



The Villas Voice

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

November, 2016

MEETING DATE/TIME CHANGE

Due to the Thanksgiving Holiday, the next Board meeting will be held Thursday, December 1 at the Rancho Senior Center. ***The meeting will begin at 6:45 p.m.***

Please note that this is an earlier start time than previous meetings

ELECTION SEASON HAS ARRIVED!

Are *YOU* interested in giving back to the Villas Community Association and volunteering your time to serve on the Board of Directors in 2017? We need your help to make next year a success – If you would like to run for a position, please submit your Declaration of Candidacy to Optimum Professional Property Management by Tuesday, December 13th.

Get Involved! Board Members Needed!



A Declaration of Candidacy for the Board was mailed with your October Dues statement Any questions or concerns you have can be directed to the Villas Community Manager, Morgen Hardigree, CCAM-ND, at (714) 508-9070 X292 or mhardigree@optimumpm.com. Election results will be counted at the Villas Annual Meeting on Thursday, January 26, 2017.

Seasonal Tips - It's That Time of Year Again!

Check Seals: The cold is here and is fighting 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" 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.

Happy Thanksgiving



Optimum Professional Property Management, Inc. (ACMF) will be closed on Thursday, November 24 and Friday, November 25 in observance of the Thanksgiving Holiday

VILLAS COMMUNITY ASSOCIATION MANAGER
Optimum Professional Property Management Inc. (ACMF)
17731 Irvine Blvd, Suite 212, Tustin, 92780
Phone: (714) 508-9070 X 292
Regular Business Hours 8:00 AM – 5:00 PM
24 hour service for emergencies
Community Association Manager:
Morgen Hardigree, CCAM-ND
Email: Mhardigree@optimumpm.com
Visit: www.optimumpm.com

City of Irvine Events:



Holiday Toy Drive

November 7 - December 11, Monday thru Friday
Help make the season brighter for Irvine's adopted Marine Battalion families by donating a new, unwrapped gift suitable for infants or children through age 12. Donations will be accepted at the Irvine City Hall, Irvine Police Department and the Orange County Great Park Visitors Center. Donations will also be collected at the Winter Wonderland event on December 4.



Home for the Holidays Pet Adoption

Sunday, December 4, 10 a.m.-3 p.m.
Sponsored by the Irvine Animal Care Center, *Home for the Holidays* Pet Adoption Fair features more than 500 dogs, cats and rabbits available for adoption, along with pet-related vendors, a silent auction, raffle prizes, Ask-A-Vet and Ask-A-Trainer booths plus much more. Suggested donation is \$5 per family; parking is free.



Winter Wonderland

Sunday, December 4, 3-8 p.m.
Celebrate winter as 'snow' falls over the Irvine Civic Center and the community gathers for games, crafts, music, hot chocolate, entertainment and food. The City's newest event includes a Joyful Jingles holiday concert and visit from Santa Claus. Admission is free.