Las Ventanas Frequently Asked Questions

Updated October 5, 2023

1. *In case of a medical emergency.* Call 911. Then call Brian Talley, 805-235-9508, to open the Las Ventanas gates. If Brian doesn't answer, call resident Steve Thompson, 805-587-6693 and he will open the gates.

2. *Wildfire in or near Las Ventanas.* Follow the same procedure as for a medical emergency. In the event of a power outage, the exit gate at Las Ventanas is programmed to open automatically. In the event of an emergency evacuation, residents can use the Camino Obispo exit through Talley Farms. This gate is programmed to open automatically for all exiting. This exit should only be used in case of emergency.

3. *A major leak, especially a fire hydrant.* In the event of any water emergency, call the Fluid Resource Management (FRM) Emergency Water Line, 805-546-3618, then call Brian Talley. If the issue is a smaller leak associated with the irrigation system at the entry, please call or text Brian Talley.

4. *There's no water at your house.* Call your immediate neighbors to see if they have water. If they have water, you should call a plumber. If they don't have water, call Brian Talley. If you do not receive a response within 15 minutes, call the FRM Emergency Water Line: 805-546-3618.

5. *In case of loose cattle.* Please call or text Kevin Estrada, the owner of the cattle at 805-710-4972 and let him know the location. You are welcome to call or text Brian Talley as well.

6. *Design Review: building a home, adding an auxiliary structure, new fence, pool, etc.* All structures at Las Ventanas are subject to Design Review. This includes construction of auxiliary structures, swimming pools, solar arrays, fencing, significant modifications to landscaping, or any other features visible from outside the house. Please review the Las Ventanas Ranch Design Guidelines (hyperlink) carefully with respect to the Design Review process. To schedule a meeting, please call or email Brian Talley, brian@talleyvineyards.com. For a complete submittal of a new home design, the design review fee is $2800, with ½ due at the time of schematic review and the balance due at the preliminary review. The Design Review Committee requests that all required materials be submitted 2-3 weeks before the meeting and that 3 sets of full sized plans

be included. In addition, 1 set must be submitted electronically. A color rendering of the front elevation must be included. All materials submitted become the property of the DRC and are filed for future review. Submittals for fencing, swimming pools, auxiliary structures and other features have historically not required the same level of review or payment of design fees.

7. *Questions regarding the water system, Will Serve Letters and installation of water meters.* All questions of this nature should be directed to Lonnie Richardson at the Wallace Group, 805-544-4011 or lonnier@wallacegroup.us.

8. *Conducting work at your homesite.* Before conducting any work at your home site, including mowing, clearing of vegetation or any other modification, it's a good idea to call or text Brian Talley. This is to ensure that whatever you are doing is consistent with the CC&Rs, Design Guidelines, etc. Note that any mowing should occur before 10AM to the extent possible. Please be aware that any pruning, removal or other modification of oak trees requires written approval of the Las Ventanas Ranch Design Review Committee (DRC) as well as County approval. You should review section 2.6 of the CC&Rs as well the Design Guidelines for further clarification regarding oak trees.

9. *Gate openers and mailbox keys.* Please contact Ruvi Corona at Talley Farms, 805-489-2508 to get gate openers. We will provide each home site owner two gate openers immediately after the close of escrow. If you would like to have your car programmed to open the gate, please contact Las Ventanas resident Steve Thompson at steveandannette@me.com or 805-587-6693. Additional gate openers can be purchased for $35. Mailbox keys will be issued any time after construction of your home begins. Those purchasing existing homes must get keys from the previous owner as we have no spare mailbox keys.

10. *Gate security system operations.* There are three gate codes to open the entry gate. **The owners' code is #6720**—this code is for owners only and will open the gate 24 hours per day. **The contractors' code is #4964** and will open the gate from 5:00AM to 7PM daily and should be given to the various contractors and service people who do work at your house. **The visitors' code is #2508**, which works 24 hours per day and should be given to visitors. This code will be changed every 6 months. If the code has changed and you don't know it, contact Brian Talley or Steve Thompson. An alternative to using gate codes is to use the resident lookup feature on the kiosk. Visitors can search for your name on the list at the kiosk and hit call, which will dial your phone from the kiosk. When your phone rings from the controller, push 9 and the gate will open. If you are at the gate without a clicker and can't remember the gate codes, you can always

ring your own number, then hit 9 on your phone to open the gate. For further questions regarding gate operations or to report an issue with the gate, call or text Brian Talley or Steve Thompson.

When exiting, stay to the extreme right side to trigger the gate. If this doesn't work, you will need to pull up very close to the gate to trigger it.

11. *Questions regarding agricultural operations.* Please note that Las Ventanas Ranch is located adjacent to the intensive agricultural operations of Talley Farms and Talley Vineyards and is surrounded by a working cattle ranch. Do not drive off the paved portions of the Las Ventanas Ranch roads. In particular, using Camino Obispo to enter or exit Las Ventanas Ranch through Talley Farms, except in the case of an emergency, is prohibited. If you have questions or concerns about any of the neighboring agricultural operations, call Brian Talley. Please do not call the County Agricultural Commissioner.