not made public, and we share the list with the fire department.

Exp. 3/06

News From Questhaven Retreat



Sunday worship is at 10:45 AM.
All are welcome.
20560 Questhaven Road.
760-744-1500
www.questhaven.org.

Study groups meet on weeknights. Please call the office for times and locations.

Weekly Meditation - Wednesday at 7:30 PM.

Apr 2nd - Seek Inner Help Through the Christ
- Rev. Myrna Triggs

Apr 9th - How Has Christ Changed Your Life?
- Rev. Elizabeth Wood

Apr 14th - 16th -Easter Retreat
- Rev. Blake Isaac

Apr 23th - Born Again...and Again...and Again...
Rebirth and the Perennial Christian
- Evelyn Alemanni

Apr 30th - Creativity-Divine Spirit Born Within Us
- Rev. Jonathan Wiltshire

chaparral Advertising

Please support our advertisers! Many of them are your friends and neighbors. **Consider advertising your business here.** Along with subscription fees, ads help make this newsletter possible and let the community know of the many wonderful businesses and services available.

To renew your advertising, send a JPG format file and a check (see rates below) payable to the Elfin Forest/Harmony Grove Town Council, 20652 Elfin Forest Road, Elfin Forest, CA. 92029.

One-time rates:		Yearly rates:
1" x 3.5"	\$5.00	\$36.00/year
2" x 3.5"	\$7.50	\$55.00/year
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Exp. 7.06

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HG Spiritualist Church Services

The Harmony Grove Spiritualist Church services are:

Saturday: Healing 1 PM – 2 PM
Church Service 2 PM – 3 PM

Sunday: Healing 10 AM – 11 AM
Church Service 11 AM – Noon

Garden Jobs for April

By Evelyn Alemanni

A few weeks ago I was in Toronto participating in judge's training for the international Communities in Bloom. The surprise was the temperature there was the same as here! When I returned on March 12th, I was stunned to see the hail had turned my garden into a massive compost pile. What to do?

The short answer is... take your truck over to Elfin Valley Nursery and load up with new stuff. The longer answer is... wait and see. Give your plants three or four weeks to recover from the damage. While it's tempting to start pulling things out, drastically cutting back, and fertilizing, it's too soon. Also, in case there's more weird weather on the way, you need those remaining leaves and branches, even the damaged ones, to protect what's left.

Just as the first robin of spring has arrived, so have the baby bunnies. Oh my, they are so cute, and so hungry. They do as much damage as hail, or more. Check your community guide for a list of plants they don't like. The article is called "What did the bunny leave you?" If you don't have a community guide, now's the time to get one. The guide has valuable

advice on overcoming the challenges of gardening in the rural environment. Besides lists of plants that bunnies won't eat, it has lists of deer resistant plants and plants that are poisonous to horses, dogs and cats. These lists can be a helpful guide as you consider what to plant this spring. If you don't already have a community guide, contact any town council board member or order one online at www.efhgctc.org.

We've been receiving tons of calls and emails from people asking about the garden festival. They are so disappointed that we aren't having it this year. Many said that they had enjoyed it so much in the past years and they wanted to bring their friends and relatives. Others have said they believe it to be the best garden tour in the county. So, start thinking about 2007.

Would you like to open your garden for a few hours as a fundraiser for the community? It's fun and a lot easier when you have a year to think about it. See my garden in the current issue of *Garden, Deck and Landscape*.



N E W
URBAN
WEST
I N C

120 West Grand Avenue
Suite 104
Escondido, CA 92025
760-741-6211
Fax 760-741-4917
Email: NinaK@nuwi.com

New Urban West is proud to introduce Nina Kim, the new Community Affairs and Entitlement Coordinator. She was raised in Escondido, attended San Pasqual High School and has strong ties with the local community. Nina covered the city of Escondido while working for the *San Diego Union Tribune*. We look forward to you meeting Nina and getting to know her better.

Exp 4/06

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Exp. 4/06



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Jessica MacKinnon - Babysitting/Feed Animals, EF Resident, 14 years old, SFC High School - 9th grade, took babysitting course through Red Cross. Contact at 760-744-8955.

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