

VILLAS VOICE

The Villa's at Rancho San Joaquin

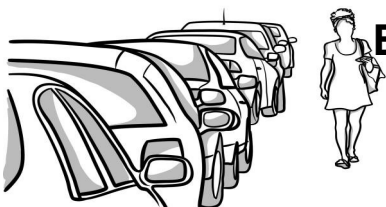
May 2023



Parking-Enforcement

We have had an increase in street parking and garage use violations. After years of seeking voluntary compliance with our existing rules, the BOD has approved the addition of a patrol service for our community. This service has been enlisted to take on the enforcement process for our parking rules. Please make yourself familiar with our rules. All of our governing documents and guidelines are available for review or download on our website. In a "Nut Shell", all owners are expected to park 2 vehicles in the garage. Third vehicle and oversized vehicles may be granted an exemption after inspection by the patrol service and BOD review. Safe listing of overnight visitor parking will be available and the process will be laid out in the documentation from the patrol service. More information regarding this will be sent to each member prior to "Go Live" and enforcement.

Owners that rent their properties are responsible for communicating rules to their tenants. Failures to follow rules and subsequent fines are the responsibility of the owner. Please make sure your tenants receive communication regarding rules and processes regarding the patrol service.



BE PREPARED!

Pool Area

Our pool area and bathroom renovations have been completed. New furnishings and umbrellas are in place! Please take good care of them so everyone can enjoy them. Put down the umbrellas and return furniture to original placement when done.

Please report any damage to management.

Save that drop!

Even with the amount of rain we had this winter, it is important that we all do our best to use water wisely and conserve! A leaky toilet, dripping faucet or hose can waste a LOT of water! Please repair any leaking outlets. If you see an issue, please report it to Optimum. 24 hour contact information is on the back of this newsletter.

FYI The Church parking lot on the corner of Culver and Sandburg is now towing those who park to walk to the shopping center!

Trash

- ◆ Green waste/Food waste recycling is HERE! The Green Waste is located in dumpster enclosure number 3 and 5.
- ◆ Please be sure to follow the directions closely. There is a substantial fine each time that matter is found in the receptacle that is not approved.
- ◆ Please use the link below for more information on the program.
- ◆ <https://www.cityofirvine.org/environmental-programs/senate-bill-1383-organics-recycling>



Improvements & Architectural

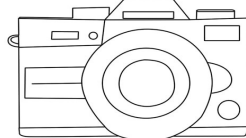
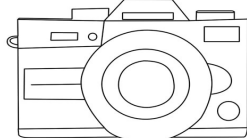
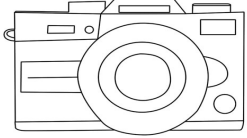
Before you make changes to your home, please make sure that you are in compliance with our architectural guidelines.

You may be liable for charges to repair or remove changes that are not approved.

Please save yourself time and frustration, when in doubt, send in the application. Turn around time is quick when your application is complete and descriptive!

Camera's and Video Doorbells

Camera's and Video doorbells require Arch Approval. This is for aesthetics as well as privacy. Please make sure that you fill out an Arch Application, or if you all ready have these items installed. While you may be concerned about security, your neighbor may be concerned about what you are capturing. Our policy is meant to address both of these. Please be proactive and submit your Arch application today for review. This policy does apply to existing systems and installations. Be ahead of the game and get approval now!



Knowledge is power!

And what you don't know could cost you! Educate yourself on our rules, your rights, and how things work! Take the time to read the CC&R's and our Rules and Regulations. These are all available on our website. You can join our monthly Board meeting from the comfort of your recliner—remotely! Date, Time and Log in information is available on our website or the agenda posted at the pool.

See something? Say something!

All of us are responsible to keep our community safe! Report suspicious or unusual activity to the Irvine PD!

For more information about The Villas please visit our website.

WWW.RSJVILLAS.com



Pick it up!

We are a very pet friendly community, however pet owners need to consistently pick up and properly dispose of their pets POO. Excrement left on the lawn and garden areas is not "helpful" to our plants, it slows down our gardeners and can end up being spread many places it is not wanted. Not only is picking up pet excrement one of the rules of our community, it is the LAW! Failure to pickup after your pet will result in fines.

Please report any observed failure to pickup excrement or improperly disposing of the bag. It belongs in the trash, **not on our garage roofs.**

Villas Community Manager

Optimum Professional Property Management Inc. (ACMF)

230 Commerce #250, Irvine, CA 92602

Phone 714-508-9070

Hours 8:00 am—5:00 pm
24-hour service for after hours emergencies only:
714-741-2685

Community Manager

Jenn Luckham

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