



The Villas Voice

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

Villas Homeowner Association Meeting

Next Meeting: **Tuesday July 23, 2019**
Rancho Senior Center, 6:45 p.m.
Meetings are the **4th Tuesday** of the month.

Racquet Club Development

The Racquet Club of Irvine is working with developer, KB Homes, to build 123, 3 story, single family homes on the Racquet Club site. This project would require rezoning this parcel from its existing commercial recreational status to medium high residential. There is a city meeting 6/25 regarding this project. We encourage you to become informed and voice your opinion.

Please plan to attend the City Council meeting on 6/25.

City Agenda Website

<http://legacy.cityofirvine.org/cityhall/citymanager/pio/ictv/player/default.asp?ID=512>

And write to our Irvine City Councilmembers at irvinecitycouncil@cityofirvine.org

Be Involved in YOUR Community

The Villa's BOD is looking for people interested in serving the community by being a member of our Board of Directors. Our community depends on the decisions made by our BOD. If you are interested in serving, please contact our property manager Nancy Blasco or speak with one of the members of the board.



We NEED YOU!



Trash and Recycle Bins

When loading trash and recycling containers, please break down all boxes and ensure that the container lids can fully close. If your trash is unable to fit in the container with the lid fully closed, please use an alternate container within the Community. Waste Management will be unable to service the bins if containers are overfilled.

Parking

With the start of the roofing project, street and lot parking will be reduced. Please make sure to park your vehicles in your garage. Street parking will be limited and is not guaranteed. Please plan ahead and make the space necessary to park inside.



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

www.rsjvillas.com



Tile Roofing Project

The Villa's roofing project is slated to begin on June 24th. This will be the tile roofs only.

Each group of buildings will take approximately 10 working days to complete. This will include removal of the tile and underlayment, assessment of the wood support, repairs and replacement as necessary. New underlayment and tile will then be installed.

You will receive a notice on your door prior to work commencing on your building. Please make sure to follow the steps listed on the notice.

Below are some bullet points from the notice.

During the Roof Preparation & Reroof Process...

DO

- Remove anything breakable from patios, porches, stoops & sidewalks.
- Keep vehicles (cars, motorcycles, scooters, bicycles) out of common driveways to allow work vehicles close access to the building and prevent any damage from construction debris.
- Keep pets inside or take to another location.
- Unlock gates to allow yard access for cleanup.
- Cover anything in attic & garage to prevent dust intrusion. The contractor will not clean your attic or garage.
- Keep windows closed if possible.
- Place plastic under skylight, kitchen hood ventilation and bathroom fans due to rocks and dust intrusion.
- Place plastic and/ or cover over A/C units located on the ground to avoid falling debris landing inside.

DO NOT

- Do not allow use of your washroom for workers.
- Do not go onto your roof for any reason at any time.
- Do not discuss roofing issues with the workers, it only distracts them and slows down the work in progress.

BE PREPARED

- ⚡ Roofers may start work any time after 7AM. Re-roofing is noisy & dusty work, which may disturb animals or quiet times.
- ⚡ Roof tear off will take 1 day. Keep all windows closed. If you work at home, have allergies, or pets you may prefer to arrange to spend those days away from home.
- ⚡ If you agree to allow contractors to use your electricity, it is unlikely to make a significant difference in your bill, but it will expedite the re-roofing of your home.
- ⚡ Possible work schedule changes may occur. This is quite normal for the construction industry
- ⚡ During the re-roofing process, satellite dishes may need to be removed. You may need to call your service provider to acquire a signal when the job has been completed.
- ❖ Your cooperation during this time is greatly appreciated. If you have any concerns, please do not hesitate to contact us.

*Questions-Concerns-Comments:
Contact Ashton Aiono at 714-745-2226*

VILLAS COMMUNITY ASSOCIATION MANAGER

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Management Inc. (ACMF)

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Senior Community Manager:
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