



# The Villas Voice

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

September, 2017

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

**Villas Monthly Board Meetings** are held  
the 4<sup>th</sup> 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 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 emergencies

Senior Certified Community Association Manager:  
Morgen Hardigree, CCAM-ND  
Email: [Mhardigree@optimumpm.com](mailto:Mhardigree@optimumpm.com)  
Visit: [www.optimumpm.com](http://www.optimumpm.com)

## 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.

