



The Villas Voice

A Newsletter for the Villas Community Association of
Rancho San Joaquin, Irvine, CA
www.rsjvillas.com February, 2017

Villas Monthly Board Meetings are held the 4th Thursday of each month at the Rancho Senior Center. Unless noted otherwise, the meetings begin at 6:45 p.m.

Next Meeting Date: February 23, 2017

2017 Board of Directors Election

The Annual Membership Meeting and Election of The Villas Community Association was held on January 26, 2017. Congratulations to the following community residents who have been elected to serve as our Board of Directors!

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Cathy Lewis	President	2017
James Weaver	Vice President	2018
Elizabeth Kojian	Treasurer	2017
Daniel Wells	Secretary	2018
Jill Cooper	Member-at-Large	2017

Did you know the City of Irvine is...

- Ranked **#1 Major City in Fiscal Strength** by The Fiscal Times
- According to FBI crime statistics, designated **America's Safest City** for 11 consecutive years for cities with populations of more than 100,000
- Has been named one of the **Best Places to Live 2017** by Sunset Magazine
- Is identified as having the **8th Best Park System in the U.S.** by the Trust for Public Land.

Mail Thefts

A resident recently reported theft of outgoing mail from one of the Villas Mail Box Units (MBU). Willful damage to mailboxes or theft of mail are Federal crimes (felonies), punishable by fine or imprisonment or both.

The only way to successfully steal mail from an MBU is for the mailman to have left the door open, unlocked (an error that sometimes occurs) or a thief to use a sticky substance and remove whatever pieces they can pull out from the narrow slot in the door. To open an MBU requires a special Arrow Key, which only the Post Office has. They are checked out in the morning and turned in at night, rarely lost. It is possible for loss to occur somewhere else further on along the line. It is nearly impossible to solve these problems.

THE BEST WAY TO AVOID THEFT- take outgoing mail to the Post Office and deposit it **INSIDE**. Do Not leave mail in a collection box, anywhere, any time.

If you believe you have been the victim of mail theft, recommended action includes filing a police report and reporting the suspected theft to the United States Postal Inspection Services on line at <https://postalinspectors.uspis.gov/> or by phone at 1-877-876-2455 (press option 3).

Patio Drains



With the considerable amount of rainfall and winds we have experienced lately, we would like to take the opportunity to remind residents whose homes include an interior atrium/patio that it is vitally important to be vigilant about keeping your atrium/patio drain clear. Do not cover it and be sure it is not clogged with leaves or other debris.

Raised drain covers that fit the opening can be purchased at a local hardware store. This drain cover can prevent both you and your neighbors a lot of heartache and expense, as any water that seeps into your neighbors' walls **is your financial responsibility to repair**.

Please take this simple step to protect your, and your neighbors, property.

Sandbags Available



Irvine residents can get 10 free prefilled sandbags at the City's Operations Support Facility, 6427 Oak Canyon Road, Irvine. Please check in at the front office; staff will direct you to the sandbag pickup area. Be prepared to show proof of Irvine residency prior to picking up your bags.

Public Works staff is available to assist during the following hours: Monday-Thursday 7 a.m. to 4 p.m.; Friday 7 a.m. to 3 p.m.; closed Saturday and Sunday.

Call 949-724-7600 for more information.

Please Don't Feed the Wildlife

Feeding a wild animal may seem harmless, but feeding wildlife can have serious effects for both the animals and humans.



- "People" food isn't good for animals. It can cause disease, mouth and throat injuries to the animal and even death.
- Feeding wildlife can make them dependent on humans as a source of food and they may become unable to survive on their own.
- Wild animals can lose their natural fear of people once they become used to humans feeding them. It puts people at risk and they can become a nuisance.
- Wild animals can be unpredictable. A wild animal may see people, including children, as a threat and may attack to defend itself.
- Leaving food on the sidewalk or common area for a rabbit, squirrel or duck, can have unintended results - attracting coyotes, bobcats, or rats.

Preventative Measures

In addition to atrium/patio drain covers and sandbags, **remove standing water**. Don't allow pools of standing water to form near your home. These preventative efforts will go a long way toward ensuring a safe environment for you and your neighbors.



Holiday Lights

As a gentle reminder, per our Residence Guide, holiday lights should be removed by the end of January. If you still have lights up, please take them down and store until next year. Thanks!

VILLAS COMMUNITY ASSOCIATION MANAGER
Optimum Professional Property
Management Inc. (ACMF)

230 Commerce #250, Irvine, CA 92602
Phone: (714) 508-9070 X 292

Regular Business Hours 8:00 AM – 5:00 PM
24-hour service for emergencies

Community Association Manager:
Morgen Hardigree, CCAM-ND

Email: Mhardigree@optimumpm.com
Visit: www.optimumpm.com



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Next Meeting Date: May 25, 2017

Feeding Wildlife / Bird feeders

The Villas has seen an increase in the number of rodents in the area. Please do not leave food outside for wildlife, as it draws these pests, which can be difficult and expensive to remove.

While birdfeeders don't necessarily attract mice/rats/squirrels, they can make their presence more visible. Birdfeeders should be maintained and hung within the confines of your patio – not in the common area.

- Keep feed off the ground
- For seeds and nuts, use feeders they can't access:
 - A freestanding pole with a baffle will block climbing animals
 - A hanging dome baffle will protect feeders hanging from trees
 - Weight-sensitive feeders shut out rodents. Most window feeders are safe from rodents

Tree Trimming

Great Scott Tree Service is the contractor used by the Villas for our tree trimming needs. All employees are Wildlife Certified and proactively observe Great Scott's Bird Protection Policy. Trees with active nests will be tagged and will not be trimmed until after the birds are gone.

Summer Fun!

❖ National Night Out...

Join the Irvine Police Department on Tuesday, Aug. 1st from 5:30-7:30 p.m. as they celebrate National Night Out. Meet officers, glimpse police vehicles and enjoy activities and handouts for kids. Check IPD's social media pages for more details in the coming months.

Cypress Community Park 255 Visions Irvine, CA 92620	University Park 1 Beech Tree Lane Irvine, CA 92612
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❖ BBQ Save the Date

The Villas Annual BBQ is being planned for **Saturday, August 26th**. Please plan on joining us for a fun-filled evening. More details to follow.....

❖ Pool News

Summer is just a short time away and the pool area is a great place to relax and enjoy the warm weather.

- Pool Rules are listed in your Resident's Guide and posted on the Bulletin Board. Please take a moment to review before using the pool area.
- We will begin work shortly on a new pergola for the pool house. When the pergola goes up, we will have a few days of pool closure, but we hope you will all enjoy it once in place! The goal is to have it complete before Memorial Day weekend.
- For those who want to enjoy the pool, the heater was turned back on in April.
- 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.

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

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 waterings and saves it from rot or expensive repair. Damage to the surface caused by your plants would be the responsibility of the homeowner and can easily be avoided

– Thank you!

Property Management

A property manager handles the day-to-day issues that arise for homeowners and manages the financials and business needs of the HOA. Homeowners should contact the Villas property management company to relate issues/ concerns related to their own property or

property within the community. Communication is the key to avoiding and resolving problems, and Optimum has a dedicated staff available to address concerns in a timely manner.

Contact information is below:

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Recycling Tips:

Recycling centers are operating more efficiently than ever. However, certain “offenders” can slow down the process or contaminate the load. You can help by keeping these items out of the bin.

Do Not Recycle:

- Loose plastic bags and film
 - Plastic shopping bags
 - Bagged recyclables – keep recyclables loose in the cart
 - Plastic storage bags
 - Plastic stretch wrap and film
- Food waste
 - Food scraps
 - Food-soiled containers
 - Soiled paper products
- Polystyrene foam cups or containers
 - Egg cartons
 - Packing popcorn
 - Take-out containers
 - Drinking cups

Also, do not include...

- Needles or medical waste
- Plastic utensils
- Fast food packaging
- Shredded paper
- Broken / sharp glass
- Shower curtains
- Hoses
- Ceramic materials
- Cloth / clothing
- Hazardous items e.g. paints, oil, batteries, fluorescent bulbs
- Engine blocks
- Used tire



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July, 2017

Pool Usage



Summer's well on its way, and with the hot weather comes the need for a refreshing swim. It's highly beneficial for you, as the homeowner, to know the Villas rules of usage and your responsibilities to friends/family taking advantage of the community swimming pool!

Please take a moment to review The Villas Pool Rules. These rules are posted on the bulletin board and are also listed in the Residents Guide. The rules allow for an enjoyable experience by everyone. Although they can sometimes seem restrictive, pool rules are there to ensure the health and safety of every pool visitor.

- When you enjoy the community pool, be a good neighbor. Obey posted rules.
- Don't bring electric devices around the pool. Water and electricity don't mix — this can be dangerous around the pool.
- If you would like to listen to music, be courteous and use earbuds – not everyone likes, or wants, to listen to your music.
- Don't hold conversations on your cell phone at the pool. Voices carry around the water and can disturb other pool users. Your conversations should stay private.
- Respect pool hours. Neighbors who live close by may not enjoy your late-night foray into the hot tub or pool.

Villas pool hours are:

Sunday-Thursday: 6:00 am – 10:00 pm
Friday-Saturday: 6:00 am – 11:00 pm

Infractions of the pool rules may be, and should be, acted upon by any adult resident by politely advising the offending party of the infraction. Continued disregard of the rules may be reported to the Villas property management company for follow-up.

Please remember that a sense of community pride and a spirit of cooperation can ensure the pool will be an area of relaxation for everyone.



The Villas 2017 Annual Block Party

DATE: Saturday, August 26, 2017

TIME: 5 pm to Sunset

PLACE: Parking Lot Next to the Pool

THEME: Community Member Ava Park has volunteered to supply the entertainment.

PLEASE JOIN US: This special evening allows us all to renew friendships with our neighbors and meet new residents who have recently moved to the Villas.

WHAT WE'LL HAVE: We will supply hamburgers, buns and all the trimmings, soft drinks, music and fun activities.

WHAT YOU CAN BRING: Your favorite side dish, salad, or dessert for 10 people, along with your own "adult" beverage, if you like.

WHAT WE NEED:

We need community volunteers! Can you help? Greeters, Table Decorators and clean up. Please contact Morgen Hardigree (mhardigree@optimumpm.com) if you would like to be on the volunteer staff list.

Thank you...we'll see you at the party!

Storage Closets

Recently we've had a few occurrences of tampering with resident's storage units. Please remember that storage closets are available on a first-come, first-served basis. In the Villas, there is not a storage unit for each address, so please limit your use to one closet only so that as many homeowners as possible have access to storage.

If you become aware of an empty closet, you may use it, with the exception of utility closets.

Utility closets may not be used for any storage. Any items found stored in a utility closet are subject to disposal.

If you see anyone tampering with the lock on a storage unit, please report it immediately to Optimum Professional Property Management. Thank you.

Newspaper/Flyer Distributions

Small things can make a difference, and the appearances of safety are extremely important. Removing unwanted newspapers and flyers from in front of your garage or home can help in deterring vandalism and keeping our community safe.

We have no control over delivery of these items; they can be distributed, even if a "No Soliciting" sign is posted, so long as they don't knock on your door

Items that pile up in front of your home or get blown into the bushes can signal that your home may be unoccupied and may be seen as an invitation for vandalism.

Let's work together to keep our community safe and beautiful by clearing publications away.

Thank you!

Do Not Play Roundabout Roulette!

Lastly, a new trend on our streets appears to be residents ignoring the directional signage at the roundabout at the end of Morena.

We have had several "near accidents" of car versus pedestrian and "car versus car."

It takes just a few seconds longer to go the correct way around the roundabout, so please comply with the arrows and don't cut through.



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Next Meeting Date: July 27, 2017



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September, 2017

***** The September Board Meeting
Has Been Cancelled*****

Villas Monthly Board Meetings are held
the 4th Thursday of each month at the
Rancho Senior Center. Unless noted
otherwise, the meetings begin at 6:45 p.m.

Next Meeting Date: **October 26, 2017**

2018 Board of Director Positions

The Villas will have three open positions for the 2018 Board of Directors and are actively seeking residents who are interested. This is an excellent opportunity to get involved in shaping and maintaining our Community and involves only a minimal amount of time. We will be reaching out to individuals recommended to us and welcome inquiries from anyone who would like to find out more about what is involved. Reach out to one of the current board members or our property manager – Morgen Hardigree – for more information.

Reporting/Fixing Leaks in your Unit

It is very important to deal with water leaks quickly because damage resulting from damp and other associated problems can be extensive.

The first thing to do is to find the cause of the leak and what immediate action is required to stop it.

You are responsible for all plumbing outlets and fixtures in your home as well as any water pipes that have been replaced in your unit, so it's likely any leak will come from a pipe you own and is your responsibility to fix. You should call a qualified plumber and have any leak repaired

as soon as possible. Should your plumber find the leak is coming from a communal pipe, you should advise Optimum Professional Property Management, Inc. immediately. Quick action when dealing with water leaks can help avoid extensive damage and remediation costs.



Fall Shred Event

In partnership with Waste Management, the City is hosting a free paper shredding event on Saturday, Oct. 7 at the Lakeview Senior Center. Irvine residents can safely and securely dispose of up to five banker-size file boxes (24" x 12") at a mobile shredding unit on-site. A donation bin for gently used clothing will also be available.

Saturday, Oct. 7

Lakeview Senior Center, 20 Lake Road, Irvine
9 a.m.- noon

Irvine Police Department Open House

The Irvine Police Department will host its 3rd annual Open House on October 7. This free event will feature Irvine Mounted Units, Police Department tours; an opportunity to meet officers and K-9s; displays of patrol cars, motorcycles and other police vehicles; child-friendly activities; food trucks, music and more. Ride your bike to the Civic Center or take free shuttles from parking lots at Woodbridge & Creekside High Schools.

Saturday, Oct. 7

Irvine Civic Center, 1 Civic Center Plaza, Irvine
10 a.m.- 2 p.m.

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Villas 2017 Beach Party

Thank you to all of our residents who participated in the August 26 annual picnic this year! A special thank you to our Master of Ceremonies, Ava Park for all of her time and effort planning this event and Morgen Hardigree for coordinating vendor donations to fund the event.

The weather cooperated and we had an amazing evening with family and friends accompanied by Beach Boys tunes and trivia.

We're also giving a shout out to Tacos Zapata who served up fresh made tacos with all the fixings!



Shopping Carts:

Did you know... Removal of shopping carts from a store parking lot is prohibited by state law?

Please do not bring carts on or next to the Villas property and abandon them. Bringing grocery carts back to the Community creates an eyesore, blocks walkways, clutters alleyways, and sometimes blocks dumpsters hindering trash pick-up. You can be charged with a misdemeanor because it is **AGAINST THE LAW!**

Inexpensive, collapsible, folding shopping carts can be purchased if you have a need for a personal cart to bring your groceries home.

We have had several occurrences of carts being left at the pedestrian gate at Culver Drive as well as other areas within the community. If you are aware of someone bringing carts to the Villas, please remind them that it is not allowed. Continued disregard of the state code should be reported to Optimum Professional Property Management Inc. (ACMF) at (714) 508-9070 X 292.

You can reference the entire state code at: <http://leginfo.legislature.ca.gov> under California Law, Business & Professions Code, Division 8, chapter 19, Article 1.

