



The Villas Voice

A Newsletter for the Villas Community Association of
Rancho San Joaquin, Irvine, CA
www.rsjvillas.com March, 2016

Coming soon.....LIGHTING UPDATE

After several months of planning, the Villas will be getting new lighting fixtures throughout the community. All of the lighting – building, wall, address, and pole lights will be replaced. Samples of fixtures and glass options were available at recent board meetings for community review.



DRAIN WORK

The Association is working with the City of Irvine on correcting a drainage issue on Navarre. Once all of the plans have been approved and permits are in place, a new drainage pipe will be installed that will connect to the catch basin. This work will provide the adequate slope needed to prevent water ponding in the driveway/alley and entering the garages. Notices regarding the work will be posted prior to the start of the project.

COMMUNITY POOL

Spring Break is fast approaching and in anticipation, the community pool will be heated beginning March 21. ***If you did not pick up your new pool gate key last fall, please contact Optimum to get your new key, as all of the locks were changed in November, 2015.***

Please take a moment to review The Villas Pool Rules. These rules allow for an enjoyable experience by everyone. Although they can sometimes seem restrictive, pool rules are there to ensure the health and safety of every pool visitor.

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.
- 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 292

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May, 2016

It's Official!



CC&Rs and Bylaws

On April 29, 2016, the Court granted the Villas petition to update our Bylaws and CC&Rs. The ballot measure was provided to members last fall. Amending CC&Rs requires a vote of the entire membership, and original CC&Rs often require a supermajority which is unreasonable – most commonly 67 or 75%. The Villas required 75%. If the HOA cannot attain that supermajority, state law allows HOAs to ask a judge for assistance. If the proposed amendments have been approved by more than 50% of the members, a court may order the amendment to be approved. The Villas ballot was approved by 72% of our members.

The petition involved attorney fees and the additional expense of serving each member with a copy of the petition. The Court also required that the City Attorney and City of Irvine Community Development Director be notified of the requested petition.

A copy of the updated documents along with a notice of the court recording will be sent to each resident.

Child Safety / Systems

As the demographics in our neighborhood change, we have more young children than ever before. For the safety of everyone, please drive slowly throughout the Villas, and adhere to the 20 miles/hour or slower signs. For families with young children, children should not be playing in the alleys and



common driveways by themselves. If you have a visual warning sign or safety companion system, please be sure to place it outside your garage – not in the middle of the lane – as these are fire lanes and must remain open/not blocked.

FHA Certification:

In 2014, the Villas Community Association received FHA certification. This certification needs to be renewed every two years, and the Association must meet certain criteria and also ensure there is no discrimination to children living in the complex.



The most common way that associations discriminate based on familial status is by denying children equal use of the common areas through a rule or restriction. Over the past decade or so courts have applied the Act to association pool rules and regulations, and have held that restrictions on children's use of swimming pools, where those same restrictions do not apply to other adult residents, are considered discrimination under the Act.

We are in the process of renewing our FHA certification now and will also be updating the Resident's Guide to reflect changes due to the CC&R and Bylaw Update as well as the FHA Certification.

Save the Date....

**THE VILLAS ANNUAL BBQ
SATURDAY, AUGUST 27, 2016**

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PARKING



Many residents have requested that we publish a reminder of the Villas parking rules, which were developed with consideration to the City of Irvine's parking ordinance. Please take a moment to review the information below. *(A full copy of the parking rules and regulations can be found on the Villas website at www.rsjvillas.com.)*

- Vehicles owned or operated by or within the control of a resident and kept in the Villas must be parked in the garage of the resident's unit to the extent of the space available. Each resident shall ensure that such resident's garage accommodates at least two (2) vehicles.
- Overnight parking of a vehicle anywhere on the streets in excess of three (3) consecutive nights is prohibited. Parking in the alleys and driveways, except in designated parking spaces, is prohibited at all times.
- No vehicle may be stored on the streets or in the Villas common area parking spaces. Storage is defined as the non-movement or uninterrupted use of a vehicle for a period in excess of seventy-two (72) hours.
- Parking of vehicles owned, leased, borrowed, rented, or operated by a non-resident (guest) on the streets and off street spaces may not exceed seventy-two (72) hours without notification to the management company. **Parking spaces marked for guests are for guest parking only.**
- Recreational vehicles, campers (truck mountable or fifth-wheel), trailers (transport, storage or living), self-contained mobile homes, self-propelled motor homes, boats, gliders or any vehicle registered as such by the California Department of Motor Vehicles, U.S. Coast Guard, or Federal Aviation Administration, may be parked for loading and unloading purposes only.

- Commercial vehicles owned, leased, borrowed, rented, or operated by Villas owners or residents may not be parked in an uncovered area. Commercial vehicles are determined by the vehicle size (too large for a standard parking space), by the signage affixed to the vehicle, or by the character of the vehicle design.

Memorial Day Ceremonies



Memorial Day is a time of remembrance; a time for Americans to honor those who have given their lives while defending our nation. To honor our nation's fallen, the City of Irvine is hosting two Memorial Day events:

Northwood Memorial Ceremony Northwood Community Park Sunday, May 29 @ 4:00 – 5:30 p.m.

Held in partnership with the Northwood Memorial committee, the Northwood Ceremony will take place at the Northwood Gratitude and Honor Memorial on Sunday, May 24, and will feature presentations by Gold Star families. Please bring lawn chairs or a blanket for seating.

Memorial Day Ceremony Col. Bill Barber Marine Corps Memorial Pk. Monday, May 30 @ 10:00 – 11:30 a.m.

On Monday, May 30, the City of Irvine will host its annual Memorial Day Ceremony in the Formal Garden at Colonel Bill Barber Marine Corps Memorial Park. Attendees will have the opportunity to memorialize our troops' sacrifice by writing down a brief remembrance to be posted on a memory board at the event. Cards will also be available for well-wishers to send a message of appreciation and support to members of Irvine's adopted 2/11 Marine Battalion.

For more information about these two events, please visit www.cityofirvine.org/specialevents or call 949-724-6606.



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www.rsjvillas.com July, 2016



Join us for the Villas Annual
BBQ on Saturday,
August 27, 2016!

Our Master of Ceremonies Ava Park has yet to reveal the theme for this year's party, but we can promise you it will be worth attending, so save the date for a gathering of good food, music, and friends.

WHEN: 5 p.m. to Sunset

WHERE: The parking lot next to the pool.

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) if you would like to be on the volunteer staff list.
Thank you...we'll see you at the party!

Villas Monthly Board Meetings are held the 4th Thursday of each month at the Rancho Senior Center. Unless noted otherwise, the meetings begin at 7:00 p.m.

Next Meeting Date: July 28, 2016

Do you know about Optimum's Online Services....

By signing up for an on-line account with our property management company, you are able to:

- Check account balance
- Manage account
- Make a payment
- View account activity
- View current billing statement
- Link multiple accounts
- Billing address change
- Go green with e-statements and e-notifications.

Log on at www.optimumpm.com and go to the Homeowner Center to create your account. You will need the account number from your monthly statement and the temporary password shown on the statement to register for an account.

For Account Online questions, contact customer service at (714) 508-9070 Option #1.

A Gentle Reminder on Pool Etiquette

- When you enjoy the community pool, be a good neighbor. Obey posted rules.
- Don't bring electric devices around the pool. Water and electricity don't mix — this can be dangerous around the pool.
- Respect pool hours. Neighbors who live close by may not enjoy your late-night foray into the hot tub or pool.

Villas pool hours are

Sunday-Thursday: 6:00 am – 10:00 pm

Friday-Saturday: 6:00 am – 11:00 pm

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Trash & Recycle Bins

When loading trash and recycling containers, please ensure that the container lid can fully close. If your trash is unable to fit in the container with the lid fully closed, please use an alternate container within the Community.

Waste Management will be unable to service the bins if containers are overfilled.



Bulky items: Do you have bulky items that you need to dispose of? If so, please keep in mind that bulky items require special handling. Contact Optimum Property Management to arrange for a special pick-up and they will let you know when to put the discarded items out next to your nearest trash enclosure.

Household Hazardous Waste: Our trash service will not handle hazardous waste. Each owner or tenant must dispose of this himself. Please do not put any hazardous waste or electronic discards in our dumpster. Cleanup of hazardous waste is expensive, and we will bill the cost to any owner or tenant identified as the source.

Hazardous materials include paints, chemicals, pesticides, solvents, and any container with more than minimal residue of them; fuel, oil, antifreeze, and brake fluid; all fluorescent light tubes and compact fluorescent lamps; all

batteries; and any other poisonous, flammable, or corrosive substances. Old electronics such as radios, televisions, or computers all contain hazardous materials. Medical sharps like used insulin syringes are also hazardous waste.

Dispose of these items at no cost at an Orange County household hazardous waste collection point. The closest is at 6411 Oak Canyon Road, Irvine, CA 92618 (just off of Sand Canyon Road south of the I-5 freeway). Its hours of operation are 9am to 3pm Tuesday thru Saturday and are closed on rainy days and holidays. You can find more information on HHW on the OC website at <http://oclandfills.com/hazardous>.

Note: proof of Orange County residency is required.

Pet Waste – A Continuing Problem

Determined to get to the bottom of an ongoing dog waste problem, management at one Chicago pet-friendly apartment building has turned to a high-tech solution — feces forensics.

Dog poop that goes un-scooped is submitted for DNA testing in an effort to get sanitation scofflaws to clean up their act.

Residents in the building were required to have their dogs submit to cheek swabs, setting up a DNA database to positively identify the poopetrators, who now face fines.

While the above example is extreme, the Villas Board continues to receive numerous complaints about owners not cleaning up after their pet.

Please do your part to comply with the Villas Pet Rules and clean up after your dog.





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October, 2016

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the 4th Thursday of each month at the
Rancho Senior Center. Unless noted
otherwise, the meetings begin at 7:00 p.m.

Next Meeting Date: October 27, 2016

INTERESTED IN RUNNING FOR THE 2017 VILLAS BOARD OF DIRECTORS?

Are *YOU* interested in serving your community as a member of the board of the Villas Community Association? We who have served and worked on the Board know it is rewarding, and we invite our members to contribute their knowledge, interest and talents.

We're looking for a few new members of the Board for two-year terms, which will start at our Annual Membership Meeting on January 26, 2017.

If you...

- are a member of The Villas Community Association;
- are a team player;
- would like to help shape the future of our community

...then please consider running for the Board of Directors.



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 Property Manager, Morgen Hardigree.



Did you know... Removal of shopping carts from a store parking lot is prohibited by law?

Please do not bring carts onto the the Villas property and abandon them. This is a private community and it costs the Association money to have these picked up. Please help keep our community cart-free!

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Questions Asked & Answered

- To maintain the beauty of our homes, a little care and cleaning goes a long way. Last month, all exterior buildings were cleaned using a gentle pressure washing. Future cleaning will be done when necessary.
- We are beginning the lighting renovations within the Community. This will entail removing fixtures for repair/restoration. The work will be done in phases and temporary lighting will be provided when the fixtures on your building are removed for refurbishment.
- As fall approaches, please be aware that the heater in the pool will be turned off effective October 31, 2016. It will be turned back on next Spring. The spa will not be affected.



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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!



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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

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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.