



# The Villas Voice

A Newsletter for the Villas Community Association of  
Rancho San Joaquin, Irvine, CA  
[www.rsjvillas.com](http://www.rsjvillas.com) October, 2018

## Villas Homeowner Association Meeting

Next Meeting Date: **December 6, 2018**  
at the Rancho Senior Center. Unless noted  
otherwise, the meetings begin at 6:45 p.m.

## ELECTION SEASON HAS ARRIVED!

**Get Involved! Board Members Needed!**



We invite you to be part of the team! - Please consider running for the Villas Board of Directors in 2019. Running for the Board is your opportunity to bring enthusiasm, ideas, and effort to the Villas Community Association.

Serving on the board requires a sense of teamwork and a minimal investment of your time. Directors represent all owners and candidacy for the board of directors is open to any owner. Lend your expertise to a thriving community!

A Declaration of Candidacy for the Board was mailed with your October Dues statement; if needed, additional copies can be obtained from the Villas website at [www.rsjvillas.com](http://www.rsjvillas.com). Applications need to be received by Optimum no later than 12:00 pm on December 7.

Election results will be counted at the Villas Annual Meeting on Thursday, January 24, 2019. Any questions or concerns you have can be directed to the Villas Certified Community Manager, Morgen Hardigree, CCAM-ND, at (714) 508-9070 X292 or [mhardigree@optimumpm.com](mailto:mhardigree@optimumpm.com).

***Now is a great time to get involved!***

## Pool Heater

As a reminder, the Villas Community pool will not be heated between November 1, 2018 and March 31, 2019.



## 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](mailto:Mhardigree@optimumpm.com)  
Visit: [www.optimumpm.com](http://www.optimumpm.com)

## Coyote Alert!

There have been recent, frequent sightings of coyote's 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 - It's That Time of Year Again!

**Check Seals:** The cold is here and is finding its way into your homes, so be sure to check the seals around your windows and exterior doors.

**Remove standing water:** Don't allow pools of standing water to form near your home. Pests are very attracted to standing water. Do not neglect to clean your plant trays. All pests require water to be able to survive.

**Schedule fall HVAC maintenance:** Schedule an appointment for a fall furnace inspection and tune-up to help avoid a breakdown in the middle of a cold snap.

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

**Schedule a chimney sweep:** Creosote buildup can lead to a chimney fire, so get your chimney and fireplace cleaned before you put it back into use this winter. You should have your chimney inspected at least once a year, and more often if you use it regularly.

**Inspect your garage door:** You probably won't think much about your garage door, but fall is a good time to have your garage door inspected. A garage door inspection should include adjusting springs and cables; lubricating moving parts; tightening hardware, track and hinges; and inspecting the safety sensors.

**Test your smoke and carbon monoxide detectors:** Common advice is to test smoke and CO detectors when you set your clocks to "Fall Back" (**Sunday, November 4**) and "Spring Forward." We recommend doing it before your furnace kicks on for the first time this season. Make sure the detectors are all working as expected, and replace any batteries in units that aren't hardwired to your home. Carbon monoxide is an odorless gas that can be deadly at high levels, and it's especially of concern in the winter when windows and doors are shut while gas furnaces and fireplaces are on.



### Stay Informed

The Irvine Police Department is committed to sharing information with the public. This month's article will discuss several mediums used to communicate information related to public safety and/or police activity.

### Sign up for emergency notifications at AlertOC.org

The City of Irvine has transitioned to a new mass notification system, AlertOC. This important tool is used to notify residents and businesses of an emergency situation. By registering with AlertOC, time-sensitive messages from the City of Irvine will be sent to your home, mobile, business phone, or e-mail account.

Public Safety officials utilize public mass notification systems to rapidly send out messages when there is a perceived, emerging or imminent situation that may require action, such as evacuation.

This system replaces the City's former platform, iAlert. All residents who signed up through iAlert have been automatically transitioned to AlertOC and should have received an email alerting them to the change.

Residents are encouraged to visit AlertOC.org to sign up.

### Follow us on social media platforms

The Irvine Police Department provides information on Facebook, Nextdoor, Twitter, and Instagram related to emergency and non-emergency police activity, including the following:

- Threats to public safety
- Significant arrests
- Crime prevention tips
- Traffic collisions resulting in road closures
- Community events
- Crime trends