

VILLAS VOICE

The Villa's at Rancho San Joaquin

November 2023



Parking-Enforcement

Go Live for our Parking Enforcement program has begun as of 11/15. Please make sure that you are following the parking rules. Exemptions and Safe-list options are available. Failure to follow the rules can result in your vehicle being **towed**.

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.

Please reach out to Patrol One or Optimum with questions or challenges.

Holiday Decorations

We all love the holiday spirit and when our community spreads joy by decorating. While decorating, please remember to not damage common area components, **NO ONE** should be placing anything or walking on our roofs, and decorations need to be down by January 31, 2024. Our roofs are expensive to maintain and repair and damages will be billed back to any offending owner.

The Rainy Season is Here!

The Rainy Season is upon us! Please make sure that your atrium and patio drains are clear of debris. Any flooding from drains that are clogged with debris are the responsibility of the home owner. Don't be on the hook for repairs that could have been avoided!

Please also empty any standing water that is in saucers or planters in your atrium and patios. We don't want to encourage Mosquitoes to grow and multiply!

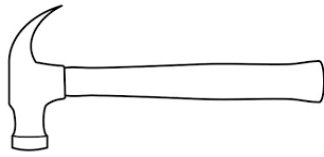
Roof Maintenance

Roof maintenance is set to begin on December 4th. Please do not disturb or interfere with our vendors. Any questions or concerns should be forwarded to management.

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 break down any cardboard and place in bins.
- ◆ Do not leave items outside of the dumpster. Items left in the walking area could lead to an injury, don't be the person who causes one.
- ◆ Large items can be picked up by our Trash Vendor. Please contact management to schedule one.





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!

See something? Say something!

Unfortunately, we have had some recent Police activity in our community. The Irvine PD attended one of our recent board meetings to review what we as a community can do to stay safe.

Keep your doors, garages, and windows locked.

Report any suspicious activity to the Irvine PD. Don't be shy! If it appears out of the ordinary they can check it out and determine if anything illegal is going on. These type of tips produce many unexpected leads for our Police force.

Don't advertise that you will be out of town on social media.

Report unusual activity to management. What the board and management doesn't know, may hurt all of us!

We are all responsible to keep our community safe!

Report suspicious or unusual activity to the Irvine PD!

Yuletide Caroling

Join fellow community members for a Traditional Yuletide Caroling. December 10, 5-6 pm. Meet at 18 Morena and after at 5 Segura for warm drinks and treats.

For more Info, contact Angie at 714-423-2229



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

jluckham@optimumpm.com

www.optimumpm.com

For more information about The Villas please visit our website.

WWW.RSJVILLAS.com