



The Villas Voice

A Newsletter for the Villas Community Association of
Rancho San Joaquin, Irvine, CA
www.rsjvillas.com April, 2019

Villas Homeowner Association Meeting

Next Meeting Date: **Tuesday, May 28, 2019**
at the Rancho Senior Center. Unless noted
otherwise, the meetings begin at 6:45 p.m.



Pool Season is Here!

- Please remember to return furniture to its original placement and close umbrellas when not in use. On windy days, we've had umbrellas end up in the water! It only takes a moment to close them back up.
- Pool Rules are listed in your Residents' Guide and posted on the Bulletin Board. Please take a moment to review before using the pool area.
- Pool heater is on and ready for your enjoyment!



Thanks for helping to keep our community pool area a place for everyone to enjoy.

VILLAS COMMUNITY ASSOCIATION MANAGER

Optimum Professional Property
Management Inc. (ACMF)

230 Commerce #250, Irvine, CA 92602
Phone: (714) 508-9070

Regular Business Hours 8:00 AM – 5:00 PM
24-hour service for after-hours emergencies only:
(714) 741-2685

Senior Certified Community Association Manager:
Morgen Hardigree, CCAM-ND
Email: Mhardigree@optimumpm.com
Visit: www.optimumpm.com



Tile Roofing Project

The Villas tile roofs are original and have lived their full life expectancy. The BOD has selected a contractor and the replacement project will begin in the next couple of months.

This project requires city permits, as part of the permit process, all units are required to have both a smoke and carbon monoxide detector.

The roofing contractor will be posting information regarding schedule and what residents will need to do to prepare.

Every effort will be made to make this the least intrusive as possible. Remember a little inconvenience now will ensure a dry and good looking roof this next rainy season!

Please stay tuned for more information.

Coyote Alert!



There have been recent, frequent sightings of coyotes in our area. For your safety, please be aware of your surroundings when walking and don't leave your pets out unattended.



Pet Waste – A Continuing Problem

The Villas Board continues to receive numerous complaints about owners not cleaning up after their pet.

Please be respectful of the Community and your neighbors and do your part to comply with the Villas Pet Rules and clean up after your dog.



Thank you!

Seasonal Tips

Place Saucers/Risers under plants:

Potted plants are a great way to bring color to your patio, but without proper drainage, the water from them can rot the top surface of your patio wall. Use saucers or, better yet, elevate your plants with pot risers so the surface can properly dry out. Even an inch or two of space gives the shelf a chance to dry out between watering's and saves it from rot or expensive repair. Damage to the surface would be the responsibility of the homeowner and can easily be avoided – Thank you!

Schedule spring HVAC maintenance:

Schedule an appointment for your AC inspection and tune-up to help avoid a breakdown in the middle of a Heat Spell.

Replace furnace filters: Clean filters make your HVAC system run more efficiently, so it distributes cool air better and cuts your energy costs. Plus, it's an inexpensive and easy task.

Inspect and maintain your Gas Grill:

Inspect all hoses on the grill. Look for brittleness, cracking, holes or tears. Ensure that all connections are tight.

Check your gas cylinder for rust, corrosion, punctures or any visible external damage. Have your fire extinguisher in good order and handy. Please reference the Residents Guide for rules regarding grills.

Inspect window screens: With warmer weather, windows will be open to catch the breeze. Now is a good time to have your windows cleaned and screens repaired. Not only does this keep out pests, it also keeps up the appearance of your home.

Keep trash areas clean and lids closed: We have 5 trash enclosures in the Villa's. Please make sure that all garbage and recyclables are in their appropriate containers and the lids are closed. If a dumpster is full please use one of the others within the community. We all need to do our part to keep rodents and other scavengers away.

Looking to get involved?



Technically, you're already involved. When you purchased your home within the Villa's, you are a member of our community. You have the ability to vote on new rules, regulations, etc. Your community may assign a property management company, but the HOA board always controls the rules in your community. If you want to get more involved, joining the HOA Board may be the natural place for you. If you are interested contact our community manager, Morgen Hardigree, or speak with any current Board Member to find out more.

Get to know your neighbors!

You never know when you will need to count on that person next door! Power outage, health problem, earthquake, any one of these problems will make you glad you know you have someone nearby to lean on in a tough time! Take a moment out of your day to say hello or share. You will enrich your life and increase your safety net!



**For more information about The Villa's
please visit our website.**

www.rsjvillas.com