

The Villas Voice

A Newsletter for the Villas Community Association of
Rancho San Joaquin, Irvine, CA

January 2014 issue 1



Happy New Year to The Villas!

This is going to be a terrific year for our community. Approvals have been obtained from our membership to fund the 2014 Refurbishment Projects. Much time, energy and money was spent making all this happen for you and your neighbors.

Here is a recap of the voting results...

Membership voted for the Special Assessment of approximately \$9,700.00 for the refurbishment project **DID PASS.**"

For 85, Against 16, Abstained 4
39 homeowners did not return their ballots.

Homeowners had the option of voting to "Authorize" or "Do Not Authorize" to obtain a bank loan for funding of the \$9,722.22 per unit special assessment for the community refurbishment project, for \$1.4 million.

Authorize 112 votes
Do not authorize 12 votes passed

Board of Directors Election

We are asking the membership to cast one more ballot.

Vote for the 2014 Board of Directors Nominees. Our Community Board of Directors Election will be held on January 23, 2014. Election material and ballot requirements were Sent December 21st.

If you do not receive this information or have questions, please call or email Rebecca. At Optimum.

The Membership shall elect 3 directors elected for a 2 year term.

We need 72 votes for quorum

We do not want to pay for a second election meeting.
Help by Voting-It Counts!

Homeowner Meeting Notice

You are welcome to attend our Villas monthly Board meetings, which are held the 4th Thursday of each month, at the Rancho Senior Center, unless noted otherwise. Meetings begin at 7:00.

Next meeting date: January 23rd.

VILLAS COMMUNITY ASSOCIATION MANAGER

Optimum Professional Property Mgmt

17731 Irvine Blvd, Suite 212, Tustin, 92618

Phone: (714) 508-9070 x 291

Regular Business Hours 8:00AM – 5:00 PM

24 hour service for emergencies

Community Association Manager:

Rebecca Smith

Email: RSmith@optimumpm.com

Visit: www.optimumpm.com

REFURBISHMENT PROJECTS BEGIN!!

Irrigation

Beginning Monday January 6th at approx. 7:30 AM, a crew of 4 will be working on the project which consists of replacing/relocating/redirecting the irrigation system throughout the community. The project will take approx. 2-4 weeks. They will begin at the area of 98 Navarre and work their way around the community.

There should be very little impact the community as they are using a smaller crew and will be working their way around the community. It does not sound like they are going to have huge trucks and equipment that will impact the residents.

This is part of the Special assessment helping to keep the flow of water off building, fences and sidewalks. As well as reducing the risks of over saturation of plants.

Be a Responsible Member of Our Community

Dumpsters! Stop making your neighbors pick up after you!!

Prevent extra trash pickup fees!

Flatten boxes to conserve space. Do not leave bulk items outside of dumpster.

Each address has the ability/availability to call waste management once a year to pick up large items at no charge, rather than leaving it outside the dumpster.

When planning home improvement projects please tell your vendors they must take their trash from remodels, with them.

Contact our Property Management Team!

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February 2014 Issue 2



Results are in!! 2014 Board of Directors Election

We asked the membership to cast their ballot for the
2014 Board of Directors.

Congratulations to the following community residents who
have been elected to serve as our Villas Community
Association Board of Directors.

The appointed Inspectors of Election tabulated the votes and
certified the results of the Election. There were three (3)
seats up for election on the Board of Directors.

The following three (3) candidates listed were nominated and
three (3) members were elected for one (1) and two (2)
year terms:

Name	Tabulated Votes	Term Expires
Elizabeth Kojian	81	2016
Barbara Trospen	79	2016
Cathy Lewis	62	2015

James (Jim) B. Somers	2014
Jill-Ann –Cooper	2014

The current President - James Somers and
Member –at-Large- Jill Dunn, are concluding the last year of
their 2 year commitment.

We wish them a successful year and thank them for all of
the time they volunteer to keep our community in good
shape. It really is a thankless task and we are lucky to have
these neighbors who are willing to serve.

A special thanks to our inspectors of the election. Eileen
Pinkerton, Brian Kraft and Annette Richie
We are grateful to Rebecca Smith and the staff of Optimum
Management for their assistance.

Hats off as well to every resident who participated in this
election by voting and to those who patiently waited for the
results. It was “touch and go” whether there would be
enough ballots cast to meet the required quorum to hold this
year’s election. Luckily, with a bit of last minute bell ringing
and door knocking, the number of ballots exceeded the
required total to hold our election.

Community participation does matter!

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REFURBISHMENT PROJECTS MOVES FORWARD!

Survey of the Villas

You probably have seen some additional activity
around the Villas. For years there has been a
difference of opinion over who owns what. We
wanted to be sure that we are not encroaching on our
neighbors’ property while doing the refurbishment
projects. The crew of surveyors has already completed
the first phase of the surveying and there is more work
to do.

Roof Maintenance

As part of the ongoing roof maintenance program
for the Villas, work has been scheduled to start
Monday 2/3 and should last 3-4 days. The
Maintenance Schedule Notices will be posted at the
pool and on the mailboxes.

Hello to our New Neighbors

The past year has brought new neighbors to our
community. We welcome each of you to our special
community and hope you enjoy living here! If you have
any questions about our CC&Rs or other Association rules
pertaining to landscaping, parking, architectural, pool, etc.
and have not received your copy of our **Community
Association Residence Guide**, please contact your
landlord, or our property manager, Rebecca Smith, at
Optimum Professional Property Mgmt, to obtain one.

Homeowner Meeting Notice

You are welcome to attend our Villas monthly Board meetings,
which are held the 4th Thursday of each month at the Rancho
Senior Center, unless noted otherwise.

Meetings begin at 7:00.

Next meeting date: February 27th.

Flip side

A Special Thanks from The Villas

There are members of our community that work tirelessly to keep our neighborhood looking great. No one has given more of her time than Mary Ann Somers who along with other community volunteer work, has served 8 years as the Architectural Committee Chairperson. She has decided that it is time for someone else to share in the fun. Keep us in line Mary Ann and thank you for all you do.

Did you Know-

Our community speed limit is **20 MILES PER HOUR**. Please slow down.

Pool Rules

- ❖ Pool Rules are posted at the pool.
- ❖ No lifeguard on duty; use pool at own risk.
- ❖ Gates must be kept closed 24/7.
- ❖ Children and guests must be accompanied by a resident adult while at pool.
- ❖ Keep your pool key secure – it cannot be copied.
- ❖ Turn Jacuzzi off when not in use.

Trash Pick-up Days

Waste Management collects our trash weekly on Monday, Tuesday, Thursday and Saturday.

Street Sweeping

Street Sweeping is twice a month, on MONDAY. Please move your car(s) if parked on Segura, Navarre and Morena. Your cooperation is appreciated.

AN IMPORTANT NOTE:

Please remember that our Community is a Deed Restricted Community

Private Property Signage

Private property signs to be installed near the tennis courts. Over the years some our residents have been inconvenienced by tennis court members parking in the Villas stalls. We hope to have this new signage installed at the entrance as well within the next month.

VILLAS WEBSITE

Seeking community information?

Use our website to find the following:

- Monthly Board meeting Agenda
- Monthly Homeowners Meeting Minutes
- CC&RS
- Landscape Guidelines
- Residence Guidelines
- Architecture rules and request forms
- Map of Villas Community
- Community Newsletter
- Emergency Preparedness Information
- Board and Committee Members

Note: The Board Agenda and Minutes are posted at the pool

VILLAS WEBSITE
ADDRESS
www.rsjvillas.com

3- Year Tree Trimming Schedule is posted on the Villas web page.

Irrigation

Work began Monday January 6th, a crew started work replacing/relocating/redirecting the irrigation system throughout the community. The project will take approx. 4-8 weeks. They will begin at the area of 98 Navarre and work their way around the community.

There should be very little impact the community as they are using a smaller crew and will be working their way around the community.

This is part of the Special assessment helping to keep the flow of water off building, fences and sidewalks. As well as reducing the risks of over saturation of plants.

The irrigation project was extremely timely.

Gov. Jerry Brown called a drought emergency January 17 in response to the lowest rainfall year in California's 163-year history. The governor requests all California citizens employ a few simple tactics to cut water usage by 20 percent. It is important to remember that plants need less water this time of year than in the summer. Among other tips, experts also recommend reducing shower times, turning the faucet off while brushing teeth or shaving, and using a broom to clean driveways, sidewalks and patios instead of a hose.

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VILLAS WEBSITE ADDRESS www.rsjvillas.com

2014 Special Assessment Refurbishment Projects

Completed Projects

Cement Repairs

What: Grind curbs and sidewalks to repair trip hazards

When: 2013

Duration: **Completed**

Roof Maintenance

What: As part of the ongoing roof maintenance program for the Villas.

When: 2/3/2014

Duration: 3-4 days **Completed**

Irrigation

What: Replacing/relocating/redirecting the irrigation system throughout the community. Begin at the area of 98 Navarre and continuing around to complete all 5 controllers.

When: 1/6/2014

Duration: 4-8 weeks **Completed**

The following is a tentative schedule, subject to change due to weather, etc.

Projects In-Progress

Pool Renovations/Iron Fencing

What: Re-plaster pool, install new tiles, install VGB compliant main drains, install trim tiles, replace mastic and retile shower area. To comply with ADA requirements, approved gates and ramps are being installed. Replace iron fencing around the pool. Replace gates so they will meet ADA requirements.

When: 3/4/2014

Duration: 2-3 weeks

Concrete Repairs

What: Repair the concrete around pool and install an ADA ramp at one end. Replace the steep ramp with steps.

Landscaping around the pool area will consist of stump grinding the 4 large ficus trees near the pool and install (3) 36" box container replacement trees.

When: 3/8/2014

Duration: 2-3 weeks - **Pool will be closed for the duration of the project!!**

Survey of the Villas

What: To establish our property lines as not to encroach on our neighbors' property while doing the refurbishment projects. The first phase of the survey has been completed but there is more work to be done.

Weep Screed

What: Install 3,000 ft of weep screed throughout the community and will take place simultaneously with the wood repair on buildings. *Weep Screed allows excess moisture to escape the back of the stucco membrane.*

When: 2/28/2014 Duration: 5-6 months or until project is complete.

Projects in process continued

Stucco/Wood Repair

What: Repair and replace any damaged stucco and wood rot.

Where: Start with 1, 3, 5, 7, 9, 11, 13, 15 Morena. The next building scheduled for work will be 2, 4, 6, 8, 10, 12, 14, 16 Morena, then on to Navarre and Segura. Grant's Landscaping will be cutting the vegetation back 18 inch from the stucco. This will not include slump stone walls or fences. Front gates should be left unlock.

When: 2/28/2014

Duration: 5-6 months or until the project is completed.

Homeowners with inside patios: If no one is home to give the workers access to their patio, they will access the patio area from the roof.

Homeowners have any wood structures such as trellises, flower boxes, etc. and would like to have them painted or repaired they can obtain a bid from Premier Commercial Paint, Inc. at homeowner's expense.

Light Poles

What: Remove wood and replace with a composite material on street light poles

When: 3/2014

Duration: 2-3 weeks

Light Bollards – Pathway Lighting

What: Replace rusted and unsightly light bollards at the front entrance and along Ethel Coplen.

When: 3/2014

Duration: 4-6 weeks to obtain parts and 2 weeks to replace.

Landscaping

What: Remove and replace the 4 Aleppo Pine trees at the back of Navarre.

When: During the wood and stucco replacement project.

Auxiliary Projects

Completed Projects

Private Property Signage

What: Private property signs have been installed near the tennis courts. Over the years some of our residents have been inconvenienced by tennis court members parking in the Villas parking stalls.

Fire Extinguishers

The rusted out fire extinguisher on the pool house will be replaced and relocated to the correct spot.

Future Projects

Painting Exterior -Termites - Asphalt

Architectural Guidelines

As a reminder, all homeowner projects remain subject to Architectural approval prior to commencement. Architectural Guidelines and forms are available on our website www.rsjvillas.com

Questions or Concerns

Please contact our **Community Association Manager: Rebecca Smith** Email: RSmith@optimumpm.com

Optimum Professional Property Mgmt

Phone: (714) 508-9070 x 291 Regular Business Hours 8:00AM – 5:00 PM

The Villas Voice

A Newsletter for the Villas Community Association of
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April 2014 Issue 3



Message TO the Board

Here is a letter that the Property Management received from one of our long time residence and member of our community. The Board would like to share this letter with you.

Thank you neighbor for the kind words.

Dear Friends and Neighbors:

Although I am unable to join you this evening due to a work commitment, I would like to give thanks publicly for our Board and its wonderful job these past few months. Being a member of the Board constitutes a personal sacrifice of time, energy, patience, and probably money, by an individual for the greater good of the community. Thank you, Board, for this gift to our neighborhood.

I am very grateful to be living in a beautiful, secure, well-managed community with so many lovely neighbors.

Thank you, Board, for leading us in 2014—which I know will be a great year.

In appreciation,
Ava Park

HOA Community Board Meetings

You are welcome to attend our Villas monthly Board meetings, which are held the 4th Thursday of each month at the Rancho Senior Center, unless noted otherwise.

Meetings begin at 7:00.

Next meeting date:

April 24th.

Updates, Guidelines and Architectural Forms

are available on our web
site www.rsjvillas.com

VILLAS COMMUNITY ASSOCIATION

MANAGER

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Community Association Manager:

Rebecca Smith

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Visit: www.optimumpm.com

The Villas 2014 Annual Block Party

DATE: Saturday, August 23, 2014

TIME: 5 pm to Sunset

PLACE: Segura Cul-de-Sac (next to the golf course)

THEME: Is still a surprise!

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? Please call Optimum and leave your name and phone number, and you will receive a call back.*

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.

We are pleased to announce Ava Park, our Villas Social Directress, will once again be our Chair.

Your Community

We welcome you to the community and hope you enjoy living here! If you have any questions about our CC&Rs or other Association rules pertaining to landscaping, parking, architectural, pool, etc. and have not received your copy of our **Community Association Residence Guide**, please contact your landlord, or our property manager, Rebecca Smith, at Optimum Professional Property Mgmt, to obtain one or go to the Villas Website.

AN IMPORTANT NOTE: Please remember that our Community is a Deed Restricted Community.

Architecture Committee

Listed are SOME of the upgrades that require architectural applications approval prior to installation:

- White framing is not allowed for doors and windows, even those not visible from the street. Only almond or bronze-brown are permitted.
- Painting of front doors. Four colors are now allowed. They are posted at the pool.
- Garage doors replacement must meet with architectural approval.
- Any modification to interior plumbing, electrical, gas lines or structural wall require approval before submission to the City of Irvine for appropriate permits.

Architectural Guidelines and forms are available on our web site www.rsjvillas.com

Maintenance Dates

Trash Pick-up Days

Waste Management collects our trash weekly on Monday, Tuesday, Thursday and Saturday.

Reminders- Please don't leave your garage doors open. The Villas is not responsible for stolen property from your garage.

We really appreciate all you do!

Many thanks to our neighbor and community member, Cathy Lewis.

Cathy generously donates a lot time and energy to the Villas; she is VP on our Board of Directors, she maintains our very cool web site and much, much more!!

Check it out!!!

VILLAS WEBSITE
www.rsjvillas.com

Use our website to find the following:

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- Emergency Preparedness Information
- Board and Committee Members
- 3- year Tree Trimming Schedule
- Information about the Refurbishment Projects

Note: The Board Agenda and Minutes are posted at the pool & on the website.

Remember... the noise you are hearing is the sound of progress.

Be Prepared...Now

The Irvine Police Department and the Orange County Fire Authority regarding actions we can take as individuals and as a community to be prepared for an emergency such as earthquakes, floods or fire. There was so much great information it's not possible to pass all of it long. The Board would like to arrange for this organization to come and speak to our community.

But here are a few items that will help you get started.

Visit the City of Irvine's homepage, cityofirvine.org to sign up for iAlert, the City's notification system to keep residents and businesses informed about emergencies. Here you will find additional emergency preparedness links.

For additional information go to the Villas web to watch the Emergency Preparedness Video www.rsjvillas.com

REFURBISHMENT PROJECTS UPDATES Buildings

We are pleased to announce that the wood rot, weep screed and repairs to both the stucco and roofs have been completed for 1-16 Morena. We are sure 1-16 Morena is pleased as well. Work is nearly complete on 18, 20, 22, 24 Morena.

Pool

The pool and spa have been plastered and have been refilled. There is one more inspection required regarding the chemical balance for the water and then the pool can be used.

Although the spa is also being filled, we cannot use it until we are able to turn the heaters back on, which is a minimum of two weeks.

The pool deck replacement will begin at the end of the month, followed by the iron work. Our goal is to have the entire pool refurbishment project complete by Memorial Day.

Progress report

- Five buildings on Morena are substantially complete with wood and stucco repairs
- The sixth building is in progress
- Termite and wood rot damages are considerably more than when first inspected. The contract the Board approved has protected the Association from additional costs for these additional repairs
- Atrium access has been a problem, with homeowners not clearing the foliage adjacent to building walls. The contractors need a minimum of 18" clearance to perform wood and stucco repairs and in the near future, painting.
 - If homeowners do not clear the areas, the HOA will have the landscapers clear it and the owner may be subject for the costs.
- The sequence of wood and stucco repairs will be to complete Morena, and continue on Navarre on the even numbered side, progressing to the odd numbers and on to Segura.
- Painting and Termite Fumigation will follow the same sequence
- Painting will start on Morena at Ethel Colpen when Phase 1 (Morena) has completed wood repairs (approx. 3 – 4 weeks)
- Pool Area
 - Pool plastering is complete with curing in the final stages and pending chemical balance
 - Issues with the health department with pool stair height caused delays that were resolved by compromise and a variance
 - Pool concrete deck issues regarding ADA (American Disabilities Act) have been resolved. This requires removal of the sloped entry in front of 32 Navarre and installing appropriate stairs and railing, installing an ADA ramp to the pool deck and relocating the gate in front of 18 Navarre, and reconfiguring all gates to open out to comply with current codes.
 - The soil in Irvine contains sulfates and requires soil testing to determine the type of concrete that can be installed so it does not deteriorate
 - Concrete repairs will start next week. The pool repairs were performed first to allow the curing of the plaster and avoid contamination with concrete dust and iron from fence replacement. Logistics of manpower getting in each other's way is also a factor.
 - The Trees were removed adjacent to the pool parking area due to the damage it was doing to the pool fence. Grinding is pending so the new fence can be installed at the proper height and maintains clearance from the soil.
 - Pool Fencing will be installed immediately after concrete replacement, fabrication and metallization for protection is in progress.
- Residential iron fabrication is in progress for gate replacements and repairs will begin shortly.
- Termite Fumigation will be scheduled near completion of wood and stucco repairs, and a Town hall meeting will occur to prepare owners for the process.

The Villas Voice

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May 2014 Issue 4



Dear Villas Residents,

Many of you have noticed and are questioning what is wrong with the lawns, they are dry, brown and in many areas just non-existent. Also, why are the beautiful shrubs and vines, flowering and non-flowering being removed? What is happening to Villas beautiful landscaping?

Yes, sad but true, in many areas the lawns are suffering, and are in pitiful condition. The winter rye grass that was so green and beautiful has now died out, leaving nothing but bare earth, thin patches or brown grass in its absence. Due to the construction workmen walking on, dragging things across, and dropping all matter of materials on the lawns, soon to be followed by painting crews with their paraphernalia, and last but not least, the termite crews with all of their equipment, the BOD has decided to delay the reseeding of the lawns.

Not only are the lawns suffering, now the trees in this drought cycle are getting into the act. The Carrot woods are losing their leaves like it is fall in New England. According to our Grant's Landscape, the Carrot woods have spent so much energy putting out their fruit pods, along with the very hot air and winds, they had nothing left to put into maintaining their leaves. After their pruning and thinning, we are assured that they will recover nicely!

We are in a balancing act, with adding additional water cycles to what is already programmed, due to the severe drought that California is in. We are working with Grant's irrigation specialists to see what all can be done to provide all affected areas with the water that they need, however, what we need most of all, is rain!!!

It is with great difficulty decisions have been made to remove beautiful vines and shrubs! Unfortunately, those that have been removed were planted right next to the foundations, retaining moisture, rotting the stucco, rusting out the weep screed, and blocking access to replacement work needing to be done. As the construction progresses the landscape will be taking a beating. Take heart, plans are in the works to replace, reseed and replant. The Villas will be beautiful once again. Please be patient. Sincerely, The Landscape Committee

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REFURBISHMENT PROJECTS

Keep up with what is going on!
Information and status of the Villas
refurbishment projects is now available
on our web site. www.rsjvillas

Check out the new bollard lighting installed in front of the Villas entrance.

The pool will be closed again in about 30
days for a day or two, while the
concrete is being sealed. It also may be
closed for a short period of
time prior to that while the mastic is being
installed.

Mark your calendars!!!

The Villas Annual BBQ.

August 23th, 2014

5:30 to sunset.

More information will be sent out.

Homeowner Meeting Notice

You are welcome to attend our Villas
monthly Board meetings, which are held the
4th Thursday of each month at the Rancho
Senior Center, unless noted otherwise.

Meetings begin at 7:00.

Next meeting date: May 22th.

The Villas Voice

A Newsletter for the Villas Community Association of
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June 2014 Issue 6



Message from Your Board

The Villas at Rancho San Joaquin -- A DEED RESTRICTED COMMUNITY

Deed: A document sealed as and instrument of bond, contract or conveyance, esp. pertaining to property.

Restricted: Confined; limited

When a property is purchased in a Deed Restricted Community it means that there are restrictions and limitations which the owners must abide by. It is important for each owner to read the CC&R's, By-Laws, Articles of Incorporation and the Residents Guide that you were provided during the escrow process. If you are an owner/landlord you must ensure that your tenant(s) has a complete understanding of these rules.

As an example – if you are thinking of replacing your windows or garage door, you are required to apply for an Architectural Application from our property management company prior to arranging to replace either or both of these items.

Prior to any work being started, the property manager should be contacted to ascertain whether an approval is required.

The important message here is that if there is any question as to where, when and what the owner/tenant can and cannot do – talk to the Property Manager – PRIOR – to any work being started.

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Mark Your Calendars The Villas 2014 Annual Block Party

DATE: Saturday, August 23, 2014

TIME: 5 pm to Sunset

**PLACE: Segura Cul-de-Sac (next to the golf
course)**

**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 call
Optimum and leave your name and phone
number, and you will receive a call back.**

FIRST CALL FOR 2015 BOARD ELECTION

It's not too soon to consider running for the Board of Directors. We will be having a call for candidates in October for the January election. Now would be the time to start getting involved.

Committee Chairs Recognized

A round of applause to our dedicated residents who are volunteering to head up the following Community Committees:

Finance	Beth Kojian
Architecture	Barbara Trospen
Landscape	Jill Dunn
Special Projects	Kevin Kojian
Web Site	Cathy Lewis
BBQ	Property Manager

Volunteers are welcome!

Landscape Committee walk-through is the 1st Friday of the month at 9:00 am by the pool.

Architecture Committee property inspection meets the Tuesday before the Board meeting at 9:00 by the pool.-

Pool Rules

- ❖ Gates must be kept closed 24/7.
- ❖ Children and guests must be accompanied by a resident adult while at pool.
- ❖ Keep your pool key secure – it cannot be copied.
- ❖ Turn Jacuzzi off when not in use.
- ❖ Glass containers are not allowed in the pool area.
- ❖ Please leave the tables and other furniture clean and free of debris; place all trash in containers provided.
- ❖ When using the pool or Jacuzzi early in the morning or late in the evening, please be considerate of nearby residents by being as quiet as possible.
- ❖ The upper deck of the pool area is available on a first come first serve basis.

We hope you enjoy the new pool furniture at the community pool this summer. Please help us maintain it by rolling down the umbrellas in the evening when you leave and place the furniture back in the same place. As always, your continued support is appreciated.

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Street Sweeping

Street Sweeping is twice a month, on MONDAY. Please move your car(s) if parked on Segura, Navarre and Morena.
Your cooperation is appreciated.

Homeowner Meeting Notice

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Meetings begin at 7:00
Next meeting date:
June 26th.

REFURBISHMENT PROJECTS UPDATE!!!

- All of the wood and stucco repairs on Morena are complete
- Three buildings on Navarre are substantially complete and progress will continue on Navarre and then on to Segura to complete all wood repairs
- Iron repairs to residential buildings, pool fence and tennis court fence are complete
- Pool concrete replacement is complete
- **Pool concrete sealing is scheduled for 6/16 -6/18 Pool will be closed during that time**
- Pool control joint sealing is pending board approval
- Paint palettes are under consideration and samples have been painted at 25, 27 and 30 Morena. No decisions have been made and other colors are being considered
- Painting will begin when wood repairs are complete at about half of the community. Make sure you have trimmed all of your front entry and courtyard plants away from building walls so the painters can access all locations. You will receive notice when the painting is scheduled
- Termite treatment will occur after the painting. There will be notices and a Town Hall meeting to go over what you need to do to prepare.
- Asphalt repairs will be the final phase after termite tenting.

The Villas Voice

A Newsletter for the Villas Community Association of
Rancho San Joaquin, Irvine, CA

Special Edition
July, 2014



Save Water during the Drought

In response to the ongoing severe drought, the State Water Resources Control Board recently approved an emergency regulation to ensure residents increase water conservation. The new regulation will go into effect August 1.

With this regulation, all Californians will be expected to stop:

- Washing down driveways and sidewalks
- Watering of outdoor landscapes that cause excess runoff
- Using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and
- Using potable water in a fountain or decorative water feature, unless the water is recirculated. The regulation makes an exception for health and safety circumstances.

POOL RULES

We hope everyone is enjoying the community pool this summer. Please take a moment to review The Villas Pool Rules. These rules allow for an enjoyable experience by everyone. Swimming pool rules are there to ensure the health and safety of every pool visitor. Even though such rules can sometimes seem restrictive, they are always there for a good reason.

ADMITTANCE TO POOL AND JACUZZI

- The use of the pool and Jacuzzi is restricted to residents and their guests. Guests are the direct responsibility of the resident.
- Children under 14 **MUST BE ACCOMPANIED BY A RESPONSIBLE ADULT** at all times. For health reasons, children under the age of 14 are not to use the Jacuzzi.
- The gates to the pool are to be kept **CLOSED** and **LOCKED** at all times.

- No pets shall be allowed in the fenced pool area at any time.
- No radios, televisions or tape recorders are permitted unless used with earphones.

SAFETY RULES

- No lifeguard is on duty. Therefore, the use of the pool is at your own risk.
- No running, jumping or diving shall be allowed.
- No boisterous or loud conduct, especially during the early morning or late evening hours.
- No bottles, glass containers or other potentially dangerous materials shall be allowed in the pool area.
- Styrofoam/plastic rafts and toys are not permitted at any time.
- To protect filters and to keep the pool and Jacuzzi clean, do not use soap, shampoo, or bubble bath. For the same reason, please use suntan lotion rather than oil.

GENERAL DO'S

- Please turn off the Jacuzzi when not in use.
- Please leave the tables and other furniture clean and free of debris; place all trash in containers provided.
- When using the pool or Jacuzzi early in the morning or late in the evening, please be considerate of nearby residents by being as quiet as possible.
- 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.

ENFORCEMENT

Infractions of the pool rules may be, and should be, acted upon by any adult resident. The Board of Directors shall act upon continuous infractions. Any disagreements shall be referred in writing to the Board of Directors.

VILLAS COMMUNITY ASSOCIATION MANAGER

Optimum Professional Property Mgmt

17731 Irvine Blvd, Suite 212, Tustin, 92618

Phone: (714) 508-9070 X 291

Regular Business Hours 8:00 AM – 5:00 PM

24 hour service for emergencies

Community Association Manager:

Rebecca Smith

Email: RSmith@optimumpm.com

Visit: www.optimumpm.com

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Message from Your Board

The Villas voice CC&RS article for newsletter
Title Term: CC&Rs - What does it mean?

As part of the disclosure process, once a prospective buyer has an accepted offer on California real estate they will need to review the CC&Rs (if there are any) that exist for the home being purchased.

CC&Rs stands for Covenants, Conditions and Restrictions. Sounds complicated, but it's not really...although they can be VERY lengthy with LOTS of legal terms. You will find them most commonly in subdivisions/housing tracts and they are generally recorded documents.

Simply put, CC&Rs are a description of things a homeowner can and cannot do with their property on the area in which the property resides.

Covenants are promises to do or not do certain things. The homeowner might be prohibited from parking an RV on the street or in the driveway (a separate area would normally be provided).

Conditions are pretty much the same as covenants, except that it refers to either the monetary penalty, court injunction or action taken against the homeowner for violating a covenant. A condition can also specify an action that a homeowner must take in order to correct a covenant violation.

Restrictions limit the activities of homeowners (e.g., You can't turn your property into a farm) to assure that the property use is consistent with the land use in the general area.

If there is a Home Owner's Association (HOA) they have the authority to enforce these rules. Please Note: CC&Rs DO NOT report on the status or solvency of their governing HOA.

CC&Rs ARE NOT NEGOTIABLE and their review is part of the real estate contractual process. A preliminary title report will indicate that CC&Rs exist but will not specify them. Digital copies of these LENGTHY public records are obtainable at the start of the escrow process.



FHA APPROVAL

September 11, 2014

The Department of Housing and Urban Development (HUD) has **APPROVED** our community as an FHA Certified Condo Project. The approval is effective immediately and is good for a period of two years.

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Homeowner Meeting Notice

Meetings are held the 4th Thursday of each month at the Rancho Senior Center, unless noted otherwise.

Meetings begin at 7:00

Next meeting date: Oct. 23th

Happy New Years News!!

Our HOA dues will decrease January 2015 by. Currently our dues are \$420.00. That amount for 2015 will be reduced to \$395.00
Good Job Board and thank you all for your hard work !!!

OPEN GARAGE DOORS

There have been reports of items being stolen from garages that have been left open. Don't be a victim, close your garage doors. The HOA is not responsible for stolen property.



What's Cookin?

New authentic food delivery service launched by Tomas & Jill Guerra, one of The Villas recent residents:
www.whatscookindelivery.com.

They offer food delivery service every Wednesday and Saturday! Each Weds. and Saturday afternoon they will deliver a different meal. They will list on the website what they will be serving and you can email whatscookin@gmail.com to place your order. It's that simple!

Seeking community information?

VILLAS WEBSITE
www.rsjvillas.com

Use our website to find the following:

- Monthly Board meeting Agenda
- Monthly Homeowners Meeting Minutes
- CC&RS
- Landscape Guidelines
- Residence Guidelines
- Architecture rules and request forms
- Map of Villas Community
- Community Newsletter
- Emergency Preparedness Information
- Board and Committee Members
- **Refurbishment Project Status**

Note: The Board Agenda and Minutes are posted on the bulletin board mounted by the ramp.

+++++

Committees

Landscape Committee walk-through is the 1st Friday of the month at 9:00 am by the pool.

Architecture Committee property inspection meets the Tuesday before the Board meeting at 9:00 by the pool.

Volunteers are needed!!

REFURBISHMENT PROJECTS UPDATE!!!

POOL

Pool Joint Sealing has been approved and will begin when the weather turns a little cooler.

Painting and Tenting

Painting will be suspended around the holidays. No work between Wednesday before Thanksgiving until the following Monday. No work on Christmas Eve or Christmas Day, same with New Years Eve and New Year's Day. Tenting will occur after the holidays when painting is complete. The painters have completed six buildings and are prepping the 7th & 8th within the week, and each building is taking about one week. They have at least two buildings in progress at a time, pressure washing one while finishing paint on the other.

Adopted Rules for PODS and Satellite Dishes:

The Board has adopted Rules for Portable on Demand (POD) Storage Units Over-The-Air-Reception Devices (OTARDS)/ Satellite Dish Installation.

If you have not received information pertaining to these issues please, contact our property manager at Optimum.

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TOWN HALL MEETING

The Villas will hold a TOWN HALL MEETING on Saturday, December 13 @ 11:00 a.m. at the Rancho Senior Center to cover specifics regarding fumigation procedures. We will hear from our vendor followed by a Q & A session.

Due to a 30-day homeowner notice requirement and also in consideration of out-of-town guests / family gatherings, Tenting will be delayed until mid-January, 2015. We anticipate a start date of January 12.

Refurbishment Project Update!

- Wood replacement and stucco repair is almost complete and the painters have completed approximately 1/3 of the complex.
- Front Door painting on the completed buildings should begin in the next week.
- Pool area painting is scheduled and once complete, landscaping around the entire pool area will begin.
- IRWD has confirmed that the Villas qualifies for free toilet replacement in the pool house and we should be able to have those changed out sometime over the next month
- Lightpost repair is scheduled to begin in November. The light fixtures will be cleaned/retrofitted first, followed by the post wood replacement with Trex.
- Please note, we anticipate closing the pool from Weds., 11/12 thru Sunday, 11/16 – reopening on Monday, 11/17 - to allow for replacement of some of the new cement that cracked due to the excessive heat we experienced during the 'cure' period this summer.
- New street signs have been approved and we hope to have both the street signs and new pool signage installed shortly.

Trellis/Pergola/Wood Garage Door Painting

If you have a trellis or pergola in your patio, or an original wood garage door and would like it painted, please contact Diversified Painting directly for a quote. These items are homeowner responsibility, and you may find it convenient to contract with them while they are on-site.

If painting a garage door, the approved color is Dunn Edwards Birchwood #DEC752.



Diversified Painting
Michael Cervenak
(714) 969-5962
dptg@earthlink.net

2015 Board of Directors Election

We invite you to be part of the team! - Please consider running for the Villas Board of Directors in 2015. Running for the Board is your opportunity to bring enthusiasm, ideas, and effort to the Villas Community Association.

Serving on the board is fulfilling and challenging and it requires a strong sense of teamwork. Directors represent all owners and candidacy for the board of directors is open to any owner. Lend your expertise to a thriving, community!

If you need an application, please contact a board member or call Optimum and they will provide one. Applications need to be received by Optimum no later than 12:00 pm on December 10.

Now is a great time to get involved!

Please remember that in the event we do not receive any applications for the Board, there is the possibility that our community management will need to be taken over by either our legal firm or our property manager.

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Architectural Guidelines for Front Door, Garage Doors and Screen Doors

Architectural approval is required before any changes are made.

The Architectural Committee is aware that there are many finishes and styles available to choose from. Here are guidelines for homeowners when retrofitting front door hardware, garage doors or screens. These guidelines are not to dictate style, but please keep in mind the architectural aspects of The Villas.

Front Door Hardware

Recommendations for future retrofit of hardware are as follows:
Front door hardware finishes includes but are not limited to Oil Rubbed Bronze, Satin Nickel, Black Satin and Antique Brass and Aged Pewter.

Thumb Operated Door Knobs

Electronic Locks

Door Levers

Door Knobs

Front Door Color Palate

Dunn- Edwards colors with catalog number

Red Revival DEA154

Cocoa DEC755

Bijoux Green DE6266

Birchwood DEC752

Americana Blue DE5845

Garage Doors

Garage Doors shall be almond in color and can have 4 panels up and 8 panels across. Keep in mind the style of door your neighbors have, for a more uniform look.



Screen Doors

When replacing an existing or installing a new screen door, this is an example of the screen door color that will be approved when an architectural application is submitted to Property Management Company. The color is dark in color; almond, brown or black.

