

TALEGA

THE OFFICIAL PUBLICATION OF THE TALEGA LIFESTYLE CORPORATION
AND THE TALEGA MAINTENANCE CORPORATION

MAY-JUNE
2025 ISSUE

Today
25

Celebrating 25
Years of Events
& Community

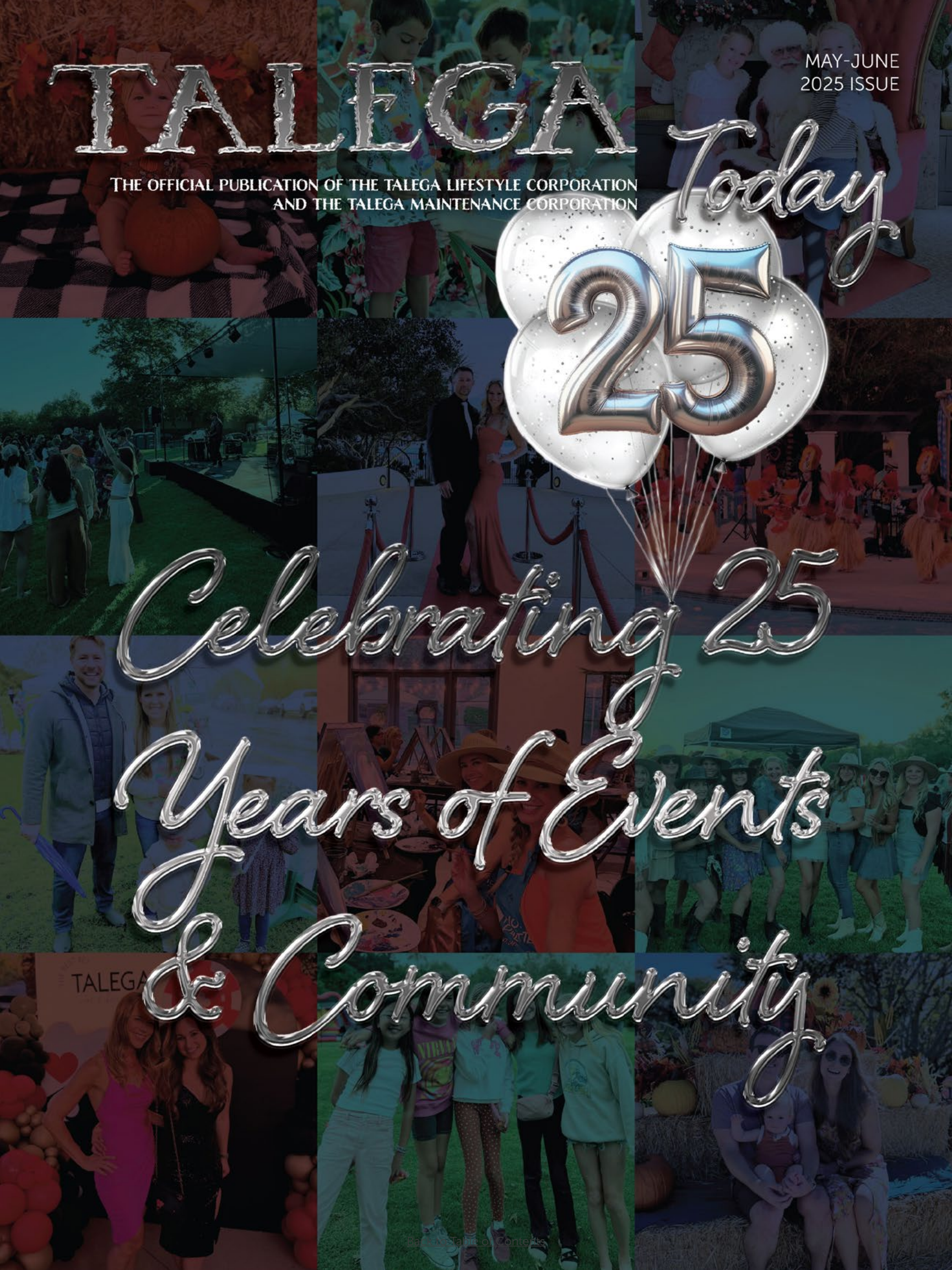


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Talega Swim & Athletic Club
100 Calle Altea, San Clemente, CA 92673
(949) 361-8466
9:00AM – 5:00PM
Monday – Sunday
Closed on weekends from 12:00PM - 1:00PM

For general inquiries:
Talega@ciramail.com

Maintenance:
Talega@ciramail.com

Parking, violations, etc.
Talega@ciramail.com

Architectural process, deadlines, submittals, and updates:
Talega@ciramail.com

Events, newsletter, and website:
Talegalc@ciramail.com

Automobile safelisting: Patrol One
 14 nights or less
 (949) 367-8055
www.patrol-one.com

Board President Letter

Dear Talega Residents,

I would like to take a moment to thank you for being a part of the vibrant and growing community we all call home. 2025 marks a very special milestone for us- Talega's 25th anniversary- and there is much to celebrate, reflect on, and look forward to.

Splash & Play Opening in Summer 2025

We're excited to share that the newly renovated Splash & Play is scheduled to open in Summer 2025. This revitalized amenity will offer a refreshing space for families and residents of all ages to enjoy, combining fun water features with areas for relaxation and connection. We're proud of the work that's gone into this project and can't wait for you to experience it firsthand.

E-Bike Safety in Our Community

As e-bikes become more common in our neighborhoods, we want to emphasize the importance of safe and respectful riding. Wearing helmets, obeying traffic laws, and being mindful of others- especially children and pedestrians- are simple but vital practices that help keep our streets safe for everyone. If you have young riders in your household, please take a moment to talk with them about e-bike safety.

Talega 2025-2026 Budget

The Budget and Finance committee works parallel with the Board of Directors to control cost and maximize value. We are pleased to report that the 2025-2026 Talega Maintenance Corporation budget has been carefully reviewed and approved without the need to raise monthly HOA dues. This achievement reflects

our commitment to responsible budgeting and maintaining strong financial health, while still investing in meaningful community improvements that benefit everyone.

Emergency Preparedness

Wildfire preparedness remains a top priority in our area, and being proactive is key to protecting our homes and community. Residents are encouraged to sign up for CERT (Community Emergency Response Team) training to learn valuable emergency skills such as fire safety, evacuation, and disaster response. Volunteering with South County Fire Watch is another great way to help by monitoring high-risk areas and reporting potential fire hazards. Signing up for O.C. Alerts ensure you receive real-time emergency updates, evacuation orders, and critical safety information. Together, by staying informed and involved, we can strengthen our community's readiness and resilience.

Talega Turns 25 in 2025

This year is particularly meaningful as we celebrate 25 years of community, growth, and connection in Talega. The 25th anniversary theme will be woven into all lifestyle events in 2025. It's a great time to come together and celebrate the special place Talega has become.

Thank you for your continued engagement and support. Here's to a memorable and inspiring 2025!

Sincerely,



Phil Harris, President

Talega Maintenance Corporation

TALEGA SWIM & ATHLETIC CLUB (TSAC)

100 Calle Altea, San Clemente, CA 92673
(949) 361-8466
7 days a week, 9:00AM – 5:00PM
Weekends closed from
12:00PM - 1:00PM

TMC BOARD OF DIRECTORS

Phil Harris, President
Andrea Ewell, Vice President
Serge Jonnaert, Vice President
Cory White, CFO
Taylor Florence, Secretary

TLC BOARD OF DIRECTORS

Chris Eldridge, President
Corey Taylor, Vice President
Lori Foster, CFO
Jessica Hoogendyk, Director
Alexandra Forsch, Secretary

CONTACTING THE BOARDS

Talega Maintenance Corporation
(Community Operations and Maintenance)
Talega@ciramail.com

Board of Directors
Talega Maintenance Corporation
c/o GrandManors
100 Calle Altea
San Clemente, CA 92673

Talega Lifestyle Corporation
(Community Events and Programs)
Talegalc@ciramail.com

Board of Directors
Talega Lifestyle Corporation
c/o GrandManors
100 Calle Altea
San Clemente, CA 92673

ARCHITECTURAL PLAN SUBMITTAL DEADLINES

Friday, June 6th

TMC BOARD MEETINGS

Tuesday, June 10th, 6:30PM

DELEGATE MEETING DATES

Wednesday, May 21st, 7:00PM
Wednesday, August 20th, 7:00PM

ANNUAL MEETING DATE

Tuesday, November 18th

QUESTIONS?

Email: Talega@ciramail.com

The views and opinions expressed in the articles and advertisements in Talega Today are not necessarily shared by management, the TLC Board of Directors, or the TMC Board of Directors.

2025 – 2026 Fiscal Year Budgeted Expenditures

Talega's 2025-2026 fiscal year has begun

For 25 years, TALEGA has cultivated a premier community that blends welcoming amenities, high-quality services, and recreational experiences. The volunteer Boards and Committees are committed to guiding TALEGA in a manner that protects the Corporation's value, relevance, and viability.

As a Master Homeowners Association, Talega Maintenance Corporation (Talega) is classified as a not for profit public benefit corporation, that is operated according to the Governing Documents (Articles of Incorporation, CC&Rs, bylaws, and policies and rules adopted by the Board of Directors). These documents create legal duties and obligations for the Association's members to preserve the value, desirability, and attractiveness of the property TALEGA owns and has a responsibility to maintain. To meet these duties and obligations, the Board adopts an annual budget with expenses that are determined in large measure as non-discretionary costs.

Annually, the Budget and Finance Committee, under the direction of the Board provides input and guidance into the preparation of the upcoming year's budget.

With the guidance and oversight of the Board of Directors, the Budget and Finance Committee builds the annual budget to address the costs associated with managing TALEGA'S anticipated expenses, insurance requirements, high-quality services, and long-term success. These factors shape the annual assessment rate.

The Board, Management and Staff have been successful in reducing the overall management costs and maintain existing service levels, accommodate the rise in non-discretionary costs, avoid the potential burden of large increases, and protect the Corporation's financial health. Therefore, the Board has determined that the assessment rate for the 2025-2026 Fiscal Year will remain at \$267 per month.

The following sectors make up the annual Talega Maintenance Corporation Operating Budget:

LANDSCAPE MAINTENANCE TALEGA's largest asset is its landscape footprint, which requires careful maintenance as it ages in a worsening drought climate. In addition, the landscape industry battles labor shortages that impact wage and contract rates. Operational Expenses to maintain and replace the 700+ acres of ornamental landscape. This makes up approximately 28% of the annual operating budget or \$77 per home per month.

WATER & UTILITY RATES As California's drought increases in severity, water service providers are raising rates, implementing restrictions, and cutting back on rebate programs. TALEGA's budget reflects the projected expenditures for TALEGA's current irrigation infrastructure. Operational Expenses for electricity to power the street lights and water to irrigate the landscape within Talega's 1,800 acre footprint. This makes up approximately 11% of the annual operating budget or \$29 per home per month.

ADMIN & MISC EXPENSES Expenses that cover a broad range of operational expenses ranging from Management Company fees, Employee Salaries, Legal Expenses and Insurances, make up approximately 20% of the annual operating budget or \$53 per home per month. Maintaining appropriate insurance coverage for the Corporation is imperative. Since mid-2022, the insurance market has experienced never-before-seen premium increases for both package and umbrella policies. TALEGA has budgeted additional funding for insurance coverage in the 2025-2026 fiscal year. Rising minimum wage tiers and the residual effects of COVID-19 continue to affect the availability and output of the workforce – not just at TALEGA, but nation-wide. As TALEGA's service providers adjust to these impacts, many vendors must increase contract rates in order to continue providing services.

RESERVE FUNDS A critical component of TALEGA's management is reserve funding. This savings program sets aside funds to replace or enhance various assets throughout the Corporation, from parking lots to pool furniture and Streets, Sidewalks, Tot Lots, Pool Facilities, Street Lights, Irrigation systems, and mailboxes. Thanks

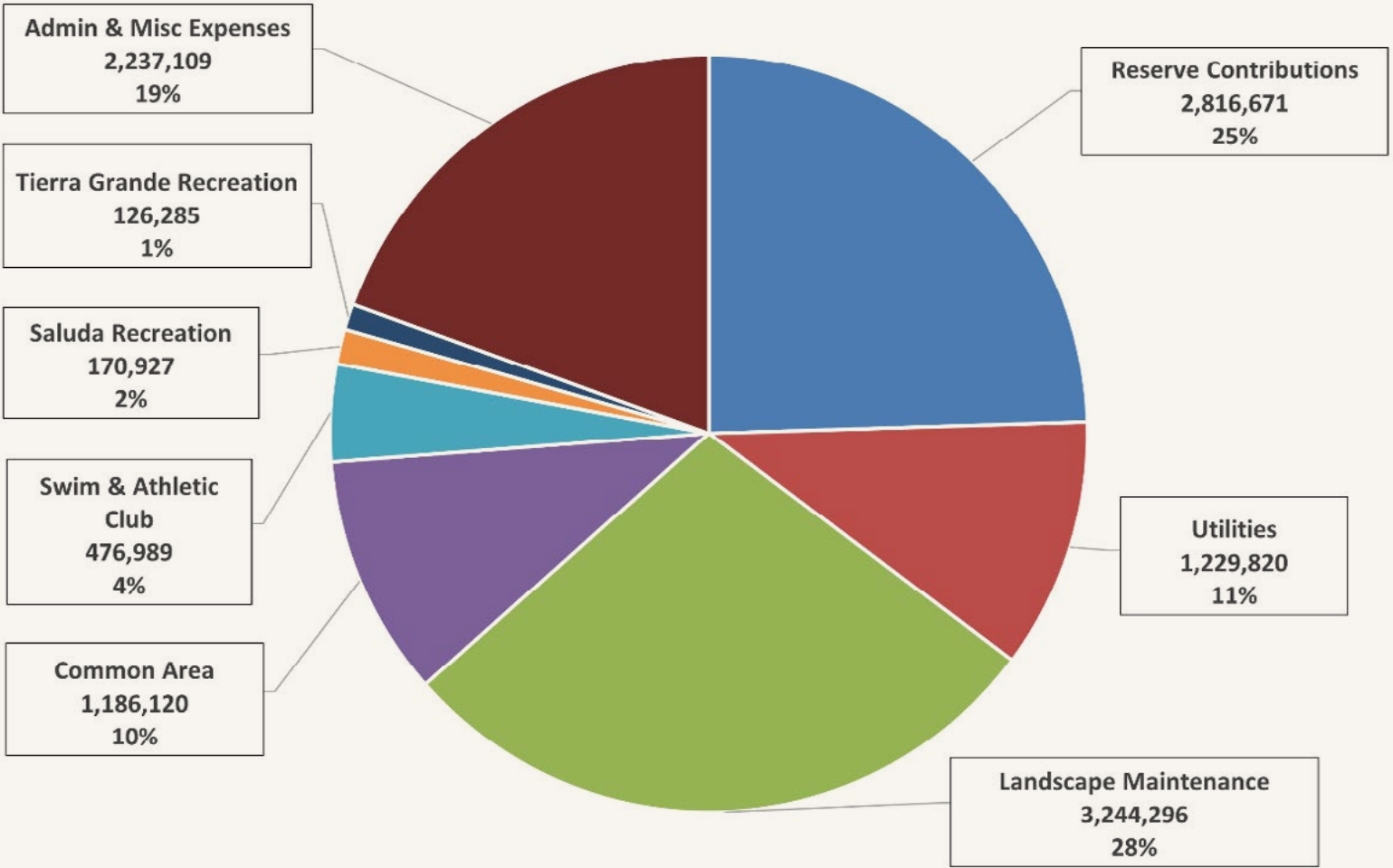


to proactive maintenance, vendor relationships, and strategic project execution, TALEGA's reserve funds are within a healthy range for a community of this size. However, continued contributions to reserves are critical to TALEGA's stewardship. The amount that is set aside each year to provide for the long-term maintenance and replacement of the community common area assets makes up approximately 25% of the annual operating budget or \$67 per home per month.

COMMON AREA Operational Expenses routine maintenance of the tot lots, sidewalks, signage, etc., makes up approximately 10% of the annual operating budget or \$28 per home per month.

RECREATIONAL FACILITIES Operational Expenses to operate and maintain the Talega Swim & Athletic Club, Saluda Recreation Pool and Tierra Grande Recreation Pool. These make up approximately 7% of the annual operating budget or \$18 per home per month.

LOOKING FORWARD The Board's fiduciary responsibility to the Corporation requires realistic examination of assessment levels each year. Annual evaluation of assessments ensures that TALEGA protects its assets now and in the future. The Board of Directors is committed to fulfilling TALEGA's purpose without compromising the quality of life that makes TALEGA a premier community. Items of note are continued annual contributions to the Reserve Study to help repair and replace aging amenities within the community to ensure enjoyment by the members.





VS



TMC: Maintaining Infrastructure & Community Assets

The Talega Maintenance Corporation (TMC) functions as the master homeowners association (HOA) for the community. Its primary responsibility is the upkeep of common areas and facilities, ensuring that Talega remains clean, functional, and visually appealing.

How is TMC Funded?

TMC is funded through monthly HOA dues that every homeowner pays. As of April 1, 2025, the monthly HOA fee is \$267. If a homeowner resides in a gated neighborhood or sub-association, additional fees apply.

Where Does the Budget Go?

TMC's funds are used for:

- Maintenance of Common Areas – This includes landscaping, parks, walking trails, pools, playgrounds, and other shared spaces. The budget ensures that these areas remain safe and well-maintained.
- Operational Costs – Funds cover property management, security, administrative expenses, and the day-to-day management of community services.
- Reserve Funds – A portion of the HOA dues is set aside for long-term projects and major repairs, such as renovating pools or upgrading recreational facilities.

TMC is focused on preserving and improving the physical infrastructure of the community, ensuring Talega remains a desirable place to live.

TLC: Enhancing the Community Experience

While TMC maintains the physical aspects of the community, the Talega Lifestyle Corporation (TLC) is responsible for building the social and recreational environment within Talega. Established by the master developer, TLC was created to foster a sense of community by organizing events, programs, and resident-driven activities.

How is TLC Funded?

Unlike TMC, which relies on monthly dues, TLC is funded through a one-time "Lifestyle Fee" that is charged every time a home in Talega is resold. This fee is 1/4 of 1% of the home's sale price, paid at the close of escrow. These funds are exclusively dedicated to community-building initiatives.

Where Does the Budget Go?

TLC's funds are allocated to:

Lifestyle Events – Every year, TLC organizes events that bring residents together. These include:

- Talega's Tiki Luau – A vibrant summer event featuring Hawaiian music, live performances, and island-themed entertainment.
- Harvest Oktoberfest – A fall celebration with authentic German food, music, and festive games, creating a lively social atmosphere.
- Wine & Cheese – A sophisticated gathering where residents can enjoy wine tastings, artisanal cheeses, and socializing with neighbors.
- Summer Concerts – A community-favorite event where residents can enjoy live music in an outdoor setting, fostering a relaxed and enjoyable summer atmosphere.
- Programs & Clubs – TLC provides funding for resident-driven recreational activities, fitness programs, and social clubs, based on community interests.
- Recreation & Technology – TLC invests in community entertainment, event materials, and digital resources that enhance resident experiences.

TMC vs. TLC: The Key Differences

Feature	Talega Maintenance Corporation (TMC)	Talega Lifestyle Corporation (TLC)
Purpose	Maintains community infrastructure and common areas	Organizes events and enhances community life
Funding Source	Monthly HOA dues from homeowners	"Lifestyle Fee" from home resales
What It Pays For	Landscaping, pools, trails, maintenance, and long-term improvements	Lifestyle events, community programs & clubs, entertainment, and resident engagement
Examples of Spending	Upkeeping pools, maintaining walking trails, facility upgrades and new projects	Hosting lifestyle events, programs & clubs

TMC and TLC work together to maintain the quality of life in Talega. TMC ensures the community looks great and functions properly, while TLC brings residents together through lifestyle events.

As Talega celebrates 25 years of growth, both organizations remain committed to ensuring residents continue to enjoy a well-maintained, vibrant, and connected place to call home.

For more information about HOA dues, events, and programs, visit TalegaToday.com.



Community Reminders

E-Bike Safety

E-bike riders have become a cause for concern due to irresponsible behavior on the streets and sidewalks. It is essential to report each instance of such activity to ensure the safety of all. Please utilize the non-emergency police line at [\(949\) 770-6011](tel:949-770-6011) for reporting such incidents. In case of emergencies, do not hesitate to call 911. Additionally, the usage of Sur-Ron bikes



are prohibited on streets, sidewalks, and parks within the community. To ensure compliance with this regulation, law enforcement will take necessary

action. This measure is in place not only to prioritize pedestrian safety but also to preserve the quality and safety of our public spaces. Your cooperation in adhering to these guidelines and promptly reporting any violations is invaluable and aids in creating a community that prioritizes the safety and comfort of all residents. Together, we can foster an environment where everyone can enjoy the public spaces in our community with confidence and security.

Parking

As a reminder, no vehicles may be parked on the TMC property streets between the hours of 1:00AM and 6:00AM (early morning hours) seven days a week without a safelist. Parking is enforced in Talega by Patrol One. You can contact them directly at [\(949\) 367-8055](tel:949-367-8055) or www.patrol-one.com to safelist a vehicle for up to 14 nights within a 30-day period.

- You must create a safelisting profile at www.patrol-one.com for your address to receive a temporary safelist for yourself or visitor/guest. Their license plate will act as their permit to park overnight after they receive their safelist confirmation number is received for the selected dates.
- You must have an activation code in order to create your profile. If you don't know your code, contact talega@ciramail.com.

Be sure to place the confirmation number on the windshield from the inside of the vehicle. If you live in a sub-association, contact your management company to find out the particular parking rules and parking patrol vendor specific to your association. Those communities are: Carmel, Trinidad, Gallery, Verano, and Talega Village (Alassio/Santalana).

If you require a safelist longer than 14 nights or you need an activation code, contact Talega@ciramail.com.

To learn more about parking, visit talegatoday.com and click on the "for residents" tab and on the dropdown menu click on "parking enforcement" or scan the QR code below.



Little Library

Have you noticed the Little Library in front of the Talega Swim & Athletic Club? Here you can donate books or pick your new favorite read. All donations are appreciated!

Furry Friends in Talega

The weather is gorgeous, that is when we take our furry family members out for walks around the community. Just a reminder: Our furry companions must always be kept on a leash in common areas, sidewalks, parks, and trails. Don't forget to take baggies to pick up after your dog; after all, it is the neighborly thing to do.



Stay up-to-date with facility information and upcoming events

The Talega Swim & Athletic Clubhouse will be closed on Monday, May 26th in observance of Memorial Day. The Clubhouse will reopen on Tuesday, May 27th. For after hours emergencies, please contact [\(855\) 947-2636](tel:855-947-2636).

How to Stay Connected with Your HOA:

Engaging with Your Community

Keeping up with community news and events is easier than ever with multiple ways to stay informed. Whether you prefer digital updates, newsletters, or in-person interactions, Talega offers several channels to ensure you never miss out.

Follow Us on Instagram

For instant updates, follow [@TalegaToday](#) on Instagram. Get alerts about upcoming events like Paint & Sip or Luaus, view photos from past events, and engage with fellow residents by commenting or sending messages.

Visit the TalegaToday Community Website

The community website, [talegatoday.com](#), is the ultimate resource for everything Talega. Key features include:

- **Event calendar:** Track upcoming events, meetings, and club activities.
- **HOA documents:** Access rental forms, budget updates, and community guidelines.
- **Project Updates:** Stay informed about ongoing improvements in the neighborhood..

Bookmark [talegatoday.com](#) for detailed information beyond social media updates.

Tag us to be featured! @TalegaToday



Scan the QR
code to follow
us on Instagram

Utilize the Resident Portal

The Resident Portal provides secure, personalized access to HOA resources. Log in via the "For Residents" tab at [talegatoday.com](#) to:

- Pay HOA dues and set up auto-pay.
- Submit maintenance requests.
- Download essential forms and documents.

Ensure your contact information is current to receive important updates.

Stay Updated with the TalegaToday Newsletter

Mailed bi-monthly and available online, the TalegaToday newsletter covers:

- HOA board updates and policy changes.
- Upcoming events and registration details.
- Educational articles on community topics.

To view past editions, visit [talegatoday.com](#) under the "Welcome" tab.

Sign Up for E-Blasts

Get real-time updates through Talega's e-blasts, including:

- Emergency notifications and facility closures.
- Event reminders and city information.

Subscribe by visiting [talegatoday.com](#) under the "For Residents" tab or email Talegalc@ciramail.com.

Engage In-Person at Community Events

Stop by the Talega Lifestyle Booth at events to:

- Ask questions about community happenings.
- Pick up flyers, newsletters, and other resources.
- Connect with HOA representatives.

Talega ensures you have multiple ways to stay engaged—whether through social media, the website, newsletters, or in-person interactions. Stay informed and be part of the thriving Talega community!

For further assistance, call the Talega Swim & Athletic Clubhouse at [\(949\) 361-8466](tel:9493618466) or email Talegalc@ciramail.com.

Talega's 25th Anniversary

Talega Turns 25: A Year of Celebration & Connection

2025 is a special year for Talega as we celebrate 25 years of community, connection, and unforgettable experiences. This milestone is more than just a reflection on our past—it's an opportunity to embrace the future with exciting events, enhanced amenities, and opportunities to bring neighbors together.

A Year of Festivities: 2025 Lifestyle Events

To mark this 25th anniversary, our Lifestyle Events Calendar will be filled with elevated experiences, special celebrations, and new opportunities to connect with neighbors. Whether you love signature annual events or are looking forward to fresh additions, there will be something for everyone.

Here's a sneak peek at what's in store:

- **Themed Signature Events** – Fan-favorite gatherings, like our Spring Festival, Summer Concert Series, and Fall Harvest Celebration, will be infused with special 25th-anniversary elements, making them even more memorable.
- **Exclusive 25th Anniversary Celebration** – Get ready for a community-wide event honoring Talega's 25 years, complete with live entertainment, activities, and a toast to the next chapter.
- **New Social Gatherings** – Look forward to elevated experiences, including wine tastings, themed parties, and unique pop-up events designed to bring residents together in fun and meaningful ways.
- **Family-Friendly Fun** – Expect exciting movie nights, kids' activities, and interactive events designed to engage the whole family throughout the year.

Exciting Enhancements: Splash & Play Grand Opening

Adding to the excitement, we're thrilled to announce that Splash & Play—a newly renovated water feature—will officially open during Spring Break 2025! This vibrant space will offer families a fun and refreshing place to relax, play, and connect, making it a perfect complement to the year's celebrations.

A Commitment to Community & Connection

At the heart of this milestone is our Talega community—the residents who bring energy, warmth, and excitement to every gathering. In 2025, we encourage everyone to engage, connect, and celebrate together. Whether you're attending a lifestyle event, joining a club, or meeting new neighbors, this year is about strengthening the bonds that make Talega special.

We can't wait to celebrate with you! Stay updated by visiting talegatoday.com, following [@TalegaToday](https://www.instagram.com/TalegaToday) on Instagram, and subscribing to community e-blasts. Let's make Talega's 25th year the best one yet!

Pool Reminders

Make a Splash: Pool Rules & Safety Guidelines for a Fun-Filled Summer

As temperatures rise and pool season is in full swing, it's time to dive into summer fun! To ensure a safe and enjoyable experience for everyone, please take a moment to review the important pool policies and guidelines below.

Guest Policy & Pool Usage

Each residence may bring up to five (5) guests per day to the pool facilities. While all pools are open for recreational use, lap pools are designated specifically for lap swimmers.

To respect their space, please avoid hanging on the lane lines or swimming across lanes while they are in use.

Flotation Devices & Water Toys

For safety purposes, only U.S. Coast Guard-approved life preservers (PFDII) are allowed. These life vests, marked as "Coast Guard Approved," are available in various sizes and can be purchased at local sporting goods stores for around \$30.

Permitted water toys include:

- ✓ Inflatable beach balls
- ✓ Diving rings and similar pool toys
- ✓ Plastic masks and goggles
- ✓ Not Allowed: Foam noodles, pool floats, or large inflatables, as they can create safety risks and damage the pool's circulation system.

Pool Closures & Red Flag Alerts

Unexpected pool closures? Look for the red flag displayed outside the clubhouse to indicate when a pool is closed due to maintenance or unforeseen issues. For real-time updates, call [\(949\) 361-8466](tel:949-361-8466).

Pool Monitors & Safety Breaks

Pool monitors will be on-site throughout the summer to promote a safe swimming environment and enforce Talega Maintenance Corporation (TMC) policies. However, pools operate under a

"Swim at Your Own Risk" policy, meaning parents must supervise their children at all times.

To keep our pools clean and accident-free, safety breaks will be observed every hour. These 10-minute breaks provide a great opportunity to hydrate, use the restroom, and reapply sunscreen. Only lap swimmers and swim lessons are exempt.

Additionally, for hygiene reasons, all young children must wear rubber swim pants over their swim diapers. These are available free of charge at the TSAC office or from a pool monitor.

Red Flag: Look for the red flag outside of each facility to indicate any pool closures due to unexpected reasons. You may also call [\(949\) 361-8466](tel:949-361-8466) for detailed information about the pools.

Swim Lessons with Approved Instructors

Residents can take advantage of swim lessons provided by Talega-approved instructors at the Talega Clubhouse Pool. Lessons are not permitted at the Saluda or Tierra Grande Pools. A list of authorized instructors for 2024 will be

posted outside the pool gates.

If you notice unauthorized instructors, please report them to management at talega@ciramail.com or call [\(949\) 361-8466](tel:949-361-8466).

Planning a Poolside Gathering?

Thinking about hosting a pool party? Gatherings are only permitted at the TSAC Clubhouse Pool and must be scheduled in advance. Events can take place Monday through Saturday, from 9:00 a.m. to 5:00 p.m., with a maximum of 24 guests.

To book a gathering or request an application, contact the on-site office at [\(949\) 361-8466](tel:949-361-8466) or email talega@ciramail.com.

By following these guidelines, we can all enjoy a safe, fun, and refreshing summer at the pool. See you in the water!

Exciting News: Splash & Play to Open in Summer 2025

The highly anticipated opening of the new Splash & Play is set to arrive just in time for Summer 2025 at the Talega Swim & Athletic Club! This exciting project is designed to provide a vibrant and refreshing space for residents of all ages to relax, play, and connect.

A Space for Fun and Community

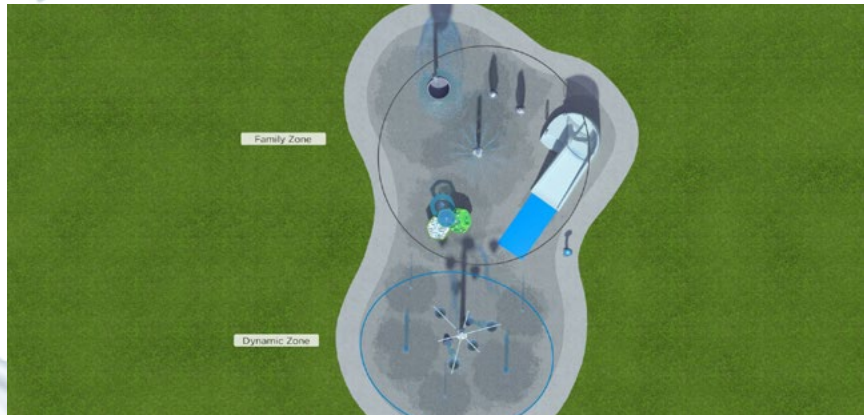
The new Splash & Play will feature interactive water elements that encourage both active play and relaxation, making it the perfect spot for families to enjoy warm California days. Whether you want to beat the heat, enjoy some water fun, or connect with neighbors, this upgraded amenity will be a perfect complement to the club's already exceptional recreational facilities.

Construction is Underway!

Work is already in progress, and we can't wait to unveil this exciting new space to the community. The transformation of Splash & Play reflects the club's commitment to continuously enhancing its facilities, ensuring that residents have access to the best recreational experiences.

Stay Tuned for the Grand Opening!

We will be sharing more updates as the project nears completion, including the official opening date. Get ready to dive into a fresh new era of fun at the Talega Swim & Athletic Club in Summer 2025!



Neighborhood Delegates

Talega has nearly 11,000 residents spread across 37 unique neighborhoods. We want every member to be properly represented which is why we have Neighborhood Delegates to assist with the governance of this large, master-planned community.

If you...

- Care about your community and want to make a meaningful contribution
- Are actively engaged with your neighbors, observant, respectful, and a good listener
- Can be a positive voice for the community, relay perspectives on matters that are relevant to the membership, and solicit feedback when requested by TMC or its Board of Directors

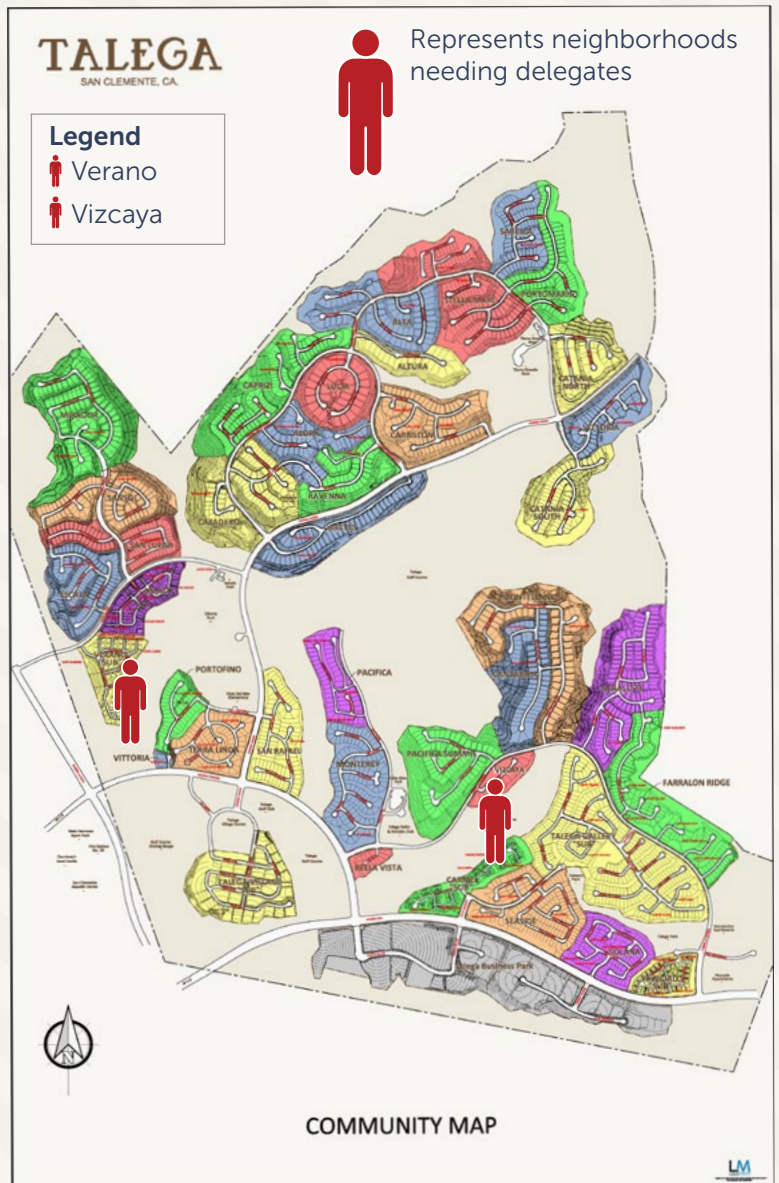
We would like you to consider becoming a Neighborhood Delegate!

Your commitment?

- Attend 4 to 6 Neighborhood Delegate meetings a year (at Talega Swim & Athletic Club)
- Keep a pulse on your neighborhood, report issues, feedback, and suggestions as deemed appropriate
- Proactively keep your neighbors informed on major issues that affect both your neighborhood and Talega
- Represent your neighborhood constituents during the Election of Directors at the Annual Meeting, as well as validate counts and homeowner proxies, and cast proxy ballots when requested to do so by a neighbor

Requirements?

- You must be a Talega homeowner
- You must be approved by the Talega Board of Directors



What's in it for you?

- Direct interaction with the Board of Directors
- The opportunity to better understand all of the operational and governance aspects of our great community, including better visibility to the City of San Clemente
- The opportunity to engage with your neighbors beyond just a casual, "Hello"
- Special guest speakers
- The respect and gratitude earned for your contribution to our community
- Priority reservations for Talega's large events
 - Wine & Cheese
 - Luau
 - Oktoberfest
- New Delegate Meet-n-Greet Block Party





Successful Architectural Submittals

Planning on making improvements to your home or property?

Your plans may include updating your front yard or backyard landscaping, changing the paint scheme on the outside of your home, adding solar panels to your roof, updating windows or doors, or putting a pool in your backyard. The possibilities are endless!

The architectural page on talegatoday.com has most everything you need to know about making changes to your home. Resources include links to online paint schemes, downloadable and text searchable architectural guidelines and a PDF fillable architectural submittal packet with a checklist and instructions.

Design Review Committee Tip!

Be sure to read Talega's architectural guidelines before planning your project and meeting

with your architects, designers and contractors. Also, provide your design and construction team with a copy of the guidelines so they can design your vision in a way that honors the traditions and character of Talega.

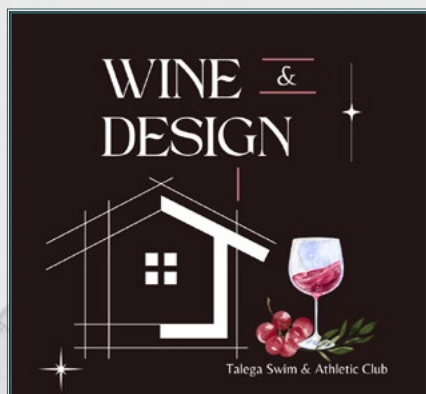
Need Help? Master your architectural submittal like a pro! The monthly Wine and Design events are a pairing of good wine with a deep dive into Talega's architectural guidelines, answer questions and demystify the review process no matter what stage your project is at.

Watch for e-blast notices inviting you to make an appointment for an upcoming Wine & Design workshop event. These meetings can save you tons of time so you can get to enjoying your new improvements sooner rather than later.

Here's what some of your neighbors have said about the Wine and Design workshops:

"The one-on-one time with the architect to briefly review our plans and ideas will save us time and money! They are very helpful and knowledgeable, and the environment is relaxed and not intimidating. I had a very positive experience!"

"We found our wine and design session extremely helpful in terms of us submitting a complete application. The architect and the TMC GM were very attentive and informative. We feel we'll submit a successful, as well as compliant application on the first try."



Upcoming dates are announced monthly so please check your e-blasts and the TalegaToday community website.



If you have further questions or need help getting started, please contact: Talega's Architectural Review Coordinator at TALEGA@ciramail.com or call (949) 361-8466



Simplify Your Payments and Stay on Track

Don't worry—we've got you covered with several convenient payment options tailored to fit your lifestyle. Take a look at your choices and pick the one that works best for you:

ACH

Streamline your payments by enrolling in ACH automatic bill payment through the GrandManors Resident Portal. Please make sure you login to the resident portal under the "for residents" tab on talegatoday.com.

Once set up, your payment will be automatically drawn from your bank account on the 2nd or 3rd of the month and posted to your account by the 5th or 6th, depending on holidays or weekends. This stress-free option saves you time and ensures you never miss a deadline.

Fast and Flexible Online Payments

Need flexibility? Use the GrandManors Resident Portal to make a one-time payment with your bank account or credit card. Credit card payments are subject to a small processing fee, but both methods are quick and easy. Payments typically post to your account within 72 hours, depending on weekends and holidays.

Bank Bill Pay Made Easy

If you're already using your bank's bill payment system, you can add Talega Maintenance Corporation to your list of payees. This is a reliable method that can take 10–14 business days to post to your account based on your bank's processing times. Plan ahead to make sure your payment reaches on time!

Mail-In Option

Prefer the classic touch? You can always write a paper check and mail it to the following address listed on your statement. This option works well however, it's important to allow up to 14 business days for your payment to post to your account. Be sure to mail your check early to avoid any posting delays!

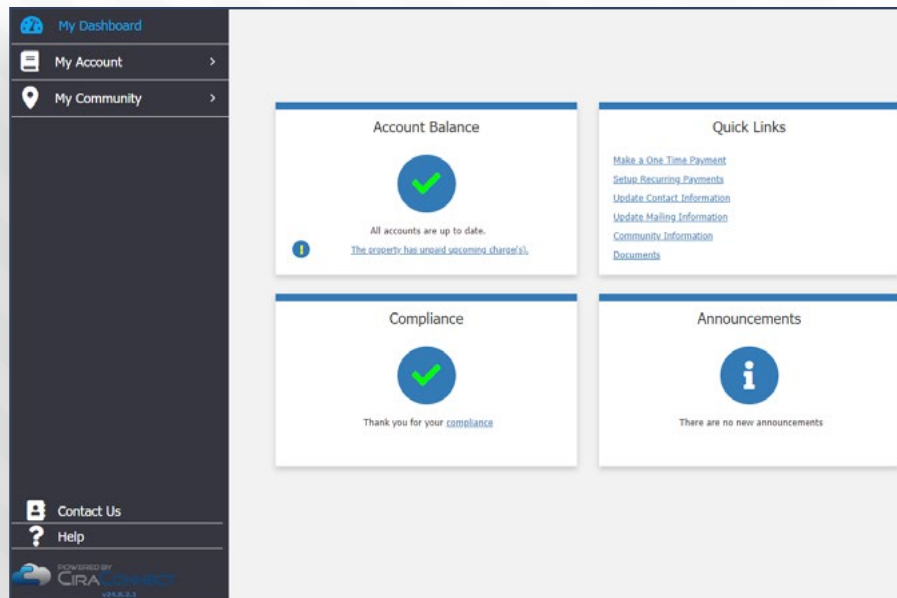
Make sure you are checking the Resident Portal periodically for information about upcoming payments.

Payments are due on the 1st of every month, to avoid late fees your payment must post to your account by the 15th of each month.

We're committed to providing payment options that are simple, secure, and fit your needs. Choose the method that works best for you, and rest assured knowing your payment is

taken care of on time. Don't let late fees catch you off guard—stay on top of your payments and enjoy peace of mind!

In order to stay up-to-date, please login to the Resident Portal under the "for residents" tab on talegatoday.com.



Scan the QR code to subscribe to e-blasts

Talega Celebrates 25 Years of Lifestyle Events

Talega is proudly celebrating 25 years of community, connection, and unforgettable lifestyle events that have brought residents together year after year. Since its development in 1999, Talega has become known for its exciting seasonal celebrations, family-friendly gatherings, and signature events that make the community a vibrant place to live.

A Legacy of Events That Bring Talega Together

For the past 25 years, Talega has hosted a variety of signature events that have become a cherished part of the community's culture:

- Talega's Tiki Luau – A lively summer event filled with Hawaiian music, traditional performances, and island-inspired fun, bringing a tropical atmosphere to the community.
- Harvest Oktoberfest – A festive fall celebration featuring authentic German cuisine, music, and entertainment, where residents gather to enjoy great food and good company.
- Wine & Cheese – An elegant evening of wine tasting and gourmet cheeses, offering a perfect setting for residents to relax and socialize.
- Summer Concerts – A beloved seasonal series of live outdoor music, where families and friends come together to enjoy warm summer nights and great performances.

25 Years of Memories and Tradition

These events have helped shape Talega into a community built on togetherness, where residents become friends and traditions bring everyone closer. Each year, families come together to celebrate the seasons, creating memories that span generations.

Looking Ahead to More Exciting Events

As Talega marks its 25th anniversary, the community is committed to continuing these beloved traditions while introducing new ways for residents to connect. With every event, Talega shows its dedication to fun, family, and community.

Here's to 25 years of Talega events and many more to come!



Talega Upcoming Events

To learn more information about this event, visit talegatoday.com under the "Events & Programs" tab and on the dropdown menu click "Talega events".



Join us on Friday, June 6th from 12PM – 3PM

at the Talega Swim & Athletic Club for Summer Splash Pool Party!

Enjoy activities like water games, DJ music, popsicles, lemonade stand, summer crafts, inflatables & more!

Best for ages Elementary through Middle School.

*For Talega residents only.

To learn more information about this event, visit talegatoday.com under the "Events & Programs" tab and on the dropdown menu click "Talega events".



Talega's 2025 Summer Concert Series

Join us on the following dates at Calle Altea Park for Talega's 2025 Summer Concert Series!



ABBA LA
June 14th 6PM-8PM



Yachty by Nature
July 12th 6PM-8PM



The Smith Contemporary Country
July 26th 6PM-8PM



The Trip 80s 90s 2000s
August 9th 6PM-8PM



Scan the QR
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website



Scan the QR
code to follow
us on Instagram



Scan the QR
code to sign up
for email blasts

Block Parties

With the new year in full swing, it's the perfect time to gather your neighbors and host a block party! As of January 1st, 2025, the block party reimbursement quantity for each community was reset to **(4) approved block parties per community area within Talega.**

Don't miss the opportunity to gather your neighbors and have some FUN. Talega Lifestyle offers (4) block parties per neighborhood annually with a possible \$400 towards cost reimbursement. This program encourages neighbors to socialize and celebrate life's memorable moments with each other!

To have your block party application approved, please submit the following documents in one cohesive email submission to Talegalc@ciramail.com:

- Pre-block party application
- Invitation
- Invitation list (names & addresses)

Residents may also drop off the completed application documents at the Talega Swim & Athletic Club office anytime from 9:00AM – 5:00PM. Management will review the application materials, and approved residents will be contacted and notified of their block party reimbursement application status.

Block party ideas:

- Flower Arrangement Party
- Potluck
- Night
- Cook-off
- Smoothies & Yoga
- Sunshine Breakfast

Check out the community website at talegatoday.com for an application and guidelines.



HANG LOOSE

Kat Partma, (949) 538-6588
kathypartma@aol.com

Hang Loose is a walking and social group for mature women. We welcome new faces. Come "walk and talk" with us and HANG LOOSE. Every Monday and Wednesday at 9:00AM.

Local meeting locations vary. Please call or email for current schedule.



SINGERS COMPANY

Erika Johnson, (562) 318-9454
erika@singerscompany.com
talega.singerscompany.com

Singers Company is a non-competitive performing group for girls age 4 through 3rd grade. Our goal is to provide a fun environment to inspire young girls with confidence through music and dance.



Mondays from 2:40PM-3:30PM, 3:40PM - 4:30PM (ages 4 years to kindergarten), and 4:40PM-5:30PM (1st-3rd grade) in the TSAC Terrace room.

TALEGA MOMS

Membershiptalegamoms@gmail.com

The Talega Moms Club is a support group geared towards mothers with children ages 0-5. They often say, "it takes a village to raise a family" and we are fortunate to have our own village to lean on, especially during the early years of parenting. We have numerous weekly play dates, as well as several monthly events such as Donuts at the Park, Mom's Night Out, All Member Outings, and various kids holiday events. We are a non-profit organization and conduct service projects each year benefitting mothers and children.



TALEGA BOOK CLUB

Viv Shaw, (951) 313-1342
vtsteach@cox.net

The Talega Book Club meets on the third Tuesday of the month at 4:00PM at the TSAC Clubhouse fireplace room.

Please contact Viv Shaw for upcoming book selections. Everyone is welcome!



Please note: All attendees of any sports or activities must be a Talega resident.

STRETCH. CORE. BALANCE.

Stacy Agosto, Instructor RYT-200,
(949) 632-1176

talegayoga@gmail.com

www.talegayoga.com

This class is designed to strengthen muscles and core while improving endurance and flexibility. We will combine yoga poses with the use of an exercise ball and Yoga TuneUp balls.



The exercise ball will help strengthen the core, lower back, and balance. The Yoga TuneUp balls will be used to relax the muscles and increase circulation. Students will learn techniques to improve posture, strengthen core, and relax.

Text or email Stacy for pricing information.

RSVP for class via email or text info (5-student minimum; payment is due before session begins.) Items to bring: Yoga mat and strap, 2 blocks, 2 Yoga TuneUp balls (or handballs), and a 10" exercise ball.

TALEGA TIGER SHARKS

Mary McLaughlin, Coach, (949) 293-5772
swimtalega@gmail.com

Summer Swim dates: June 9th - August 14th

Join the fun and improve your swimming skills with these swim camps and classes. Group and private swim instructions are available.

Stop by the pool or visit us on Facebook to book a class or a lesson that meets your swimming goals.

This is the perfect class to prepare for Jr. Guards, surf camp, and summer swim team. Participants must be able to swim independently. Designed to increase overall fitness and confidence in the water.

Registration and fees are taken in-person on the first day of class.

SWIM CONDITION CLASS:

Swim Condition Class is offered Monday/Wednesday OR Tuesday/Thursday from 4:00PM to 5:00PM at Saluda Pool.

Swimmers must be 6 years of age and able to complete 25 yards of freestyle. This is not a learn-to-swim class. Swimmers will learn all four (4) swim strokes, turns, starts, (weather permitting) and increases endurance.

This is a fun, non-competitive environment to enhance your fitness and stamina. Come join the Tigersharks at the Saluda pool above Liberty Park! Contact Coach Mary for more details at [\(949\) 293-5772](tel:9492935772).

For updates, gives us a follow-on Instagram [@TalegaTigersharks](https://www.instagram.com/TalegaTigersharks) and we will see you at the pool!

Questions regarding the Talega Swim Program? Contact Coach Mary McLaughlin at [\(949\) 293-5772](tel:9492935772).

Please note: If you have inquiries for registrations, class schedules, costs, etc., that go beyond what is listed for that specific program, please contact the instructor directly.



Please note: All attendees of any sports or activities must be a Talega resident.

TLC

TALEGA LIFESTYLE CORPORATION

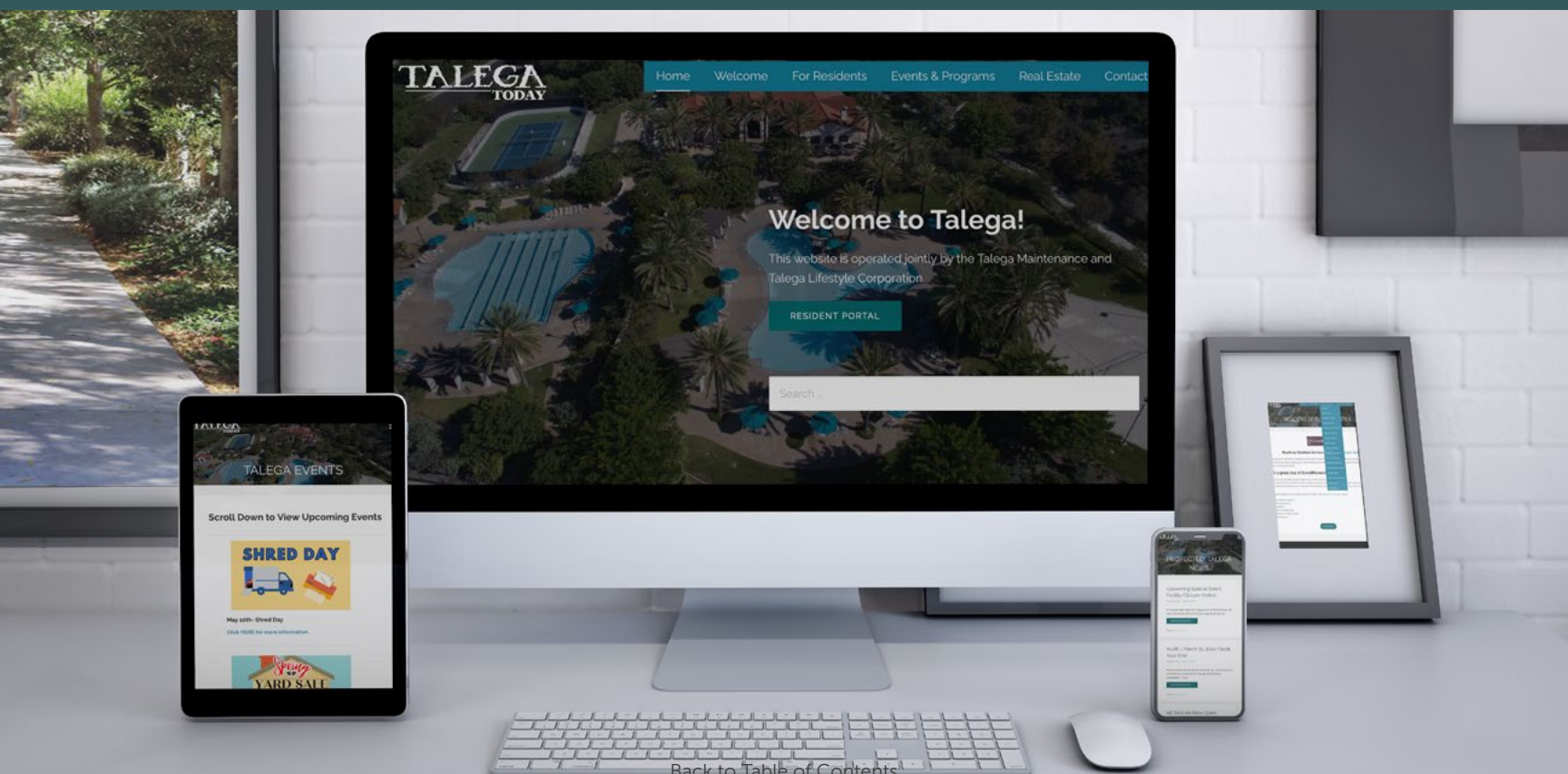
TMC

TALEGA MAINTENANCE CORPORATION

Gm GrandManors
A Division of RealManage, LLC

100 CALLE ALTEA
SAN CLEMENTE, CA 92673

Keep up-to-date with all the happenings in Talega from news, projects, and events by visiting the community website at talegatoday.com



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