

# The Villas Voice

A Newsletter for the Villas Community Association of  
Rancho San Joaquin, Irvine, CA  
[www.rsjvillas.com](http://www.rsjvillas.com) January, 2015



## **\*\*\*FUMIGATION SCHEDULE\*\*\***

It is important that someone representing your unit attend the informational meetings being scheduled for each phase. At this meeting you will receive important information on preparing for the fumigation. Additionally, you are required to turn in a house key and garage remote (if you do not have an attached garage) and you are required to sign paperwork.

The schedule, map, bagging instructions and an informational video are posted on the Villa's website @ [www.rsjvillas.com](http://www.rsjvillas.com).

**PARTICIPATION IS NOT OPTIONAL**  
Civil Code section 1364 requires that you comply with the terms of the project. Anyone refusing to comply can be held financially responsible at a cost of up to tens of thousands of dollars. All of the requirements and codes will be explained at the meeting.

Weather permitting, fumigation of The Villas will be completed in three phases:

Phase 1	January 22-24
Phase 2	February 5-7
Phase 3	February 19-21

Please see community bulletin boards with maps depicting the three phases. If a change in the schedule is necessary, homeowners will be notified as soon as a delay is determined. Mailings for each phase are being sent with information regarding preliminary meetings and preparation required for the fumigation.

Bora Care treatments to attic areas will be scheduled following the completion of fumigation. More information on this second step will be provided after Phase 3 is complete.

## **Security**

Security services are being secured, which includes a guard posted at the location for 24/7, for the duration of the fumigation project.

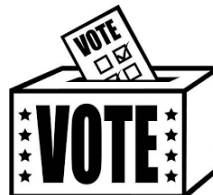
## **Hotel**

Local hotel accommodation information is available at the community meetings and is also available on The Villas website. The Hotels listed are aware of our needs, the name of the community and the dates for the termite project. Unfortunately, we could not get a discount commitment because in order to do that we would have to book a certain number of rooms and prepay them (anywhere from 10-15 depending on the hotel). However they are aware of our needs and will work with anyone coming to them from The Villas.



## **Plant Moving**

Homeowners are responsible for moving their plants prior to the fumigation. Residents can place their plants at least 8 feet away from the building. Please label your pots and keep them off of the grass (our landscapers work in the Villas on Thursdays). We are making every effort to protect your property; however the Association will not be responsible for plants that are moved into the common area. If you choose not to move some of your large plants, a waiver will be provided at your phases' information meeting, which must be signed and returned to Rodent Pest Control along with the rest of your fumigation paperwork.



## **Please Vote**

The Villas Annual Membership Meeting & Election will be held on Thursday, January 22, 2015 at 7:30 p.m. at the Rancho Senior Center. We are asking all homeowners to cast their votes and return their ballots by January 22. We will be electing two directors, each for a 2-year term, and need 72 votes for a quorum. If we do not receive enough ballots to reach quorum, the meeting will be adjourned to another date – thereby incurring additional costs for the Association. Please participate and return your ballot. Ballots may also be turned in at the meeting or handed to a Board member for submittal.

## NEIGHBOURHOOD WATCH

On January 2, we had several dumpster fires started in our neighborhood. The OC Fire Authority, Police CSI and others are investigating. Being aware and reporting any unusual activity in our community can strengthen the bonds among residents and make The Villas a safer place to live.

### Dumpster Etiquette

- Dump only household trash that fits in the dumpster.
- Do not leave trash or garbage outside the dumpsters (we have to pay someone to pick it up)
- Clean up your own spills /messes
- Break down boxes so there will be room for others
- Keep lids closed – it keeps the trash in and the varmints out!

### Thanks to Dick Seaholm

The Board would like to extend a special *THANK YOU* to Dick Seaholm who spearheaded the CC&R / Bylaw Update Project. Dick provided valuable input and was instrumental in getting this long-needed project underway...more to follow, with mailings & ballots anticipated in March.

### 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.

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March, 2015

## **\*\*\*Villas Repaving\*\*\***



The Villas is about to get a fresh, new surface with a major repaving project scheduled to begin the week of March 16.

Given that there is only one exit from the Villas, getting the project done as fast as possible is the only way to minimize Resident inconvenience.

It is anticipated that the repair and repaving of our asphalt will start the week of March 16th, with the actual work being done on the Wednesdays and Fridays of that week and the following week. There is no trash pickup on either day and the work can be done without the heavy trash trucks driving over the new paving. Front doors and garages will be posted informing everyone of the coming inconvenience.

Work will be done in 4 phases and it is anticipated that each phase will take one day.

### **Phase 1: March 18**

17 Navarre to 104 Navarre

### **Phase 2: March 20**

All of Segura, 1-15 Navarre, and 41-47 Morena

### **Phase 3: March 25**

The even side of Morena (2-24 Morena)

### **Phase 4: March 27**

The balance of Morena

Once the repair and repaving is complete then the painting of the curbs and the stripping will take place, with sealing done either in April or May dependent on the weather.

Residents will not be able to park or drive cars to and from your home during the construction period.

Arrangements for parking, mail, and package delivery are being looked into and will be shared as soon as possible.

For the project to proceed on schedule, homeowners will be responsible for ensuring vehicles are not left on the street during the repaving process. Any vehicles left on the street will need to be towed at the homeowner's expense.

## **2015 Board of Directors Election**

The Annual Membership Meeting and Election of The Villas Community Association was held on January 22, 2015. Congratulations to the following community residents who have been elected to serve as our Board of Directors!

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Cathy Lewis	President	2016
James Weaver	Vice President	2017
Elizabeth Kojian	Treasurer	2016
Daniel Wells	Secretary	2017
Jill Cooper	Member-at-Large	2016

A special "thank you" to our outgoing President, James Somers, for all his hard work over the past three years bringing our refurbishment project to fruition! Jim has agreed to stay on as an appointed project manager and liaison to our vendors until the contracted work wraps up.



**Thank You!!!**

## **Fumigation Update**

The tenting phase of the fumigation project is complete. What a fantastic show of support – neighbors helping neighbors – thru the entire three phases! The final phase, which will be the application of Bora Care in the attics, will be in March or April. Dates will be determined by Rodent Pest Technologies and will be communicated to Homeowners as soon as possible.

## Welcome to The Villas

The past year has brought many 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. please contact our property manager, Rebecca Smith, at Optimum Professional Property Management, or log onto our website at [www.rsjvillas.com](http://www.rsjvillas.com).

**Villas monthly Board meetings** are held the 4<sup>th</sup> Thursday of each month at the Rancho Senior Center. Unless noted otherwise, meetings begin at 7:00 p.m.

**Next meeting date: March 26, 2015**

## Screen Doors

As a reminder, please take a moment when entering or leaving your residence to close your screen door. Doors left hanging or propped open are unsightly.



~ Your neighbors will thank you! ~

## **Tax Assistance for Irvine Residents –**

The City of Irvine, in partnership with Orange County United Way, Irvine Valley College and the Orange County One-Stop Center, is offering free tax preparation services to taxpayers who earned less than \$60,000 in 2014. Qualifying taxpayers who live, work or attend school in Irvine can receive help filing their taxes from IRS-trained and certified volunteers, who will also assist eligible taxpayers in receiving the Earned Income Tax Credit when applicable.

For more information or to schedule a tax appointment, contact Orange County United Way at 1-888-434-8248.



## Architectural Committee Change

For several years, Eileen Pinkerton has worked on the Architectural Committee to help keep our community a place that people love to call home. Eileen is stepping down from the Committee and we want to take this opportunity to say thank you for all of her many contributions to The Villas over the years. Thank you, Eileen!



At this time, the Architectural Committee responsibilities will be taken over by the Board of Directors.

## CC&R / Bylaw Update

The proposed updates to our governing documents will take a back seat to the repaving project in March. We hope to provide Homeowners with copies of the proposed changes and ballots for voting by mid- to end of April.



The City of Irvine, in partnership with the Second Harvest Food Bank, kicked off its annual Healthy Food Drive on Valentine's Day. The Drive will run thru March 31. Donations will benefit several Irvine food pantry distribution programs. Residents are asked to donate healthy canned or non-perishable food items. The main drop-off location for the food drive is in the Civic Center lobby.

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Special Edition March, 2015

## \*\*\*Villas Repaving Update\*\*\*



Our repaving project is well underway. Ben's Asphalt appreciates everyone's cooperation in keeping the streets clear during the repair work.

The next phase of the project will entail sandblasting and repainting the curbs, followed by the final phase of slurry seal.

Residents will be notified again before each phase of work begins. For planning purposes, we are scheduled as follows (weather permitting):

**April 21, 22, and 23**  
Sandblasting

**April 24**  
Painting

**May 1, 8, and 15**  
Slurry Seal

As part of this project, our speed limit of (maximum) 20 miles per hour will be stenciled near the entrance to the community. Please watch your speed as you go up and down the streets of the Villas; we want to provide a safe environment for all of the people and animals who walk the community.



## Architectural Committee Change

With the Board taking on responsibility for the Architectural Committee, Pat Amundson has stepped down from her duties on the Committee. Thank you, Pat, for your work over the years!

## **Thank You!**

## Patio Clean-Up: Please Remove or Trim Back Dead Landscaping

Please take a moment to look around your patio and trim back or remove dead leaves/branches on plants and trees. Homeowners are responsible for maintaining plants within their front patio, back patio, and atrium areas. Thank you!

## Tree Trimming

It's that time again – with the unusually warm weather, our Carrotwood's are ready to bloom. Tree Trimming is scheduled to occur in April and our Landscape Committee will work to coordinate the tree trimming so that it does not coincide with the asphalt work scheduled during April.

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**Villas monthly Board meetings** are held the 4<sup>th</sup> Thursday of each month at the Rancho Senior Center. Unless noted otherwise, meetings begin at 7:00 p.m.

**Next meeting date: April 23, 2015**

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# The Villas Voice

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July, 2015



## **Brown is the New Green: What Can You Do To Save Water?**

**Water is essential to our everyday lives.** And, our supplies are limited...so please use water wisely. Cutting water use inside and outside our homes is really important. If each of us changed our water-use habits, we could save billions of gallons of water. Here's how you can help:

- Wash only full loads of laundry and dishes
- Fix water leaks which are often a hidden cause of water waste
- Spend only 5 minutes in the shower
- Turn off the water while you brush your teeth
- Buy water-saving devices like high-efficiency toilets & clothes washers
- Use a broom instead of a hose to clean patios, driveways and sidewalks
- Water your plants in the early morning or evening to reduce evaporation
- Let your water-thirsty lawn go brown
- Get ready to install drought tolerant landscaping in October

**Effective July 1, 2015, monthly water allocation will be calculated differently and Customers that exceed their monthly water allocation will pay significantly more for their water use.**

Please do your part to help The Villas cut water use and stay within our allocated water supply.

## **Annual Block Party**

SATURDAY, AUGUST 29, 2015  
5 p.m. - Sunset



Save the date for our Annual Block Party!  
Great food, great music, great friends, and  
another entertaining presentation with Emcee  
Ava Park.

THEME: A Villas Cruise

WHEN: 5 p.m. to Sunset

WHERE: West end of Segura in the cul de sac,  
adjacent to the golf course.

WHO: Villas residents and their invited  
guests - Children? Yes!

### WHAT TO BRING:

Your potluck offering of a side dish

### WISH TO PARTICIPATE?

We need people to help set up and break  
down, to greet and give nametags. Be part of  
the pre-party fun!

CONTACT: Morgen Hardigree

([mhardigree@optimumpm.com](mailto:mhardigree@optimumpm.com)) if you would  
like to be on the volunteer staff list.

Thank you...we'll see you at the party!

## **By-Laws/CC&R's**

In the next few weeks, ballot packages will be mailed to all homeowners with the proposed updates to The Villas CC&Rs and Bylaws. This is a long awaited project and the Board is excited to present the documents for Homeowner Approval. It is up to all of us as homeowners to determine whether these amendments are appropriate for our community and to vote accordingly. Look for your mailing toward the end of July!


The pool is now open following repairs to an extensive gas line leak. Thank you for your patience while we made these necessary repairs!



## Cell Phone Etiquette

The Villas Residence Guide states that radios at the pool are not allowed unless used with earphones – a simple courtesy to neighbors who may have different tastes in music or who simply prefer silence. As an extension of this courtesy, if you must have your phone with you, please keep the conversation brief and be mindful that voices carry – sometimes revealing personal information you might not knowingly share.

## 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.

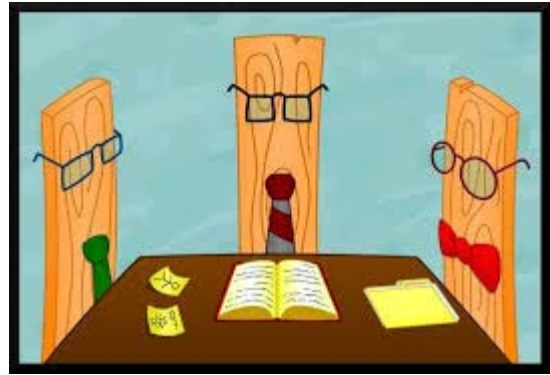


## Trash Pickup

As a reminder, Waste Management collects trash weekly on Monday, Tuesday, Thursday, and Saturday. As a courtesy to all homeowners, please follow the "Dumpster Etiquette" below

- Dump only household trash that fits in the dumpster.
- Do not leave trash or garbage outside the dumpsters (we have to pay someone to pick it up)
- Clean up your own spills /messes
- Break down boxes so there will be room for others
- Keep lids closed – it keeps the trash in and the varmints out!
- Please call Optimum to arrange for large item pick-ups and do not leave them outside the dumpster.

Thank you!



**Villas monthly Board meetings** are held the 4<sup>th</sup> Thursday of each month at the Rancho Senior Center. Unless noted otherwise, meetings begin at 7:00 p.m.

**Next meeting date: July 23, 2015**

## Please Close the Door

Unless you live in a barn....Outer doors should almost always be closed upon exit, unless there's a screen door involved – and then the screen door should be closed. Screen doors are made to block flying insects and leaves from entering and pets and small children from exiting interior spaces, while allowing for air, light, and views. If you prefer not to use your screen door, please remove it, but don't leave it hanging open.



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www.rsjvillas.com September, 2015



CC&R's  
& Bylaws

## Proposed Amendments to CC&Rs and ByLaws

As you hopefully are already aware, the Board has been working with the Association's legal counsel to amend the CC&R's and Bylaws.

The Villas documents are 37 years old! - These documents need to be updated periodically for numerous reasons, including the following:

- ✓ Remove developer provisions
- ✓ Update for law changes
- ✓ Clarify responsibilities
- ✓ Correct mistakes or delete inapplicable provisions
- ✓ Update quorum requirements and simplify voting
- ✓ Make the language easier to understand
- ✓ Provide the Association with an easily understood "roadmap"

**The Board cannot amend the CC&R's or Bylaws on its own – these amendment's require a homeowner vote. Accordingly, we ask that all homeowners take the time to 1) carefully review the ballot and the language of the proposed changes and 2) vote on the proposed amendments.**

If you have questions regarding the proposed amendments and/or on how to properly cast your vote, please contact Community Association Manager Morgen Hardigree at 714-508-9070 or via email at [mhardigree@optimumpm.com](mailto:mhardigree@optimumpm.com)

## Atrium Flood Insurance

If you don't know El Niño now, you will soon. Weather services are predicting substantial rain this fall/winter and insurers are preparing for flood damage losses. Now may be a good time to check your personal homeowners insurance regarding atrium flood insurance.

The Villas landscape crew will be checking common property drains to be sure they are clear of debris, but **homeowners are responsible for keeping their interior atrium drains clear.**

Please be sure your drain guard is in place; or contact Optimum for information on how to obtain a guard. A flood in your atrium could affect your neighbors, so please protect your property, and theirs, by taking this simple step.



A standard condominium insurance policy (HO6) is critical to cover damage to your condo and your personal items from lightning, hail, windstorm, fire, vandalism, explosion, burglary, damage from any falling objects, aircrafts, smoke or vehicles.

***Please check to ensure that your insurance is up-to-date.***

## Know Your Neighbors

Unfortunately no neighborhood is completely immune to crime. However, there are steps you can take to help keep your family and our neighborhood safe.

### Safety Tips:

- Work together with your neighbors.
- Watch out for suspicious and unusual behavior in your neighborhood.
- Get to know your neighbors and their children so you can look out for one another
- Keep garage doors shut when you are not in the garage.
- Lock car doors for any cars parked in open parking areas, even if only for a few minutes.



**Villas monthly Board meetings** are held the 4<sup>th</sup> Thursday of each month at the Rancho Senior Center. Unless noted otherwise, meetings begin at 7:00 p.m.

Next meeting date: September 24, 2015

### **Trash Recycling Now Scheduled!**

The long-awaited recycling program will soon be implemented at The Villas.

**WHO:** Waste Management

**WHAT:** Wheeled Carts at each of our five trash enclosures

**WHEN:** Pickup once/week

**WHY:** Help reduce greenhouse gases – State mandated.

### **How to Recycle**

The following trash should be put in the bins:

- All types of bottles & cans (remove lids)
- All types of paper (except any that have grease or oil)
- All plastic items including plastic bags

### **EASY!**

You do NOT need to separate these items;

You do NOT need to clean the items

Waste Management will provide recycling bags to assist us

### **WHAT CAN NOT BE RECYCLED**

STYROFOAM

LIQUIDS

TOXIC & HAZARDOUS WASTE

Other non-recyclables include: Food/garbage, pet & baby waste, plants/ gardening waste – Put these items in our regular trash bins

Builder/contractor trash for home improvement projects is not to be put in our trash bins. Please advise your contractors.

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# THANK YOU

to our Master of Ceremonies, Ava Park, for another fabulous event! – Well planned and appreciated!

We hope everyone who attended enjoyed the wonderful food, activities, and socializing at The Villas Annual Picnic. It is a wonderful opportunity to relax, meet new neighbors, and catch up with old friends. Ava's Villa's Cruise theme was a success!

Also, a big thank you to our Vendors who sponsored the picnic: Optimum Property Mgmt, Ben's Asphalt, Accord Construction Mgmt, Grants Landscape, and Aquatrends.





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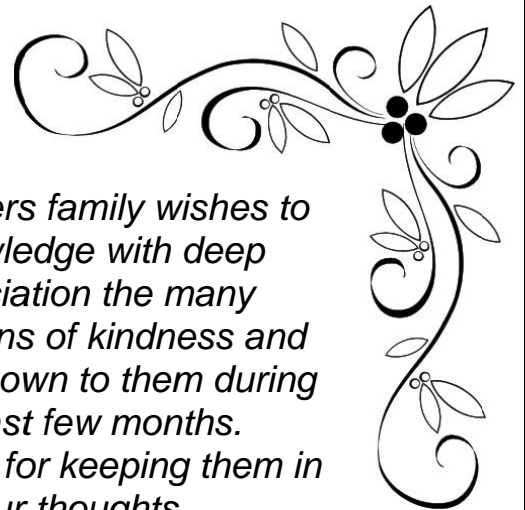
October, 2015

## The Villas vote has been extended to our October 22, 2015 Board meeting

PLEASE VOTE – we need to reach quorum to count the votes on this important issue, which is 75% of our owners. Without you, our election cannot move forward; and by not voting, you are denying our Community the opportunity to update our documents. At a huge cost to the Association – and therefore to you as an owner – we will need to start all over again on this important issue if we do not have enough ballots returned. Our governing documents are hopelessly out of date and we need your vote to complete this initiative. Please complete your ballot today and help our Community!

If you have questions regarding the proposed amendments, or need a replacement ballot, please contact a Board Member or our Community Association Manager Morgen Hardigree at 714-508-9070 or via email at [mhardigree@optimumpm.com](mailto:mhardigree@optimumpm.com)

Thank you!!



*The Somers family wishes to acknowledge with deep appreciation the many expressions of kindness and support shown to them during the past few months. Thank you for keeping them in your thoughts.*

## Cell Phone Courtesy around Our Community & Beyond

About 1 billion people worldwide now use a cell phone. That's almost one in six! With all those people walking around with a cell phone, there is a fine line between chatting on a friendly call and annoying everyone else around you.

Whenever you are on your mobile phone, try to keep cell phone etiquette in mind.

- Use your regular conversation volume.
- If possible, use a low volume on your ringtone or vibration mode.
- Be aware of your surroundings and keep your conversations private.
- If you are on your patio or walking around our community, please keep your voice down when you're on your cell phone. Shouting and loud laughing can be very disturbing to your neighbors.

Your Villas neighbors will thank you!

Why Is It Important??

## Pool Access Keys

The swimming pool access keys will be changed for all community residents next month. Residents will need to pick up their new keys on Saturday, November 7. Look for complete information in your mail in the next couple of weeks.

## Parking Rules

In developing parking rules for the community, the City of Irvine's parking ordinance was taken into consideration. The ordinance, together with our CC&R's, provides the basis for the Association's rules that sufficient space must be provided in each of the units to park two cars. Please take a moment to review the Villas Parking Rules as outlined in our Resident's Guide. A copy of the guide can be found on our website at [www.rsjvillas.com](http://www.rsjvillas.com).

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Next meeting date: October 22, 2015

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## City of Irvine- November Events

### **November 2-December 11**

#### **Holiday Toy Drive**

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 accepted at the Irvine Civic Center, Irvine Police Department and Orange County Great Park Visitors Center. Toys will also be collected at the Winter Wonderland-Joyful Jingles event on December 6.

### **November 6-7**

#### **Holiday Faire**

*Friday 5-9 pm / Saturday 9 am-4 pm*

*Irvine Fine Arts Center @ Heritage Park*

Talented Orange County artisans will showcase unique handmade items for purchase, including holiday decorations, hand-blown glass, ceramics, jewelry, folk crafts, clothing and more. The Faire features music and delicious foods and desserts, including the ever-popular handmade ceramic collector bowls filled with chili. Admission is \$2 per person; children ages 12 and under are free. For more information visit [Irvinefinearts.org](http://Irvinefinearts.org) or call 949-724-6880

### **November 8**

#### **Veterans Day: Honoring All Who Served Remembering our Fallen Exhibit & Ceremony**

*Irvine Civic Center – 2:00 p.m.*

The Remembering Our Fallen exhibit with photos and mementos of over 750 California service men and women who died in the wars in Afghanistan and Iraq since 2001 will be at the Irvine Civic Center from Nov. 8 through Nov. 21. The welcoming ceremony at 2 p.m. will be followed by a candle lighting ceremony at Northwood Gratitude and Honor Memorial.

### **November 11**

#### **Veterans Day: Honoring All Who Served**

*11 a.m.-12:30 p.m.*

*Col. Bill Barber Marine Corps. Memorial Park*

In honor of our veterans, Irvine will host a special ceremony to pay tribute to our nation's troops – past and present. The event is free and open to the public.





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## 2016 Board of Directors Election

It's not too soon to consider running for the Board. A call for candidates has gone out for our annual January election. Running for the Board is your opportunity to bring enthusiasm, ideas, and effort to the Villas. Applications are due by December 11 - Submit your application to Optimum today!

GET  
on  
BOARD

## It's Time to Prepare for the Rainy Season

For those residents whose homes include an interior Atrium/patio, it is vitally important to be vigilant about keeping your Atrium/patio drain clear. Do not cover it and be sure it is not clogged with leaves or other debris.



If you do not have a raised drain cover that fits the opening in your Atrium/patio drain, you can purchase one at Home Depot for ~\$8-\$9; an investment well worth the cost. This drain cover can prevent both you and your neighbors a lot of heartache and expense, as any water that seeps into your neighbors' walls is your financial responsibility to repair.

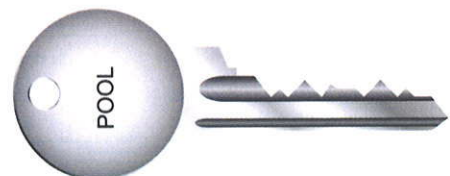
# Happy Thanksgiving!

Due to the Thanksgiving Holiday, the Villas monthly Board meeting will be held the first week of December at the Rancho Senior Center. Unless noted otherwise, meetings begin at 7:00 p.m.

Next meeting date: December 3, 2015

## Pool Access Keys

- There will be a second opportunity to pick up keys at the December 3, 2015 Board Meeting at 7:00 p.m. at the Rancho Senior Center.
- Several owners have expressed a need for two keys. A second key, at no additional charge, may be picked-up at the Board Meeting on December 3rd. You will need to sign for the second key.
- If you would like to obtain your key before that date, you may pick your key up at Optimum's Offices at 17731 Irvine Boulevard, Suite 212, Tustin, CA 92780.
- Any keys in excess of two will be provided at a charge of \$50.00





## Do Not Feed the Animals

Do not leave food out for the birds and small animals. This attracts rodents, possums and squirrels, which could cause damage to your property and your neighbors.

## The Rising Animosity To Dogs (and Their People)

It seems now more than ever, the Villas' sidewalks are being fouled by a few inconsiderate residents who don't pick up after their dogs. Be kind to your neighbors and a responsible community member. A few bad apples can spoil it for everyone, so if you have a dog, please clean up after it.



## Dumpster & Recycling Space

Dumpster space is limited. When planning any home improvement project, please tell your vendors they must take their trash with them. Your HOA will get charged fees for extra pick-ups and those fees will be passed on to you.

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VILLAS COMMUNITY ASSOCIATION MANAGER

**Optimum Professional Property Mgmt**

17731 Irvine Blvd, Suite 212, Tustin, 92618

**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**

Email: [Mhardigree@optimumpm.com](mailto:Mhardigree@optimumpm.com)

Visit: [www.optimumpm.com](http://www.optimumpm.com)

## City of Irvine- December Events

### **November 2-December 11**

#### **Holiday Toy Drive**

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 accepted at the Irvine Civic Center, Irvine Police Department and Orange County Great Park Visitors Center. Toys will also be collected at the Winter Wonderland-Joyful Jingles event on December 6.

### **December 6**

#### **Home for the Holidays Pet Adoption**

*10 a.m.-3 p.m.*

*Irvine Animal Care Center*

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 and much more. Admission is \$1 per person, parking is free. For more information, visit [cityofirvine.org](http://cityofirvine.org) or call 949-724-6606.

### **December 6**

#### **Winter Wonderland**

**5-8 p.m.**

*Irvine Civic Center*

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 Clause. Admission is free. For more information, call 949-724-6606 or visit [cityofirvine.org](http://cityofirvine.org).

## **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

### **Stucco/Fascia/Garage Doors**

Dunn Edwards Acriflat 427 Bone White (Cottage White)

### **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.

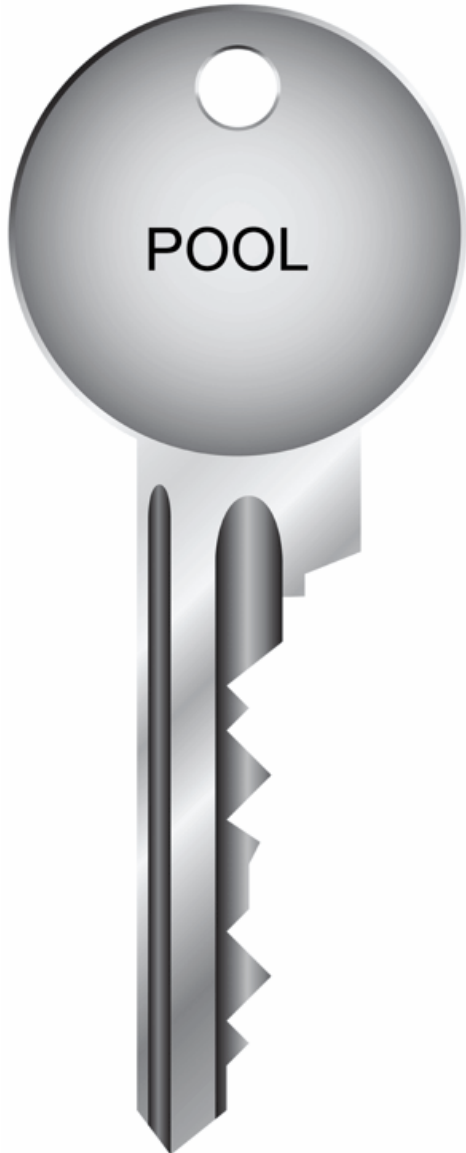


The color is dark in color; almond, brown or black.





***IMPORTANT INFORMATION  
REGARDING  
POOL KEY / CULVER GATE ACCESS***



A large number of residents picked up their pool/gate key at the pool on the designated pick-up day, last Saturday

**There will be a second opportunity to pick up keys at the December 3, 2015 Board Meeting at 7:00 p.m. at the Rancho Senior Center.**

If you would like to obtain your key before that date, you may pick your key up at Optimum's Offices at 17731 Irvine Boulevard, Suite 212, Tustin, CA 92780.

**We were also made aware that several owners have a need for two keys. A second key, at no additional charge, may be picked-up at the Board Meeting on December 3rd. You will need to sign for the second key.**

Any keys in excess of two will be provided at a charge of \$50.00 each.

Please call our Property Manager, Morgen Hardigree, at 714-508-9070 X292 if you have any questions.

# Los Angeles Times

October 23, 2015

By Monte Morin

## FEMA urges Californians to buy flood insurance before El Niño



Recent flash flooding in the Antelope Valley highlights the need for Californians to purchase flood insurance in preparation for a strong El Niño this winter, according to FEMA officials.

With drenching El Niño rains anticipated to begin more than a month from now, the Federal Emergency Management Agency is urging Californians to buy flood insurance, even if they live in areas of low to moderate risk.

"If there was ever a time to buy flood insurance, this is the time," said Roy Wright, FEMA's deputy associate administrator for insurance and mitigation.

"You cannot get it at the last minute. There's a 30-day wait period for new flood insurance policies to go into effect," Wright told reporters at a Friday press conference.

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**FOR THE RECORD:**

Flood insurance: In the Oct. 25 California section, an article about FEMA officials urging Californians to purchase flood insurance said that recent flooding had closed the 57 Freeway. Mudflows closed the 58 Freeway. —

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Traditionally, only one-third to one-half of U.S. residents who live in flood risk areas are covered by flood insurance, according to Wright. Most standard homeowner policies do not cover flood damage.

Californians can obtain information on flood insurance, as well as rate their flood risk, by going to the website [FloodSmart.gov](http://FloodSmart.gov).

Earlier this month, Antelope Valley and Lake Hughes residents [got a foretaste](#) of the potential havoc [El Niño](#) could wreak this winter when heavy rains caused mudslides to bury cars and trucks along Interstate 5 and the 58 Freeway.

Although the downpour was unrelated to El Niño, it demonstrated how four years of drought and widespread wildfires had impaired the land's ability to absorb large amounts of rainfall. Unable to percolate into the soil, the rain raced over the earth, picking up loose soil as it moved to lower elevations.

"It's almost like asphalt," Wright said of parched and fire-scarred earth. "When rain hits, it just conveys straight down very quickly."

It would be "at least a month if not longer" before typical El Niño rains begin to affect the West Coast, according to Mike Halpert, deputy director of the National Oceanic and Atmospheric Assn.'s climate prediction center.

Halpert said that forecasters believe that above-average precipitation will "get up into the northern part of California" as well as Central and Southern California.

In addition to purchasing flood insurance, Wright said that residents should devise their own emergency response plans. The website [Ready.gov](http://Ready.gov) provides information on what kinds of preparations people should make.

#### FEMA flood insurance facts:

- Just a few inches of water from a flood can cause tens of thousands of dollars in damage. From 2010 to 2014 the average residential flood claim amounted to more than \$39,000. In 2014, the average flood insurance policy premium was about \$700 per year.
- **Flood insurance is available to** homeowners, renters, **condo owners/renters**, and commercial owners/renters. Costs vary depending on how much insurance is purchased, what it covers and the property's flood risk.

- All policy forms provide coverage for buildings and contents. However, you might want to discuss insuring personal property with your agent, since contents coverage is optional. **Typically, there's a 30-day waiting period from date of purchase before your policy goes into effect. That means now is the best time to buy flood insurance**
- Since standard homeowners insurance doesn't cover flooding, it's important to have protection from the floods associated with hurricanes, tropical storms, heavy rains and other conditions that impact the U.S.
- In 1968, Congress created the National Flood Insurance Program (NFIP) to help provide a means for property owners to financially protect themselves. The NFIP offers flood insurance to homeowners, renters and business owners if their community participates in the NFIP. Participating communities agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding.



# **El Niño is Near, Sandbags are Here**

**Free El Niño Preparedness  
and Information Event**

**Saturday, December 12, 2015  
9 – 11 a.m.**

**City of Irvine Civic Center Piazza  
1 Civic Center Drive, Irvine**

**Join us for:**

- **10 FREE SANDBAGS PER HOUSEHOLD FOR IRVINE RESIDENTS**
- **“How to Prepare for El Niño” presentation starts at 9:30 a.m.**
- **Preparedness and safety tips for your family and home**
- **Information booths from the City of Irvine Police Department, Public Works and Orange County Fire Authority**



Hosted by the  
**City of Irvine  
and  
Orange County Fire Authority**

