TURF REDUCTION PROJECT

In 2023, in response to drought conditions, California passed Assembly Bill AB 1572, a law requiring homeowner associations to reduce their common area “non-functional” turf. The law allows HOAs to retain turf that is used for recreation or community events. It also permits irrigation to maintain the health of trees and other perennial non-turf plantings. HOAs must comply by January 1, 2029. In response to this law, our HOA, together with our Landscape Committee, has started a turf conversion project.

The primary goals of the multi-year Turf Reduction Project are to: (1) reduce ever-increasing water and labor costs associated with maintaining turf, (2) replace turf with drought-tolerant shrubbery, plants, and native ground cover, and (3) ensure compliance with California Assembly Bill (AB) 1572 which requires HOAs to remove any turf (grass) that is not considered “functional grass.”

Using criteria from AB 1572, as well as guidance from the Board, the landscape committee created a preliminary map of turf that should be removed. Your HOA Board has secured an $8,400 Cal Am Water grant aimed at helping reduce material costs associated with this effort. These funds will help beautify certain areas with drought-resistant landscaping and California native plants designed by Crosswoods resident and landscape designer, BJ Miyashiro.

This preliminary map (next page) is a living, breathing document that will evolve as the project progresses over the next three years. As plans change, we will update the maps on the website accordingly.

October 22, 2025

LEGEND

- Mulch
- Privacy Plantings/light planting
- Dry Creek w/ plants
- Large scale design
- Considered for removal, but drainage/erosion is a concern, so keep
- New area for removal
- Save grass as community area for kids and where book club meets

REVISED: 9/30/25