

The Villager

Vol. XLVIII No. 3

Village Park Community Association

MARCH, 2019

Also visit: www.vpca.net: The Villager and web site are the only official communications from VPCA

VILLAGE PARK OFFICE

4552 Michelson Drive, Irvine, CA 92612

Hours: M-F 8:00 a.m. to 6:00 p.m.

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www.vpca.net

General Manager

George Ross CCAM®

Email: george@vpca.net

Assistant Manager

Peggy Paradise CCAM®

Email: peggy@vpca.net

Board of Directors

Chris Younghans-Haug – President

Legal and Staff Liaison

Tyler Cushing – Vice-President

Civic Affairs Liaison, Nominating Chair

Community Events / Block Captains

Liaison

Barbara Burton -- Secretary

Greenbelt Committee Liaison

John Chen – Treasurer

Facilities Committee Liaison

Leila Belkora — Director

Harvey Kochen -- Director

Architectural Control Committee Liaison

Ryan Larson – Director

Finance Committee Liaison

Committee Chairs

Rob Armstrong -- Architectural Control (ACC)

Barbara Burton -- Community Events

Jean Anne Turner -- Greenbelt and Block Captains

Scott Moody -- Facilities

John Chen — Finance

VPCA Master Insurance: State Farm
Agent: [Ray Vermeulen](mailto:Ray.Vermeulen@statefarm.com) 949.752.6335
Claims 800.782-8332

Animal Control 949.724.7092
Irvine Police 949.724.7000 or 911 (emer.)
Patrol, Facility & General Emergencies:
COURTESY PATROL 714-669-2736

Report common area safety concerns, maintenance needs, irrigation problems during business hours to the [VPCA office](mailto:peggy@vpca.net). After hours irrigation problems report to [Total Landscape](mailto:Total.Landscape@totallandscape.com) 714.720.6199.

From the desk of General Manager George Ross:



**VPCA IS PUTTING ON A PARTY
FOR ALL OF ITS RESIDENTS, AND**

YOU ARE INVITED!

JOIN US FOR "OPEN HOUSE AT VPCA"

**THURSDAY, MARCH 14, 2019
FROM 6:00 P.M TO 8:00 P.M.**

**AT THE VPCA CLUBHOUSE
4552 MICHELSON DRIVE, IRVINE**

* Food *

* Desserts *

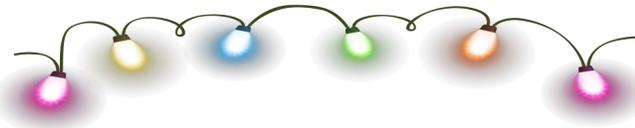
* Beverages *

* Meet VPCA's volunteers *

* Socialize with friends and make new friends *



To aid our planning, please RSVP to Peggy Paradise at peggy@vpca.net by noon on Monday, March 11.



**We hope to see you when
VPCA CELEBRATES!
March 14**

BITS FROM THE BOARD



2019 ANNUAL MEETING AND BOARD ELECTION

MARCH 14, 2019

Registration begins at 7:45 p.m.

Call to Order: 8:00 P.M.

ALL MEMBERS ARE INVITED TO ATTEND

THREE (3) SEATS ARE UP FOR ELECTION.
THREE (3) MEMBERS ARE RUNNING!

Leila Belkora (incumbent)

Dominique Wascher

Jeff G. Carchidi

Thanks to participating members, we have received sufficient proxies to ensure a quorum of the members will be present to hold the Meeting on the first try! Thank you to each member who provided /provides his / her proxy; having sufficient Three-Year Proxy Forms in hand each year saves the members money by ensuring we hold our annual meetings on the first try.

We are also grateful for the willingness of each candidate to serve the community by running and serving on the Board. We look forward to the elected Directors' contributions to VPCA.

Ballots have been mailed:

- 1) Please Vote and Return your ballot** or bring it to the Meeting, **AND**
- 2) Sign and Return a new (or first)**

Three-Year Proxy Form available:

- On Page five (5) of this newsletter;
- At www.vpca.net;
- or from the VPCA office.



BOARD CANDIDATE STATEMENTS

(in order of nomination)

LEILA BELKORA (INCUMBENT)

Our family moved to VPCA seventeen years ago and immediately felt welcomed by our friendly neighbors. I began serving as a block captain shortly thereafter, in addition to volunteering with the PTA at our daughter's school. I have been a member of the Facilities Committee since its re-activation in 2015, and have filled a position on the Board of Directors since the summer of 2018. I feel strongly about preserving our association's many assets as well as supporting our community-enhancing traditions such as swim team. We are lucky to have so many dedicated and hard-working volunteers, as well as a full-time property management staff.

I have undergraduate and graduate degrees in physics and work as a science writer and grader of international physics exams. I volunteer with the school district and county in science outreach and education. More relevant to my candidacy, perhaps, is my experience (and lessons learned) hiring contractors to repair and remodel our home. If elected, I will serve with attention to detail and respect for my fellow volunteers. **...Statements continue next page**

CONNECT with VPCA on our official Facebook page!

www.facebook.com/Village-Park-370455306318712



DOMINIQUE WASCHER

Born in Vietnam and raised in Australia, I relocated to the United States in 1996. I hold a doctorate in Molecular Pharmacology from the University of Southern California and spent over 15 years in both academia and biotechnology. I recently served as Chief Scientific Officer for Phoenix Cancer Support Network, an organization that provides support for cancer patients. I joined the Village Park community in 2009. Formerly a military spouse, I have lived all over the country but I am now happy to call Irvine home. I am interested in serving on the board to help foster a sense of community here at Village Park, as well as providing support in any way for my neighbors.

I am a frequent author and lecturer on trusts and estates topics. I have presented at numerous seminars sponsored by the California Continuing Education of the Bar, the State Bar of California and the Orange County Bar Association. I am a State Board certified specialist in Trusts and Estates Law and am a past member of the State Bar’s Executive Committee for the Trusts and Estates Section. I am also a member of the Trusts and Estates Section of the Orange County Bar Association and the California Conference of Bar Associations. Through these memberships I regularly participate in drafting legislation related to trusts and estates issues.



JEFF G. CARCHIDI

My name is Jeff Carchidi and I have been an owner in Village Park for nearly three years. Over the past 15 years, I have lived elsewhere in Orange County and find Village Park to be one of the most enjoyable places to live. My almost 4-year old son couldn’t be happier with the parks, community activities and classes, and I feel like this is a great opportunity and way for me to begin to give back to the community that provides my family with such wonderful schools and amenities.



MAIN POOL SWIM SEASON STARTS MARCH 21

The Main Pool and wader will be heated starting March 21, 2019. We look forward to seeing you at the pool area! The East Pool is heated year-round.

I am a practicing attorney in Newport Beach, where my practice focuses exclusively on trusts and estates matters, including family estate and business succession planning, the administration of trusts and decedents’ estates, and related litigation. Prior to starting my own practice, I was an associate attorney at Baker & Hostetler LLP, and began my career in San Jose, California. I earned my law degree in 1999 from Santa Clara University, where I was an editor of the Santa Clara Law Review. My Bachelor’s degree is from Occidental College where I graduated *magna cum laude* in 1996. I am also a member of Phi Beta Kappa.

VPCA-APPROVED GARAGE DOORS: NEW LIST

Association approval is required to replace garage doors. The Association recently updated its list of approved garage doors. The detailed list of approved doors with the Form for applying to install a new garage door are available at www.vpca.net / [Architectural Forms](#) or from the VPCA office.

 **HOUSE OF THE MONTH --
73 ACACIA TREE LANE
“CONGRATULATIONS!”** 

 **YARD OF THE MONTH --
34 ALMOND TREE LANE
“CONGRATULATIONS!”** 



HOW TO REPORT MAINTENANCE ISSUES:

Please promptly report common area irrigation leaks, standing water, fallen branches or trees: during business hours to the VPCA office at 949-786-8722, after hours to Total Landscaping at 714-720-6199.



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Report facilities maintenance items: during business hours to the VPCA office, after-hours to Courtesy Patrol Specialists (714-669-2736).

www.vpca.net

is VPCA's official website:

Access, download and print Association information, documents and forms.



VPCA CALENDAR



OUR SCHEDULE!

City trash pick-up: every Thursday. Schedule may change based on recognized holidays--check Waste Management's website for holiday schedules at www.wm.com. **City Street Sweeping: 2nd and 4th Tuesdays.** Please park off-street on street sweeping days.

FEBRUARY, 2019

28 Thurs. -- Board Meeting 7:00 p.m.

MARCH, 2019

1 Fri. -- Application deadline for March ACC Meeting

5 Tues. — ACC Meeting 7:00 p.m.

11 Mon. -- Facilities Committee Meeting 7:00 p.m.

13 Wed. -- Greenbelt Committee Walk 8:30 a.m.

14 Thurs. -- "OPEN HOUSE AT VPCA" Party 6:00 - 8:00 p.m. VPCA Clubhouse. All residents are invited. Please RSVP to peggy@vpca.net

14 Thurs. -- Annual Meeting of the Members and Board Election 8:05 p.m.

21 Thurs. -- Beginning of Main Pool-Heat season

28 Thurs. -- Board Meeting 7:00 p.m.

29 Fri. -- Application deadline for April ACC Meeting

APRIL, 2019

2 Tues. — ACC Meeting 7:00 p.m.

4 Thurs. -- Greenbelt Committee Administrative Meeting 6:30 p.m.

10 Wed. -- Greenbelt Committee Walk 8:30 a.m.

25 Thurs. -- Board Meeting 7:00 p.m.

SPRING

VPCA Members: please provide a new Three-Year Proxy Form every year.

We issue yearly reminders.

Complete and return this page to the VPCA office **ANYTIME**. The Three-Year Proxy Form is also always available on the community website at www.vpca.net, or the office will provide a copy to you.

Return your completed Three-Year Proxy Form to the VPCA office by email or deliver it in person, by mail or by fax: Address: 4552 Michelson Drive, Irvine, CA 92612; email: peggy@vpca.net; fax 949-786-8072, or by mail to the address below.

We have a sufficient number of Three-Year Proxy Forms for 2019's Meeting, so the Form below is for 2020, 2021 and 2022! Thank you!

Three-Year Proxy for Quorum Purposes*
(Corporations Code Section 7613)

Village Park Community Association

Signing this Three-Year Proxy below will help the Association make quorum for the Annual Meeting for the next three years. This Three-Year Proxy may be returned to the VPCA office, your block captain, or mailed to:

Schonwit & Associates, CPAs
151 Kalmus Drive, M-3A
Costa Mesa, CA 92626

This Three-Year Proxy will be used only for the purpose of establishing a quorum at the Annual Meeting so that Association business may be conducted and for no other purposes. You will have the opportunity to vote at elections, even if you sign this Three-Year Proxy, by voting in person at the meeting, or by signing and returning the secret ballot, which will be mailed to you in advance of each meeting.

I authorize the Association President, Vice President, Treasurer, or Secretary to use this Three-Year Proxy for quorum purposes only at the Annual Meetings to be held in **2020, 2021 and 2022** and I certify that I am a member of the Village Park Community Association, that I am an owner of the residence indicated below, and that I am signing my own name below.

Dated: _____

Printed Name(s) of Member(s)

Signature(s) of Member(s)

Property Address of Member(s)

Residence address if other than property address

*NOTE: This form was reviewed and approved by VPCA legal counsel.

Board -- Summary of January 24, 2019 Board Meeting

Directors Present: Tyler Cushing, Vice-President, Barbara Burton, Secretary, John Chen, Treasurer, Leila Belkora, Member, Harvey Kochen, Member, Ryan Larson, Member. Director Absent: Chris Youngmans-Haug, President. Others Present: Eight other homeowners, George Ross CCAM®, VPCA General Manager.

The Board approved:

- An annual legal services retainer agreement with incumbent general counsel Cane Walker & Harkins (David Cane) at a cost of \$1,200.00.
- Work proposed by M & J Star Construction in their estimate #19-005 dated 1/16/19 as follows:
 - ◊ Main Rec Area -- Paint remaining exteriors of buildings and the wood fences -- \$4,860.00; Main Rec Areas -- Remove and replace additional wall of storage room by spa -- \$1,620.00; Main Rec Area -- Clean up and run new electrical conduits & lines to make safe / hide / beautify / pool equipment and cable wires running under the trellis, on the storage area and fence by the spa -- \$1,863.00; East Pool Area -- extend block wall behind spa shed to enhance sound dampening, security of equipment and area aesthetics -- \$8,869.00; East Pool Area -- install wood fencing and gates around exposed spa equipment to enhance sound dampening, security of equipment and area aesthetics -- will tie into new block wall and spa shed -- \$2,924.00. Total cost \$20,136.00. Approval is subject to contractor acceptance of VPCA's Rider to Agreement for Contractor Services.
- With conditions, the following landscape renovation proposals from Total Landscaping:
 - ◊ Elm entrance island - \$6,849.00; Behind 42 Cedar / 4842 Royce -- \$4,810.00; Behind 4545 green above Royce -- \$3,383.00; Beside 17 Oak -- \$3,465.00; Behind 49 Oak -- \$4,615.00; Walkway between 16 and 18 Cedar -- \$6,260.00; Behind 116-124 Sequoia -- \$5,893.00. Total cost: \$35,275.00, to be expensed from the landscape reserve, GL3185, which has a balance of \$193,798 as of 12/31/18.
- Opting out of the default March 1, 2019 Critical Peak Pricing rate plans Edison proposes for the Association's electric meters in favor of the offered time-of-use plans with the lowest estimated costs shown in Edison's website's rate comparison tool. Edison estimates the Association will save \$2,086 by changing to these rates.

ACC - Summary of the February 5, 2019 ACC Meeting

Committee members present: Rob Armstrong, Chair, Harvey Kochen -- Board Liaison, Michael Schafer. Members Absent: Paul Ciranna, Chris Graham, Goli Khatibloo. Others Present: Applicants, members present to discuss compliance matters, members present to discuss the major alteration in-progress at 14 Cedar. George Ross CCAM®, VPCA General Manager. Minutes -- A motion was made and seconded to approve as presented the Minutes of the January 8, 2018 ACC Meeting. The motion carried unanimously.

REVIEWS:

PAINT

- **38 Sequoia Tree** -- Cornell -- Detached -- Composition roof Repaint entire home in new colors per Scheme 6: Kilim Beige, Latte, Swiss Coffee and Carved Wood. **Approved as submitted.**
- **63 Willow Tree** -- Cornell -- Detached -- Composition roof. Replace damaged fascia and touch-up with same color in existing Scheme VII-B: "Coral Clay". **Respectfully denied approval: Paint Form does not note the number of the previously-approved scheme upon which the current project is based.**
- **4602 Green Tree** -- Diane Arguelles -- University -- Detached -- Composition roof. Repaint entire home in new colors per Scheme 6: Kilim Beige, Latte, Swiss Coffee and Carved Wood. **Approved as submitted.**
- **21 Willow** -- Dartmouth -- Detached -- Composition roof. Touch up wood fascia, trim and stucco / chimney per existing Scheme 3: Homestead Brown, Stone Hearth. **Approved as submitted.**
- **15 Willow** -- Cornell -- Detached -- Composition roof. Replace damaged fascia and wood trim and touch up per existing Scheme II-E: color Drifting. **Approved as submitted.**

GENERAL ALTERATIONS

- 1 Ash Tree** -- Princeton -- Attached -- Clay Tile roof. Replace living room windows and clerestory windows using Milgard white windows to match other windows already so replaced. **Approved with condition: windows shall be white-vinyl Milgard windows.**
- 22 Willow Tree** -- Amherst -- Detached -- Clay Tile roof. Request for approval of previously-installed security door on rear master bedroom. Trim that matches adjacent windows. **Respectfully denied approval: the design of the door is not consonant with the architectural vocabulary of the home.**
- 1 Oak Tree** -- Princeton -- Attached -- Composition roof. Install plywood screen around roof-top A/C condenser. Paint screening to shall match stucco color: Pearl White in existing Scheme IV-E. **Respectfully denied approval: homeowner shall either use Hardi stucco-textures panels or leave the A/C unit exposed: plywood is not an acceptable finish material.**
- 60 Willow Tree** -- Amherst -- Attached -- Composition roof. Request for approval of previously-installed tank-less water heater (Rinnai RL 75). Wires and conduits are already painted to match the underlying surfaces. **Respectfully denied approval: application is vague—supply photos of installed equipment.**

FENCE / GATE

- 43 Cypress Tree** -- West Point -- Detached -- Composition roof. Install replacement Redwood fence per VPCA standards using lapped 1"x4"s and painted Mule Pass. **Approved as submitted.**
- 42 Almond Tree** -- Dartmouth -- Detached -- Composition roof. Request for approval of previously-performed modification to bring wood fence into compliance: removed dog ears and installed flat top-rail. Rail was painted to match original color. **Approved as submitted.**

50 Cedar Tree – Owner present – Vanderbilt – Detached – Composition roof. Install 6’ 8” long, 6’ high custom wrought iron gates at the front of the home between the front of the garage and the courtyard wall. **Approved with conditions: the gate shall be fabricated per the ACC-clouded drawing and notations on Page 4 of the owner’s returned 2/4/19 Fence Form; the garage shall be painted to match the color of the front slump stone wall.**

ROOFS

50 Cedar Tree – Owner present – Vanderbilt – Detached – Composition roof. Request for approval of work performed previously: removed four (4) skylights from the west-facing roof slopes and patched to match existing roof. **Approved as revised to include removal of all four skylights on the west-facing roof slopes.**

38 Sequoia Tree – Cornell – Detached – Composition roof. Remove and replace sloped roofs: new material to be VPCA-standard Timberline HD in Weathered Wood. **Approved as submitted.**

GARAGE DOORS

42 Cypress Tree – Susan and Don Shubin – Fordham – Detached – Composition roof. **Emergency garage door replacement** using VPCA-standard Wayne-Dalton model 8500 with Stockbridge II window scheme in White. **Pre-approved as submitted January 17, 2019.**

4842 Royce Road – Owner present – University – Detached – Composition roof. Install VPCA-standard Wayne-Dalton model 8500 garage door without windows, in White. **Approved as submitted.**

4841 Royce Road – Owner present – Stanford – Attached – Clay Tile roof. Install VPCA-standard Raynor AP200 garage door in long panel design with 4-windows, in White. **Approved as submitted.**

MAJOR ALTERATIONS

14 Cedar – addition of approximately 770 SF. Application and construction status letter from the ACC, follow up emails from and to owner. **The Association’s letter contains a detailed request for an updated plan set and removal of a now-superfluous roof penetration over the addition and the wet bar area below.**

GREENBELT COMMITTEE -- Summary of the February 7, 2019 Administrative Meeting

PRESENT: Chairperson: Jean Anne Turner, Secretary: Carol Lamphier. Members: Richard Caton, Amira Mansour, Sona Simsarian. ABSENT: Kathy Anderson, Barbara Burton, Jose Ordaz.

- The committee regrets the recent decision of Mr. Bill Wright to leave the committee. The committee thanks him for his dedicated service and his valuable contributions to its work.
- A Willow Tree homeowner attended the meeting to express his concern over the number of large Aleppo Pines and Blue Gum Eucalyptus trees on the greenbelts. Several trees adjacent to his property are an issue for him. The committee will visit the location during the February walk.
- The minutes of the December meeting and the December and January walks were approved with two corrections.
- Three members turned in maps. The committee will visit locations considered of immediate importance on the February walk.
- During the walk the committee will also visit the Banyan Tree berm to see what progress has been made there. Ms. Turner also provided copies of the history of work done on the freeway berm since 2001.
- The Board has approved seven proposals for special projects and wants to see them completed in a timely manner.
- As of December 31, 2018, the landscape budget had a positive variance of \$42,197. Very little was needed in 2018 for drains or roots. Also, many work orders requiring plants were not completed by year’s end.
- Arborist, Evin Lambert will be asked to recommend alternative tree suppliers and also alternate tree species.
- The committee recommends going out to bid for the 2019 tree trimming contract.
- The map of Pines either partially trimmed or left untrimmed by W. B. Starr in 2018 is being compiled by Mr. Ordaz.

GREENBELT COMMITTEE -- Summary of the February 13, 2019 Committee Walk

PRESENT: Chairperson: Jean Anne Turner, Secretary: Carol Lamphier. Members: Richard Caton. Prospective Member: Mary Bob McGill, second meeting. Manager: George Ross. Total Landscaping: Jose Ordaz. ABSENT: Barbara Burton, Amira Mansour, Sona Simsarian.

- The committee visited three locations at homeowner request. Issues were plants possibly touching a stucco wall, a leaning Pine and a request to clear out a natural area hidden from view on the freeway berm.
- The committee dealt with a number of tree concerns:
 - ◊ Placement of three Peppermint Willows on the lawn in front of the office.
 - ◊ A lost Aleppo Pine on the Aspen Tree island will be replaced with a Stone Pine.
 - ◊ A small Liquidambar on Cedar Tree was placed on the watch list.
 - ◊ An Ornamental Pear removed from a Willow Tree path will not be replaced.
 - ◊ A new tree on the Banyan Tree tot lot has died and will be replaced.
 - ◊ A dying Melaleuca on the Almond Tree berm will be removed.
 - ◊ Total will remove a dying Liquidambar on a Willow Tree path.
 - ◊ A leaning Pine near the small pool will be trimmed by Total.
 - ◊ A large, failing, Eucalyptus on an Oak Tree island will be removed.
- Mr. Ordaz, the committee and management were disappointed by the pruning done by W. J. Starr. The trimming was inconsistent and damage was done to landscaping beneath the trees. A new vendor will be sought.
- The committee visited the berm to evaluate some plantings and to check on progress in the restoration of various areas. Damage and debris from tree trimming was noted.