

TALEGA

BUYING AND SELLING IN TALEGA

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HOME LISTINGS IN TALEGA



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LIFE IN TALEGA

Talega is a twenty-year new Master Planned Community that is situated on 1,500 acres in the hills above San Clemente. The community consist of a blend of single-family detached homes with a balance of condominiums and some apartments with a totaling some of 3,864 doors.

Location:

Talega is located in the hills above San Clemente, the “*Spanish Village by the Sea*”, on the Southern California Coast, midway between Orange County and San Diego. San Clemente features world renowned beaches and surf breaks (Trestles, T-Street, Califia, Onofre, Trails, etc.) with a great variety of waves. Its Spanish colonial style downtown area has plenty of shops and restaurants adorned with red tile roofs, cream stucco walls, and dark wood doors and windows. San Clemente is surrounded by beautiful mountains and open spaces, including the [The Reserve at Rancho Mission Viejo](#), [Cleveland National Forest](#), and [Marine Corps Base Camp Pendleton](#).

San Clemente has a very pleasant climate with 281 sunny days per year, only 13 inches of rain – the US average 39 inches -, and temperatures from mid-forties in the Winter to nineties in the Summer.

Talega is only four miles away from the closest beach (North Beach).

Talega Amenities:

Talega offers many resort-style amenities. There are 2 lap pools (heated year-round), 2 recreation pools (seasonal), 19 miles of hiking trails, programs, clubs, special events, a sports court, a sand volleyball court, tot lots and so much more!

Pools - The Talega Swim and Athletic Club has a recreation pool, a 25-yard lap pool and a Splash and Play Fountain. Talega also has a 25-yard lap pool at Saluda and a recreation pool at Tierra Grande. Both lap pools are heated year-round. Recreational pools are seasonal (open April-October). Please visit www.talega.today/facility-information for pool rules.

Sport Courts - Talega’s Clubhouse features a mixed-use tennis and basketball court as well as a sand volleyball court next to the resort pool area. Please visit www.talega.today/facility-information for Sports Court rules.

Facilities - Talega’s Clubhouse features a large Club Room and a smaller Terrace Room, both of which are available to homeowners to rent for private functions. The Clubhouse also features a sitting room with a fireplace, a TV room, and a catering kitchen facility. By calling the clubhouse, you may reserve the fireplace room and TV room during the day for small meetings. The Terrace Room has a 32-person occupancy. Typically, this room holds most of Talega’s daytime programs. This room is also available to rent for non-profit meetings and parties to Talega homeowners.

When permitted, reservations and applications may be made by the homeowner, at the TSAC Clubhouse, Monday – Friday 9:00am – 5:00pm. Please contact Marcy at [\(949\) 361-8466](tel:949-361-8466) ext. 102 or Lifestyle@talegatoday.com for more information and pricing.

[Parks & Tot Lots](#) - Talega has several neighborhood parks, most featuring tot lots with a variety of play structures.

[Trails](#) - Talega features numerous hiking and biking trails, both throughout the development as well as within close driving distance. For more information on trails in the Talega surrounding areas, click on the respective links: [Forster Ridge Trail](#), [Casper's Wilderness Park](#), [San Juan Creek Trail](#), [San Juan Trail](#).

[Beaches](#) - San Clemente has several city and state-operated beaches with easy access and convenient parking. [San Clemente's Beach Camera & Live Weather](#) is always available for you. Click the link below for a list of all San Clemente beaches.

Golf Courses

The [Talega Golf Club](#) features an 18-hole, par 72 Fred Couples "Signature" championship golf course, ranked America's Top Golf Course (by Golf Digest/ESPN/Zagat Survey), driving range, and Spanish colonial clubhouse architecture with bell tower and village courtyard setting. Talega offers a daily fee "open to the public" and "membership" program for individuals, families, and corporations.

The [Bella Collina Towne & Golf Club](#) has been designed with three integrated nine-hole layouts, which may be linked to provide an endless variety even for the most demanding golfer. The [Gary Player](#) signature course was designed in the tradition of Scottish seaside links, the 27 championship holes wind gently through ravines, lakes and natural foliage, while preserving the rugged environment and special character of the land.

Natural Attractions

[The Nature Reserve at Rancho Mission Viejo](#) - The Reserve at Rancho Mission Viejo is a non-profit organization whose mission is to preserve and enhance Reserve lands for ecological, educational, charitable, conservation, open space, scientific and recreational issues. This growing habitat reserve will grow to include 20,868 acres of Rancho Mission Viejo lands.

TALEGA MAPS



Scan Me!

<https://talega.today/map/>

TALEGA PROGRAMS & CLUBS

Programs:

Aqua Aerobics - This is the fitness class you want. Get fit in this challenging high calorie burning workout that your body needs. All levels are welcome. Sign up pool side with the instructor at the resort pool. This unique class works on cardiovascular fitness, muscle toning, flexibility and strength. With the use of hydro tone bells, we work all muscle groups. Come have fun get wet and get fit.

- Mondays, Wednesdays & Fridays
- 8:30am – 9:30am
- Talega Swim & Athletic Club's Recreational Pool

Cost: \$9 drop in or \$122 punch card (16 classes for one year, non-transferable)

Talega Tiger Sharks - Come join the fun and become a better swimmer! Talega Tigershark swim program is open to all abilities for children ages 4-18. This is the perfect class to join if you are preparing for the Jr. Guard program or want to become a stronger swimmer to enjoy the pools and beaches. Registration is taken in person on the first day of class. All are welcome. Must be water safe but do not need to know strokes. Have the ability to swim to safety.

- Mondays through Thursday
- 3:30pm - 4:30pm
- Saluda Pool

Cost: \$150

Singers Company - Do you have a girl in your life who loves to sing & dance?! Singers Company is the thing for her! With 2 shows a year and opportunities for speaking parts & solos, your daughter will shine while developing confidence and lasting friendships. Come try a class for free today! This program is for girls, ages 4 - 5th grade.

- Mondays during the school year
- 3:10pm – 4:00pm (kindergarten) & 4:10pm – 5:00pm (1st – 3rd grade)
- Talega Swim & Athletic Club's Terrace Room

Cost: \$55 a month + \$20 registration fee

Volleyball Skills Clinic - Come join the fun and learn or improve your volleyball skills. Open to girls in grades K-8. Please contact Ali Loper to discuss the clinic day that works best for your skill level. Private sessions are available.

- Mondays & Wednesdays from 4:00pm – 6:00pm
- Talega Swim & Athletic Club's Sand Volleyball Court

Cost: \$20 per class, paid at the beginning of the month

Yoga - Talega Yoga is a safe environment for all levels of learners (beginners – advanced). Different level poses are offered throughout the class to meet all student needs. Learn to increase flexibility, range of motion and balance. Create muscle tone and strength, as well as reduce stress and anxiety by moving through a series of yoga postures. Learn to connect mind, body and soul through breathing techniques. Yoga Mat and 2 yoga blocks are required. Yoga Tune-up balls suggested.

- Thursdays at 8:30am
- Talega Swim & Athletic Club's Terrace Room

Cost: \$120 for all 8 classes

Pet Training

PUPPY KINDERGARTEN

Puppies from 9-20 weeks are welcome in Puppy Kindergarten. Early training is critical, not just to your puppy's command response and house manners, but also to his good temperament as an adult. Relief yourself from the frustrations of raising a puppy. With this program, your pup will learn basic skills of following your direction, and problem solving with house training. Participants will attend an online orientation, what supplies to bring, then 5 in-person classes with online homework and video review.

- Thursdays from 6:00pm – 7:00pm
- September 13th to October 11th
- Talega Swim & Athletic Center (Outside)

Cost: \$250 for 6-week session (1 online asynchronous, 5 in-person)

GOOD DOG 101

A 5-week group class that will work on loose leash walking, focus, stay, come, barking, pulling, jumping up and preventing problems before they occur. Participants will attend an online orientation, covering our goals and necessary supplies, then 5 in-person classes with online homework and video review.

- Mondays from 7:00pm – 8:00pm
- September 13th to October 11th
- Talega Swim & Athletic Center (Outside)

Cost: \$250 for 6-week session (1 online, 5 in-person)

Zumba - This Talega Zumba Class is your Latin-based cardio dance workout. Zumba is a workout that feels more like a party! No dance experience is required. Open to ages 8 and up

- The 1st and 3rd Saturday of each month from 9:00am – 10:00am
- Talega Swim & Athletic Club Terrace Room

Cost: \$10 per class drop-in, \$50 per 6 class punch card

Clubs:

Adult Beach Volleyball Club - Play volleyball at the Talega Swim and Athletic Club on Saturday mornings. Whether you are a seasoned veteran or brand new to beach volleyball, please join us or come check it out in a friendly competitive environment, get a great work out and make new friends or bring your own. We are open to all. There is typically a warmup period as well as about an hour and a half of playtime.

- Saturdays from 8:00am – 12:00pm
- Talega Swim & Athletic Club's Sand Volleyball Court

Adult & Kids Running Club - Join your local, family friendly Talega Run Club every Saturday at 8:00am at Peet's Coffee in Talega! Meet other new and avid runners for a 3 to 5-mile loop. All speeds and running levels are welcome and the club is always FREE to join. Drop in for an occasional group run or become a regular! We meet outside Peet's Coffee (801 Avenida Talega).

- Every Saturday at 7:30am
- All ages welcomed

Talega Book Club - Talega Book Club has gone virtual! Those interested in attending will be provided zoom meeting information. The Talega Book Club meets on the 3rd Tuesday of each month. Plan to arrive at 6:30pm. if you wish to order food or drinks. The discussion begins promptly at 7:00 p.m. and will end before closing at 9:00pm. Happy Reading!!

Talega Moms - The MOMS Club is a support group for the mother-at-home of today, offering a variety of activities for you and your children. Join us for: Monthly meetings with speakers and discussion groups; Outings for mothers and their children; Social get-togethers at parks, pools, or at a member's home; Family parties; Playgroups for all ages; Mom's Night Out; Service Projects.

Hang Loose Walking & Social Club - Hang Loose walking and social group for mature women. Meets every Monday and Wednesdays at 8:30am at Peet's Coffee Parking Lot.

Garden Club - If you have interest in gardens and various aspects of garden life, come check us out. We are a social group of women sharing interest in gardens. We participate on garden related field trips (usually includes lunch) and contribute on a yearly volunteer project. The club meets ten months out of the year (No meetings in July and August) on the second Tuesday of every month at 10:15am in the Talega Swim & Athletic Club's Terrace Room. Membership dues are at a minimal \$20 a year. We are committed to our town and community; therefore, have a philanthropic donation of \$50 every year that go towards San Clemente. Come see if you would like to join our group. We may grow on you.

SHOWING COMMUNITY AMENITIES TO PROSPECTIVE BUYERS

Real Estate Agents can show potential buyers the Talega Swim & Athletic Club facilities 9:00 a.m. – 5:00 p.m. any day of the week, except for 12:00pm – 1:00pm on weekends.

- Please stop into the Talega Swim and Athletic Club (100 Calle Altea) with your photo id and business card.
- We will have you sign in and then you can tour the facilities with your client.
- Client must always remain with the agent.
- Photos can only be taken of the facility if no one is in the picture. If there are people at or in the pool, photos cannot be taken.
- Drone footage of the facility is prohibited.

HOA POOL KEYS & GATE TRANSPONDERS

TSAC Access Fobs & Gate Transponders:

[New and Replacement Key Fobs](#) are issued at the Talega Swim & Athletic Club located at 100 Calle Altea San Clemente CA 92673, Monday – Friday from 9:00am to 4:30pm. The office is closed from 12:00pm - 1:00pm for lunch on weekends.

New Homeowners - To obtain a pool access FOB(s) or vehicle gate equipment, please bring your photo I.D. and settlement statement (hud-1) or recorded grant deed to the T.S.A.C. Clubhouse. If the previous homeowner left keys or gate equipment for you, please bring those with you to the office. Residents may find the “Non-Gated Community Member Registration Form” and the “Gated Communities Registration Form” in the [Homeowner Portal](#) or get them from the TSAC office.

Residents Renting a Home - To obtain a pool access FOB(s) or vehicle gate equipment, the homeowner on the title must first fill out the Rental Membership Registration form and have indicated that there will be renters in the property. The form has 2 sections that need to be completed. The form can be obtained at the Talega Swim & Athletic Club.

Section 1: Top portion is only for the registered recorded homeowner/landlord to complete with their information. We will accept an e-mailed copy, but it MUST be legible and accompanied by a copy of the photo ID for the homeowner/landlord. If there is a property management company involved, please contact the office for additional instructions at (949) 361-8466.

Section 2: Tenant portion of the form to be completed only after the first section has been completed by the homeowner/landlord. This section to be completed in the presence of a TMC staff member and a photo ID will be verified.

If the homeowner/landlord has any transponders, and key fobs, etc. they are to bring those in with them or have the tenants bring them into the office along with the completed form, and a fully executed current lease agreement. If we already show the max amount of access cards issued to the homeowner and they are lost, payment to replace them is required by check and/or credit card for \$25 each. No refunds.

Residents may find the “Rental Property Membership Form” in Talega’s Homeowner Portal or the TSAC office.

Pinnacle or Mendocino Renters -To obtain a pool access FOB(s), please bring a photo I.D. and a copy of your fully executed current lease agreement reflecting the start and termination date of your lease.

SUB-ASSOCIATIONS & PROPERTY MANAGEMENT COMPANIES

Talega HOA is a Master Planned Community with single-family homes, townhomes, condominiums, and apartments. Most Sub-Associations are not managed by FirstService Residential. Although, Sub-Associations also belong to the Talega Maintenance Corporation (TMC). Homeowner's who live in a Sub-Association pay HOA dues to their Sub-Association and in addition to, the Master Association (TMC).

<p>Verano Millennium Community Management, LLC 1900 East Warner Ave. Suite #1P Santa Ana, CA 92705 Contact: Shannon Thornhill Phone: (949) 225-0214 ext. 109 Email: Shannon@mcmiskey.com</p>	<p>Gallery Community Association Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway Ste. 100 Aliso Viejo, CA 92656 Contact: Michael Pratali Phone: (949) 361-4685 Email: Talega.Gallery@seabreezemgmt.com</p>
<p>Talega Village (Santalana & Alassio) Powerstone Property Management 9060 Irvine Center Dr. Ste. 200 Irvine, CA 92618 Contact: Jessica Oakes Phone: (949) 508-1625 Email: JOakes@powerstonepm.com</p>	<p>Trinidad Community Association FirstService Residential 15241 Laguna Canyon Rd. Irvine, CA 92618 Contact: Alisha Daugherty Phone: (949) 448-6036 Email: Alisha.Daughertyfsresidential.com</p>
<p>Carmel Community Association Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway Ste. 100 Aliso Viejo, CA 92656 Phone: (949) 855-1800 Email: CustomerCare@seabreezemgmt.com</p>	<p>Pinnacle Apartments Essex 120 Calle Amistad San Clemente, CA 92673 Contact: Suzanna Schowachert Phone: (949) 284-9040 Email: Sschowachert@essex.com</p>
<p>Mendocino Apartments Jamboree Housing 123 Calle Amistad Buildings 16-18 San Clemente, CA 92673 Contact: Candy Ruiz Phone: (949) 498-6430 Email: Mendocino@jsco.net</p>	<p>Talega Business Park MarWest Commercial 15241 Laguna Canyon Road Irvine, CA 92618 Contact: Amie Nguyen Phone: (949) 448-6333 Email: ANguyen@MarWestCommercial.com</p>

TMC & TLC HOA DUES AND FEES

When purchasing a home in Talega there are two (sometimes three, if you live in a [Sub-Association](#)) Associations that require a payment: Talega Maintenance Corporation and Talega Lifestyle Corporation. These corporations are two separate entities with two separate funding sources and Boards of Directors. However, they work together to maintain Talega as great place to live.

Talega Maintenance Corporation:

TMC is the master association. When you purchase your home in Talega, you automatically become a member of the TMC. Your membership allows you to enjoy all of the amenities Talega has to offer such as; 4 Pools, a Splash Pad, Lighted Sand Volleyball Court, Lighted Tennis and Basketball Court, Clubhouse, Meeting Rooms, 15 Miles of Trails and 7 Tot Lots. TMC is organized as a non-profit corporation run by all-volunteer Board of Directors who accomplish the operations and maintenance of the community through management and staff with valuable input and hard work from various volunteer committees.

The day-to-day operations, maintenance and the reserve placement fund that ensure your continued enjoyment of the foregoing are provided by the monthly HOA assessments/dues which are currently \$224 per month. Assessments are due on the first of each month. Additional fees apply if you live in a gated neighborhood or in a sub-association.

The first month of HOA dues are typically included in the close of escrow. Once the escrow company sends in the closing paperwork to FirstService Residential, your name will appear on your account and a statement will send to the billing address that they had on the paperwork. This could take up to four weeks.

Talega Lifestyle Corporation:

TLC is an organization that was established by the master developer in the early planning stages of the project to foster a sense of community within Talega. Its purpose is to promote the common good and general welfare of the people of Talega through civic betterments and social improvements. The TLC accomplishes this through the promotion and implementation of social opportunities, community programs, recreation and technology. Typically, there are 18-22 events that take place each year.

The TLC has a Community Events Manager that coordinates all events and programming. This position is funded through the TLC budget. The Talega Lifestyle Corporation is governed by a Board of Directors who meet on a routine basis to make the business decisions of the TLC. The TLC always welcomes feedback and suggestions on existing events and event suggestions. Community volunteerism is the engine of the TLC and will determine the future of the organization. If you are interested in volunteering, please visit the Talega Swim & Athletic Club at 100 Calle Altea, San Clemente, CA or call at (949) 361-8466 anytime between 9:00am-5:00pm.

The TLC is funded by "Lifestyle Fees" that are generated and collected through escrow each time a home sells in Talega. The amount is calculated as $\frac{1}{4}$ of 1% of the sale price and is used solely to support and sponsor the social programming aspect of Talega.

TMC MASTER INSURANCE POLICY

Please contact the following for the Talega Maintenance Corporation

Master Insurance Policy:



(650) 340-1919

Insurance@edwardjacobs.com

www.edwardjacobs.com

[DOCUMENTS, CERTIFICATES & QUESTIONNAIRES](#)



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www.fsresidential.com/california/resale-lender-request

REAL ESTATE SIGNAGE RULES

1. No sign, poster, billboard, advertising device, or other display of any kind shall be displayed for public view except such signs as may be used by Declarant and Participating Builders, Apartment Project Owners, and their successors, in connection with the development of the Property and the sale or leasing of apartments or residences. All signs must conform to all applicable governmental ordinances.

2. The following criteria applies to “FOR SALE/LEASE” signs:
 - All signs for the purpose of selling a Residence must be professionally prepared on weather-resistant material and shall not exceed 24” X 36”.
 - The number of signs on any Lot shall not exceed one (1) sign.
 - No signs shall be placed on TMC Property, which includes, and may not be limited to, landscaping, median islands, poles, and buildings.
 - An Owner may display on his/her Lot or on real property owned by others with their consent, signs of reasonable dimensions and design, which are reasonably located, and which advertise the property for sale or lease.
 - The top of the sign shall not exceed 3’-0” above ground level.
 - No sign shall be attached to the ground by means other than a conventional single vertical stake which shall not exceed 4” X 4” in diameter.

Items #3 – 10 below apply specifically to Open House signage on TMC property:

3. Owners (or their agents) wishing to advertise an “OPEN HOUSE” for the purpose of directing traffic to their Residence for sale, must use the approved TALEGA OPEN HOUSE directional sign.

4. The TALEGA OPEN HOUSE directional sign may only be purchased through the approved vendor:
Real Estate Signs & Supplies (R.E.S.S)
23252 Del Lago
Laguna Hills, CA 92653
(949) 855-1355

5. Owners (or their agents) wishing to purchase a TALEGA OPEN HOUSE directional sign may request a sign order form from R.E.S.S., from the Talega Swim & Athletic Club.

6. Only one Talega OPEN HOUSE directional sign, pointing in any one direction, per street corner will be allowed. (i.e. if there is more than one open house heading in the same direction, there will still be only one Talega OPEN HOUSE sign used as a directional to the Open Houses.)

7. Owners (or their agents) wishing to advertise "OPEN HOUSE" at the property address for the purpose of selling their Residences, must use a standard sign to conform as follows:
 - No larger than 10" x 30",
 - Professionally prepared
 - Includes the words "OPEN HOUSE."

8. Signs may not remain on TMC Property overnight.

9. No riders or flags are permitted.

10. Signs not complying with the community Guidelines will be summarily removed by TMC.

11. Display of Signs, Posters, Flags and Banners (Civil Code 1353.6):
 - Noncommercial signs, posters, flags, or banners may be posted or displayed on or in an owner's separate interest, except as required for the protection of public health or safety or if the posting or display would violate a local, state, or federal law.
 - Noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony, or outside wall of the separate interest. They may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.
 - The association prohibits non-commercial signs and posters that are more than nine (9) square feet in size and non-commercial flags or banners that are more than fifteen (15) square feet in size.
 - Flags, signs and posters that fall into disrepair or become unsightly must be removed or replaced.
 - Any signs, directional signs, or banners placed on the private streets or in the common area shall be subject to immediate removal.

12. Construction/landscape signs. No signs shall be displayed on any lot other than a sign advertising the property for sale permitted by the Declaration. This limitation applies to tradesmens', contractors' and installers' signs of any type, including the signs identifying the Lot as the site of their activities or operations.

NO GUARANTEED VIEWS

Ocean views are not a guarantee for every property. Please refer to this section from Talega's CC&R's below:

8.16. **View Obstructions.** Each Owner acknowledges that any construction or installation by Declarant, any Guest Builder or the Master Association may impair the view of such Owner and hereby consents to such impairment. Each Owner acknowledges that there are no guaranteed views within the Properties, and no Lot or Condominium is assured the existence or unobstructed continuation of any particular view unless a Supplemental Declaration specifically provides otherwise.

TALEGA

Hello,

We are so happy you chose Talega as your new community! We are confident you will enjoy all that Talega has to offer and we encourage you to participate in the many activities and events here.

In this envelope, you will find a Welcome Packet chock full of information. At this time, we want to make you aware of two time-sensitive topics:

- Overnight parking is not allowed on Talega streets between the hours of 1:00am and 6:00am unless the resident vehicle has been placed on a Safelist. You may Safelist your vehicle by visiting www.patrol-one.com or by calling (714) 541-0999. You will need to create an account and provide the license plate number, make, model, and color of the vehicle, as well as your street address.

If you need assistance Safelisting your vehicle or retrieving your Patrol One code, please contact Michelle Shields at (949) 448-6241 or Michelle.Shields@fsresidential.com. For more information on parking rules and visitor parking, see page 5 in the Welcome Packet or visit www.talegatoday.com/parking-enforcement.

If you live in a Sub-Association, please contact your Sub-Association to find out their particular parking rules. You may find the Sub-Association list and their contact information at www.talegatoday.com/sub-associations.

- Create your Homeowner Portal Account 30 days after close of escrow. You can create it by visiting www.talegatoday.com/homeowner-portal. Information on creating your account is in this Welcome Packet on pages 6 & 8. Once you are in your Homeowner Portal account, please make sure your billing address and account information are correct for billing statements and ensure that all payments have been made in the escrow process.

For assistance, call the Customer Care Center at (800) 428-5588 if you have any issues with your account. For any questions regarding the Homeowner Portal, you may contact Talega's Lifestyle Communications Manager, Kayla Baker at (949) 361-8466 ext. 111 or Kayla.Baker@fsresidential.com.

Again, welcome to the Talega community! We hope to meet you soon and please reach out with any questions you may have.

Sincerely,

Brian Taylor

Executive Director of Talega Maintenance Corporation

On behalf of the entire Talega Team