

# The Villas Voice

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

February 2013 Issue 1



## ELECTION RESULTS

### CONGRATULATIONS TO OUR 2013 BOARD OF DIRECTORS

President	James Somers 2 yrs
Vice President	Cathy Lewis 1 yr
Treasurer	Beth Kojian 1 yr
Secretary	Barbara Trospen 1 yr
Member-at Large	Jill Dunn 2 yrs

**A big shout out to the 2012 board for  
stepping up to the challenge!**

Thank you to all the residents who participated in our 2013 election. This year we were able to reach a quorum on the first try! This saved the community money by not having to reschedule our annual election.

Thanks to those members, Brian Kraft, Marguerite Bivens and John Reese for volunteering to count ballots, and in record time.  
Good Job!!

The board of directors will continue to look for areas to reduce costs by review of contracts and expenditures on a weekly basis. Suggestions and ideas on how the association can reduce cost are always welcome, at board meetings or via written correspondence.

Thank you again for your participation and your ideas to improve our association.

Sincerely,

*Your Board of Directors*

VILLAS COMMUNITY ASSOCIATION  
MANAGER

**Optimum Professional Property Mgmt**  
17731 Irvine Blvd, Suite 212, Tustin, 92618

**Phone: 714-508-9070**

Regular Business Hours 8:00AM – 5:00 PM  
24 hour service for emergencies

**Community Association Manager:**  
**Cynthia Hunter**

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

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

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### 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	Mary Ann Somers
Landscape	Jill Dunn
Special Projects	Kevin Kojian
Web Site	Cathy Lewis
Newsletter	Barbara Trospen

Volunteers are welcome!  
Landscape Committee walk through is  
the 1<sup>st</sup> Friday of the month @ 9:00 AM  
at the pool.

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### HOMEOWNERS FORUM

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

**Next meeting date:** February 28th

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### Community Corner

Did you know...

The Villa's own Bernard and Vivienne Hotz have a catering business and are now bottling and selling their homemade salad dressing at Wholesome Choice.

Two dressings – Viv's Elite Gourmet dressing and Asian dressing – are available in the refrigerator section (next to the Hummus) for your enjoyment.

(please see other side)

## Be a Responsible Member of Our Community.

Just recently, The Villas experienced a fire in one of our units. The cause-using green wood to start a fire in the fireplace.

For safety reasons:

- Don't use accelerant to start a fire.
- Have your chimney cleaned on a regular basis.

### THIS IS WHY WE HAVE PARKING REGULATIONS

Because cars were parked on the street and not in the garages the fire engines, patrol cars and other emergency vehicles had trouble getting in and out of the complex. If any had been damaged it would have been the owners responsibility.

#### PARKING NOTICE

THE VILLAS COMMUNITY HAS A SELF-REGULATED PARKING POLICY WHICH INCLUDES NO STREET PARKING FOR EXTENDED TIME PERIODS.

IF YOU ARE A VISITOR (GUEST) AND WILL BE HERE OVERNIGHT, FEEL FREE TO PARK IN OUR EASY TO FIND OPEN VISITOR SPACES, WHICH ARE LOCATED THROUGHOUT OUR COMMUNITY.

IF YOU ARE A HOMEOWNER, PLEASE PARK YOUR CAR IN YOUR 2 CAR GARAGE.

THE VILLAS COMMUNITY FOLLOWS THE CITY OF IRVINE'S PARKING LAWS.

## Help control costs!

### The Villas membership pays for rodent and pest control.

Per the Unsightly Items section of the Villas CC&R's and the Resident's Guide, please do not leave trash in front of your door; it should be taken immediately to a dumpster located within our community. Trash left in front of your unit is unsightly and can attract both rats and cockroaches.

VILLAS WEBSITE ADDRESS  
[www.rsjvillas.com](http://www.rsjvillas.com)

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.*

More cost saving web sites...

[www.ehow.com](http://www.ehow.com)  
[www.wateruseitwisely.com](http://www.wateruseitwisely.com)

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#### IMPORTANT NOTE:

Please remember that our Community is a

### Deed Restricted Community.

This means that your Deed was issued to you with strings attached. This Deed maintains the aesthetic appearance and feel of our community.

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### Architectural awareness

The Villas is a Deed Restricted Community which means that before a homeowner makes arrangements to change windows, garage door, screen door, air-conditioning unit, electrical, plumbing, gas lines or install a satellite dish it is a REQUIREMENT that you apply for Architectural Approval from the Architectural Committee or the Board of Directors.

The easiest way to think of this is – when in doubt check with Property Management and they will inform you as to the procedure(s) that need to be followed.

The Architectural Application form can be found at the rsjvillas website. It is important that all pages of the application be forwarded to the property manager in order to start the process.

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# The Villas Voice

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April 2013 Issue 2

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## From your Board of Directors

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Thanks to all that have taken notice on the landscaping. We have received many compliments as to how good the landscaping is looking. Grants Landscaping is doing a very nice job, continuing to make to our community look good. We will continue to trim and remove Trees as is necessary, to protect the residents and the community as a whole. New plants/shrubs will be added and or changed as the seasons change to insure that the complex continues to look good.

We continue to work with both Grants and the Temple to clean up the berm area between us. There have been further improvements in the cleanup, thanks to both the Temple and Grants Landscaping.

We are working with Three Phase Electric to make sure that all the light fixtures are working properly. If you notice that a fixture is not working, please call Optimum and give them the location so that it can be addressed.

The Board is diligently getting the information necessary to present to the owners the facts regarding the work that needs to be done in the complex. We will soon be notifying the owners of the town hall meetings. These town hall meetings will be for you, to inform every one of the steps necessary to accomplish all the necessary tasks.

Please attend the monthly meetings. It helps to know and understand what needs to be done and what is being done for the community, as well as it helps the Board stay current with all of your concerns.

Jim Somers  
President

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**ALWAYS BREAK DOWN CARD-BOARD BOXES  
BEFORE PUTTING IN TRASH BINS.**

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## Welcome Aboard

**The Villas has a new**

### **Community Association Manager**

Our new CAM was introduced at last month's Homeowner meeting. Rebecca

Smith will be taking over the duties Rebecca brings experience, enthusiasm. We want to thank Cynthia Hunter for all her hard work and support and wish her the best.

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## Keeping the Community Informed

### **IRVINE RANCH WATER DISTRICT**

IRWD has launched the condo & multi-family direct installation program and are offering high efficiency toilets (het) including installation at no cost!!

By participating in this toilet retrofit program, an owner or manager can offset as much as 65% of water costs at no investment.

The installation of these highly efficient toilets will save thousands of gallons of water each year, while saving owners significant dollars by replacing those wasteful, high water use toilets.

Hurry while supplies last! Supplies are limited and program participation is based on a first come, first serve basis. Contact **Rob Edelstein** today!

**CALL: 800-597-2835 Ext. 109**  
**[redelstein@bottomlineutilities.com](mailto:redelstein@bottomlineutilities.com)**

**Rob Edelstein**

## Senior Scam Stopper

April 26, 3-5 p.m.

Lakeview Senior Center

Free Seminar

Learn from the experts how to protect yourself from fraud relating to home repair, mail, finances, identity theft, auto repair, Medicare and more. Seniors, their families and caregivers are welcome to attend this free seminar.

## Drive-up/ Drop-off Drug Take-Back



April 27, 10 a.m.-2 p.m.

Irvine Civic Center

The Irvine Police Department (IPD) is committed to focusing resources on illegal activity and abuse surrounding prescription drugs and will be conducting a Drive-up/Drop-off Drug Take-Back Event at the Civic Center. IPD urges residents to bring expired or unneeded medicines to the collection site, eliminating the potential for diversion, misuse, abuse or even accidental poisoning. Additionally, the improper disposal of medications, such as flushing them down a toilet or throwing them in the trash, pose public safety, health and environmental hazards.

## PARKING NOTICE

Garages were built for the purpose of parking up to 2 vehicles and are to be used for parking cars, not for storage or as a workshop.

Overnight street parking on Morena and Navarre is NOT permitted. Every day, all day street parking should not be considered an option. Just because you want to, does not mean you should. Please be a considerate neighbor – the space in front of your condo does not belong to you!

## Update on fireplaces

In the official report from the OC Fire Department states that our fireplaces are not rated for burning real wood

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Landscape Committee walk-through is the 1<sup>st</sup> Friday of the month @ 9:00 AM at pool.

## Architectural awareness

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## Messages to the Community

Street sweeping is twice a month on **MONDAYS**.

Please do not park on our streets on Mondays.

Please don't ride your bike on the sidewalks.

If you are a new owner or a renter, and have not been provided our Residence Guide, please request one from your landlord, or go to [www.rsjvillas.com](http://www.rsjvillas.com) to print out a copy.

Please don't place any advertising on the sides of our mail box stands. The U.S. Post office does not allow it.

Maintain a speed limit of 25 miles per hour on our main streets, and 5 miles per hour in our alleyways.

**The pool heater has been turned on.**

# The Villas Voice

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June 2013 Issue 3



## From your Board of Directors

### *Villas Pot Luck Picnic Being Planned!*

The Villas Annual Resident's Picnic is now in the planning stages. We are so pleased our neighbor, Ava Park, has once again graciously agreed to help us prepare for this fun event. Food, games, music and more!

#### Save the Date!

**SATURDAY, August 24th, 2013**

**Great food, great music, great friends, and another entertaining presentation with Emcee Ava Park. Invitations with all the details will be on your doorstep soon...**

#### WHAT TO BRING:

**Your potluck offering of a side dish (salad, beans, veggies, dessert) or beverages (beer, wine, lemonade, or your choice to serve six or eight.**

#### WISH to PARTICIPATE?

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

#### CONTACT:

**Call Ava at 949/651-0564 or e-mail her at [apark@carpentercompany.com](mailto:apark@carpentercompany.com) or Rebecca Smith at Optimum Mgmt. if you would like to be on the volunteer staff list. The more help, the easier for all.**

**Thank you ...we'll  
See you at the party in August!**

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#### HOMEOWNERS FORUM

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#### Trash Disposal

- Please break down all boxes/ cartons **before** tossing them in our dumpsters. This will provide more space.
- Place trash **inside** the dumpster, not on the pavement.
- If your dumpster is full, you can use another dumpster.
- There are 5 dumpsters located around the Villas.
- Do not put furniture/appliances or oversized items inside or on the pavement surrounding any dumpster.
- **Any resident may call Waste Management @ 714-480-2300 for an oversized pick up, maximum twice a year, at no cost.**
- It is your responsibility to dispose of furniture. There are charities that pick up usable items at no charge to you.
- If you hire a building contractor or handyman, advise them that they are not allowed to put their debris in our dumpsters.

#### TRASH PICKUP DAYS

Waste Management collects our trash weekly on Monday, Tuesday, Thursday and Saturday! **(not Sundays, or Holidays).**

**Waste Management charges the Villas premium fees for extra pickups.  
You will be charged!**

## Posted Pool Rules

No lifeguard on duty, use pool at own risk.  
Keep gates closed 24/7.  
No pets in pool area at any time.  
Children and guests must be accompanied by a resident adult while at pool.  
No soap or bubble bath in pool or Jacuzzi.  
Turn Jacuzzi off when not in use.  
No glass containers (bottles, drink glasses, etc)  
No boisterous or loud conduct.  
No running, jumping or diving.  
Inflatable rafts not allowed on weekends, no Styrofoam toys or rafts at any time.  
No radios, TVs, or tape recorders allowed unless used with earphones.

## Pool Etiquette

Keep conversations at a normal range both day and evening. Sound is amplified near water.  
Use pool shower prior to entering pool.  
Pool showers are for rinsing off; do not use personal bathing products (soaps, shampoo).  
Keep restroom doors closed at all times.  
Call 911 to report emergencies.  
Call the Irvine police if you see suspicious or law-breaking activity.  
KEEP YOUR POOL KEY SECURE – IT CANNOT BE COPIED.

## Pool Rules for Children

Children under the age of 14 should not use pool without adult supervision.  
No small children and/or babies are allowed in the Jacuzzi for safety and sanitary reasons.  
No diapers allowed in pool or Jacuzzi.  
Vandalism caused by residents' children will be charged to resident parents.

**Don't slam the gates at the pool, they are set to close automatically.**

**New safe locks have been installed. They can be opened from the inside without a key.**

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Landscape Committee walk-through is the 1<sup>st</sup> Friday of the month @ 9:00 AM at pool.

## Neighborhood Information

If you notice something in the community that requires attention or is in need of repair, i.e. broken sprinklers, please call Optimum and give them the location so that it can be addressed.

**Gates-** those residents that have front entry gates should make sure they are closed at all times.

## Architectural awareness

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## City of Irvine News and Events

**Get involved! Become a volunteer. Volunteer Drivers Needed**

Assist seniors in the Irvine community with rides to and from non-emergency medical appointments.

- Monday through Friday  
From 9 a.m. - 5 p.m.
- Flexible schedule for volunteers.

For more information call 949-724-6929 or go to [www.irvineseniors.org](http://www.irvineseniors.org)  
If you want to donate time, money or materials, this is the place to start.  
[www.cityofirvine.org/irvinegives](http://www.cityofirvine.org/irvinegives)

# The Villas Voice

A Newsletter for the Villas Community Association of  
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August 2013 Issue 2



## From your Board of Directors

The BALLOTS are out and due by 9/10/2013.  
The 2<sup>nd</sup> Termite inspection has been completed  
and the results are in.

We will have one last Town Hall Meeting to share  
these results and to answer any last  
questions on the Ballot.

If you would like to return your completed ballot at  
this meeting, Optimum will hold it until the  
Votes are counted.

Whether you are for or against the Special  
Assessment, it is important to Vote, so please  
complete your ballot and give it to a board member,  
mail it in, or bring it to the next town hall meeting.

The Town Hall Meeting will be held:  
Saturday, August 17<sup>th</sup> @ 2PM at the  
Rancho Senior Center. Please attend!

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## The Villas Summer party

### Sat Aug 24 5-7pm

**This year's theme is going to be  
James Bond**

**Brush up on your Bond trivia for a  
chance to win prizes. Have some fun  
and come dressed as your favorite  
Bond character.**

### **WHAT TO BRING:**

**Bring a side to share to serve six or  
eight.**

**Ben's Asphalt has donated a Food  
Truck and will be supplying hot dogs  
and hamburgers, along  
with all the fixings.**

**Location: The west end of Segura  
adjacent  
to the golf course.**

**A flyer coming soon!!!**

## Community Matters

### TRASH BINS

Leaving large bulky items in our trash enclosures is not an option. Our trash company, *Waste Management*, charges the Villas premium fees for extra pickups of items left by the trash bins.

You will be charged!

**The Waste Management company will pick any oversized item twice a year for free! Give them a call! (714) 480-2300**

**ALWAYS BREAK DOWN CARD-BOARD BOXES BEFORE PUTTING IN TRASH BINS.**

**For your summer enjoyment!!**  
The Jacuzzi heater hours have been extended to  
5:00am- 12:00pm.  
Please be courteous of your neighbors

### Landscape Updates

The berm between the golf course and The Villas has been replanted with new Green Carpet Natal Plum shrubs.

### Community Improvements

Repairs to sidewalks and curbs to help prevent trips and falls are being made throughout the last three week. Some sidewalks only required grinding while others required replacement. The end results - a safer environment.

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Landscape Committee walk-through is the 1<sup>st</sup> Friday of the month @ 9:00 AM at pool. You are invited to participate.

## Nature Enthusiasts

**If you have never been over to the IRWD San Joaquin Wildlife Sanctuary you should stop and take a look. It is right here in our backyard.**

**They have monthly wildlife walks:  
1<sup>st</sup> Saturday of every month @ 9:00  
2<sup>nd</sup> Sunday of every month @ 8:00**

**The walks are guided by naturalists of the Sea and Sage Audubon Society. For everyone, young and old, and they're free!!**

**For directions or more information call (949) 261-7963**

**Check out the other events going on at [www.seaandsageaudubon.org](http://www.seaandsageaudubon.org)**

Today I am going to be as happy as a bird with a French fry in its beck.

## To Your Health

Which exercises lower blood pressure? Anew study in the journal Hypertension reviewed more than 1,000 studies and found that aerobic exercises, strength training and even isometric hand grip exercises can reduce systolic blood pressure by two to 10 points. Surprisingly, four weeks of isometric hand-grip exercises, like squeezing a small ball produced some of most impressive improvements- a 10 % drop in systolic and diastolic blood pressure. For more information refer to the study.



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October 2013

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## THE PROPOSED SPECIAL ASSESSMENT BALLOT MEETING

A SPECIAL MEETING WILL BE HELD AT THE RANCHO  
SENIOR CENTER THURSDAY, **OCTOBER 24<sup>TH</sup> AT  
6:30 PM** TO COUNT THE BALLOTS FOR THE  
PROPOSED SPECIAL ASSESSMENT.

**IF YOU HAVEN'T RETURNED YOUR BALLOT YET,  
PLEASE BRING IT TO THE MEETING ON THURSDAY  
OR HAND IT TO A BOARD MEMBER.  
IF YOU HAVE MISPLACED YOUR BALLOT,  
BLANK BALLOTS WILL BE AVAILABLE  
AT THE MEETING.**

**YOUR VOTE DOES MATTER!**

Sincerely,

*Your Board of Directors*

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## HOMEOWNERS FORUM Meeting Change Notice

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

**Next meeting date: October 31th**

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## **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, Optimum Professional Property Mgmt., to obtain one. It is also on our webpage: [www.rsjvillas.com](http://www.rsjvillas.com)

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## **Architectural awareness**

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## Be a Responsible Member of Our Community.

### Parking

The villas community has a self-regulated parking policy which includes no street parking for extended time periods.

If you are a visitor (guest) and will be here overnight, feel free to park in our easy to find open visitor spaces, which are located throughout our community.

If you are a homeowner, please park your car in your 2 car garage. The Villas community follows the City of Irvine's parking laws.

### Dumpsters

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.

### **Waste management 949-642-1191**

It's time to prepare for the rainy season.

Here are a few tips to prevent flooding in your home. The community also has made preparations to prevent problems with excess rain.

#### PATIO DRAIN COVERS AVAILABLE

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 yet have a raised drain cover that fits the opening in your Atrium/patio drain, the community can provide you one to purchase for the mere cost of \$5.00.

Please contact a board member at the board meeting to make arrangements. 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.

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### FIRST CALL FOR 2014 BOARD ELECTION

It's not too soon to consider running for Board. We will be having a call for candidates in October for the January election. A well run community needs volunteers!

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### Irvine Gives

Go to [cityofirvine.org/Irvinegives](http://cityofirvine.org/Irvinegives) to find ways to donate. Choose from a variety of programs for animals, special events, seniors, children, veteran and military.

### OC Waste & Recycling

Using the OC Household Hazardous Waste Collection Centers

Visit the Material Exchange Program where you can choose up to five items from a selection of partially used containers of household, yard and car-care products to take home free.

Collection Center Hours 9:00 to 3:00 p.m. Tuesday--Saturday.

More information about household hazards waste disposal is available at 714-834-6752 and at [www.oilandfills.com](http://www.oilandfills.com)

### **Drive up, Drop off, Drive away**

**Free paper shredding for Irvine residents Saturday Nov 16th 9am –noon at following locations;**

**\*Lakeview Senior Center 20 Lake Road.**

**\*Heritage Community Park 14301 Yale Ave.**

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### **Message to the Community**

**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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### **Be nicer than necessary**

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# The Villas Voice

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

October 2013

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## THE PROPOSED SPECIAL ASSESSMENT BALLOT MEETING

A SPECIAL MEETING WILL BE HELD AT THE RANCHO  
SENIOR CENTER THURSDAY, **OCTOBER 24<sup>TH</sup> AT  
6:30 PM** TO COUNT THE BALLOTS FOR THE  
PROPOSED SPECIAL ASSESSMENT.

**IF YOU HAVEN'T RETURNED YOUR BALLOT YET,  
PLEASE BRING IT TO THE MEETING ON THURSDAY  
OR HAND IT TO A BOARD MEMBER.  
IF YOU HAVE MISPLACED YOUR BALLOT,  
BLANK BALLOTS WILL BE AVAILABLE  
AT THE MEETING.**

**YOUR VOTE DOES MATTER!**

Sincerely,

*Your Board of Directors*

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## HOMEOWNERS FORUM Meeting Change Notice

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

**Next meeting date: October 31th**

## 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](mailto:RSmith@optimumpm.com)

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

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## **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, Optimum Professional Property Mgmt., to obtain one. It is also on our webpage: [www.rsjvillas.com](http://www.rsjvillas.com)

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## **Architectural awareness**

The Villas is a Deed Restricted Community which means that before a homeowner makes arrangements to change windows, garage door, screen door, air-conditioning unit, electrical, plumbing, gas lines or install a satellite dish it is a **REQUIREMENT** that you apply for Architectural Approval from the Architectural Committee or the Board of Directors.

The easiest way to think of this is – when in doubt check with Property Management and they will inform you as to the procedure(s) that need to be followed.

The Architectural Application form can be found at the [www.rsjvillas.com](http://www.rsjvillas.com) website. It is important that all pages of the application be forwarded to the property manager in order to start the process.

## Be a Responsible Member of Our Community.

### Parking

The villas community has a self-regulated parking policy which includes no street parking for extended time periods.

If you are a visitor (guest) and will be here overnight, feel free to park in our easy to find open visitor spaces, which are located throughout our community.

If you are a homeowner, please park your car in your 2 car garage. The Villas community follows the City of Irvine's parking laws.

### Dumpsters

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.

### **Waste management 949-642-1191**

It's time to prepare for the rainy season.

Here are a few tips to prevent flooding in your home. The community also has made preparations to prevent problems with excess rain.

#### PATIO DRAIN COVERS AVAILABLE

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 yet have a raised drain cover that fits the opening in your Atrium/patio drain, the community can provide you one to purchase for the mere cost of \$5.00.

Please contact a board member at the board meeting to make arrangements. 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.

VILLAS WEBSITE  
ADDRESS  
[www.rsjvillas.com](http://www.rsjvillas.com)

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.*

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### FIRST CALL FOR 2014 BOARD ELECTION

It's not too soon to consider running for Board. We will be having a call for candidates in October for the January election. A well run community needs volunteers!

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### Irvine Gives

Go to [cityofirvine.org/Irvinegives](http://cityofirvine.org/Irvinegives) to find ways to donate. Choose from a variety of programs for animals, special events, seniors, children, veteran and military.

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November 2013 special Issue



## From your Board of Directors

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The results are in from the membership vote on a special assessment. The assessment has passed with a vote of 85 for, 16 against, and 4 abstaining. Thirty-nine Homeowners did not return their ballots.

The special assessment has been approved, and as a result, every owner, including each member of your board of directors, is obligated to pay nearly \$9,800.00. For some owners, this could be challenging, because the full amount is due and payable in one payment. And that brings us to the reason for our next ballot.

We know that there are many owners who would have to find a way to come up with \$9,800.00, which for some, might mean getting a personal loan or borrowing against the equity in their units. We also know that many owners are able to pay in one lump sum, and if the loan authorization is passed, that option is still available.

The bottom line is that no matter how this voting turns out, we will all still owe \$9,722.22. Because of that fact, we need to understand that voting to authorize the board to obtain a loan is basically a win/win situation for everyone. There is no risk for anyone. Period. There is a downside, however, and that would be if we fail to make a loan available to those who need it.

All we can do now is to ask every member to take a minute of your time and check the box to authorize the loan, and then please return the ballot.

If you have questions on the work that is included in the assessment, or about the loan, please call or email Optimum. Either our manager, Rebecca, or a director will get back to you. The email for Rebecca is [rsmith@optimumpm.com](mailto:rsmith@optimumpm.com).

If you need to see what the scope of work is, please check out our website: [www.rsjvillas.com](http://www.rsjvillas.com).

**We Need Every Homeowner to Vote!**  
A special thanks to those who showed  
their support by voting!!

The HOA meeting will be held on December 5th  
at the Senior center - 6:15 pm