The Villager

Vol. XLIX No. 1 *Village Park Community Association* ***JANUARY, 2020***

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.
Phone: 949.786.8722
Fax: 949.786.8072
www.vpca.net

General Manager
George Ross CCAM®
Email: george@vpca.net

Assistant Manager
Peggy Paradise CCAM®
Email: peggy@vpca.net

Board of Directors
Tyler Cushing – President
Legal and Staff Liaison
Leila Belkora – Vice-President
Facilities Committee Liaison
Barbara Burton -- Secretary
John Chen – Treasurer
Jeff G. Carchidi – Director
Harvey Kochen -- Director
ACC Liaison
Dominique Wascher -- Director

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 949.752.6335
Claims 800.782-8332

Animal Control 949.724.7092

Irvine Police 949.724.7000 or 911 (emer.)

After-hours Patrol, Facility & General Incidents at Rec Areas only:
COURTESY PATROL 714-669-2736

Report common area safety concerns, maintenance needs, irrigation problems during business hours to the VPCA office.

After hours irrigation problems report to Total Landscape 714.720.6199.

From the desk of General Manager George Ross:

DUES AMOUNT CHANGE: STARTING JANUARY 1, 2020: $264 / MONTH

As noticed in the Annual Disclosure mailing, **starting 1/1/20 VPCA monthly dues will be $264 .**

If you are enrolled in the Association's ACH automatic payment program, no action is necessary on your part—the debit amount will adjust to $264 starting January 1, 2020.

If you use your financial institution's bank pay service, instruct them to adjust the monthly payment amount to $264 starting with the January 1, 2020 payment.

VPCA NEEDS THOUGHTFUL OWNERS TO SERVE ON THE BOARD OF DIRECTORS!

The Association's purpose is preserve and enhance its owners' quality of life and our property values. Help achieve these goals by governing the community as one of our seven Directors! Four seats are available. The Annual Meeting of the Members and Board Election is March 12, 2020. The deadline to be included on the mailed ballot is Wednesday, **February 5, 2020.**

Directors serve two-year terms. The Board generally meets once per month. Please see the candidate form on page 7 for qualifications. If you qualify and decide to run, complete and return the form to announce your candidacy.

Members are invited to attend the Meeting. Please vote and return your ballot after you receive your Meeting mailer.

BITS FROM THE BOARD

New Laws Effective January 1, 2020:

Significant legislation affecting homeowner associations

Single Family Neighborhoods. In August, Governor Newsom signed a number of housing bills--Assembly Bill (AB) 670 companion bills AB 68, AB 587, AB 671, AB 881, and AB 13, all of which go into effect on January 1, 2020. Collectively, these laws forbid homeowner associations (HOAs) in planned unit developments from prohibiting accessory dwelling units (ADUs, also called "granny flats" or secondary units). VPCA is a planned unit development and as such is subject to this new law. (Note, our master insurance policy is called a condominium policy, but that does not change the fact that we are a planned unit development.) The City of Irvine is developing building standards in compliance with the new law. VPCA will adopt architectural standards and procedures in compliance with the law and City standards.

Election Rules. We are also affected by new civil code governing HOA election procedures (from Senate bill 323). Our manager, George Ross, receives regular updates on these laws through his professional associations, and the board has also received legal advice on updating our election rules.

Impacts. The ADU laws have the potential to dramatically reshape the character of our association, and indeed all of Irvine. The Board encourages VPCA members to familiarize themselves with the new community association laws, to better understand the challenges and decisions that will face our community going forward. One place to start is the following website:https://tinyurl.com/vpcanewlaws.

HELEN HARDER VOLUNTEER OF THE

QUARTER

CAROLYN INMON

4TH QUARTER, 2019

The Board of Directors is please and grateful to honor VPCA owner Carolyn Inmon as Helen Harder Volunteer of the Quarter for the 4th quarter of 2019. Carolyn served on the Board for two terms, including as President, recently.

She worked to improve communication by helping to revise the handbook and website as well as contributing to the Facebook page and the *Villager*. Carolyn was a wonderful President and problem solver and her care for the community, kindness and humor were appreciated by the other Directors and by Committee members and Meeting attendees. Thank you, Carolyn!

VPCA GRAFITTI PROTOCOL (REPORTING / REMOVAL)

Graffiti is a blight on the neighborhood, impacting property values and quality of life. VPCA removes graffiti from its private property as soon as possible.

Article continues on Page 5...

HOUSE OF THE MONTH
5 OAK TREE LANE
"CONGRATULATIONS!"

YARD OF THE MONTH --
4602 & 4612 GREEN TREE LANE
"CONGRATULATIONS!"

HOW TO REPORT AFTER HOURS ISSUES:

- Irrigation leaks, standing water, fallen branches or trees: Total Landscaping at 714-720-6199.
- Recreation area courtesy issues: Courtesy Patrol Specialists 714-669-2736.
- Recreation area maintenance, custodial and pool equipment/ condition issues: 949-478-0245.

During business hours report all of the above issues to the VPCA office at 949-786-8722.

www.vpca.net

is VPCA's official website: Access, download and print Association information, documents and forms. Sign up for dues account access to receive Association eBulletins

VPCA CALENDAR

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.

DECEMBER, 2019

24/25 Tuesday, Christmas Eve - Wednesday, Christmas Day - Office Closed

JANUARY, 2020

1 Wednesday -- New Year's Day -- Office Closed

3 Friday -- Application Deadline for the January ACC Meeting

7 Tuesday -- ACC Meeting 7:00 p.m.

8 Wednesday -- Greenbelt Committee Walk 8:30 a.m.

20 Monday -- Martin Luther King, Jr. Day -- Office Closed

23 Thursday -- Board Meeting 7:00 p.m.

31 Friday -- Application Deadline for the February ACC Meeting

FEBRUARY, 2020

4 Tuesday -- ACC Meeting 7:00 p.m.

5 Friday -- Deadline to submit Board Candidacy Statement for ballot mailing

6 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m.

17 Monday -- President's Day -- Office Closed

27 Thursday -- Board Meeting 7:00 p.m.

29 Saturday -- Leap Year -- February 29 added

Graffiti Protocol...continued from Page 2
We report graffiti on public property to the City, who also have a quick response policy. We request owners and residents also to promptly report graffiti to the Association or to the City as appropriate.

- Report graffiti on VPCA property to VPCA by phone or email: peggy@vpca.net, george@vpca.net, 949-786-8722. A work order will be issued to VPCA's graffiti removal vendor.
- Report graffiti on public property to the City of Irvine. Their Graffiti Hotline number is 949-724-7196. Eradication of graffiti on public property is generally completed within 48 hours of discovery.

MEETING SUMMARIES:

BOARD -- SUMMARY OF NOVEMBER 21, 2019 BOARD MEETING:
Present: Tyler Cushing - President, Leila Belkora - Vice President, Barbara Burton - Secretary, John Chen - Treasurer, Dominique Wascher, Harvey Kochen., other homeowners; VPCA General Manager George Ross CCAM. Director absent: Jeff G. Carchidi.

The Board approved:
- Minutes of the October 24, 2019 Executive and General Session Meetings;
- Referral of two delinquent assessment accounts to collection firm ALS for collection, including, if necessary, placement of liens on title to the homes;
- The protocol for combating graffiti published herein;
- Rescheduling winter custodial service to Thursdays, Saturdays, Sundays and Mondays to concentrate on Clubhouse event use and follow up;
- Relocating the bicycle rack away from the exterior wall of the East Pool Area to prevent easy access over the wall.

The Board reviewed:
General and ACC, Greenbelt and other Committee minutes, summaries, reports and correspondence for the current period.

ACC - SUMMARY OF THE DECEMBER 3, 2019 ACC MEETING:
PRESENT: Members Rob Armstrong - chair, Michael Schafer; Chris Graham, Harvey Kochen - Board Liaison. VPCA General Manager George Ross CCAM. Member Absent: Goli Khatibloo. The November 5, 2019 ACC Regular Session Meeting Minutes were approved as presented.

REVIEWS:

PAINT

19 Oak Tree – Rutgers – Attached – Composition roof. Repaint entire home per new scheme 7: Mindful Gray, Dovetail, Swiss Coffee and Urban Bronze. Front door to be painted Dunn Edwards "Black". **Respectfully denied approval: the binding paint scheme for this attached building is Scheme 1. The owner shall reapply using Scheme 1.**

12 Laurel Tree – Detached – Composition roof. Form to replace 2017 approved Form recorded in the electronic file, but missing from the hard file: Repaint entire home per new Exclusive, Scheme 1, Tinsmith, Foggy Day and White. **Approved as submitted.**

77 Acacia Tree – Oxford – Attached – Composition. Repaint entire home per new scheme 5: Oatmeal Cookie, Chaparral, Swiss Coffee and Carved Wood. **Approved as submitted.**

GENERAL ALTERATIONS

108 Sequoia Tree – Amherst – Detached – Composition roof. Install 30"x30" VELUX Solar-powered "Fresh Air" skylight with clear flat glass over the master bath. **Approved with condition: skylight to have Bronze-colored frame.**

12 Laurel Tree – Fordham – Detached – Composition roof. - Replace 60" x 75" master bedroom sliding door with a Perma-Shield Gliding Patio Door with Bronze Vinyl frames in the existing opening to balcony. **Approved as submitted.**

4615 Green Tree – Stanford – Attached – Composition roof. Replace existing rain gutters off patio and balcony and paint the new gutters Urban Bronze to match the existing trim. **Approved with condition: gutters (and downspouts) shall be painted to match the surfaces over which they run—confirm color(s).**

37 Willow Tree -- Amherst – Detached – Clay Tile roof. Install 18-panel roof-top solar power system. **Approved with conditions: all conduits and electrical boxes shall be painted to match adjacent surfaces. The system's panels shall match the slope of the roof.**

ROOF

30 Willow Tree – Amherst – Attached – Composition roof – Coat flat roof using Gaco silicone roof product. **Approved with condition: Gaco product color shall be "Gray GR1628".**

FENCE / GATE

50 Cedar Tree – Vanderbuilt – Detached – Composition Roof. Replace the wood fence sections between the existing stone pilasters in the party fence shared with 52 Cedar Tree Lane using Redwood slats. Approved at the September Meeting, the application is resubmitted to confirm satisfaction of contingency, receipt of adjacent neighbor's approval. **Approved as resubmitted.**

50 Cedar Tree – Vanderbuilt – Detached – Composition Roof. Replace the wood fence sections between the existing stone pilasters in the party fence shared with 48 Cedar Tree Lane using Redwood slats. Approved at the September Meeting, the application is resubmitted to confirm satisfaction of contingency, receipt of adjacent neighbor's approval. **Approved as resubmitted.**

MAJOR ALTERATIONS

9 Aspen Tree -- Tulane – Detached – Tile roof. Additions to first floor and second floor.
Recent Project History:
11/20/19 – Homeowner submitted revised plans and material specifications.
11/26/19 – ACC sent corrections to owner: submit new Major Alteration Form for ACC signature, deliver samples of the existing roof tiles and proposed new tiles to the office prior to the December Meeting for ACC review.
11/27/19 – Owner submitted new Form as requested – roof tile samples pending.
12/3/19 – roof tile samples submitted and approved by the ACC. Final round of neighbor awareness performed with email of latest plan set (11/18/19 with 11/26/19 ACC comments) to 3, 5, 7, and 11 Aspen and 4712 and 4722 Royce. The ACC will accept comments through December 8.
12/3/19 ACC Meeting - Received in person comments from 4712 Royce and written comments from 5 Aspen.
12/11/19 – Approved for construction.

GENERAL NEIGHBOR AWARENESS: NOTICE OF MAJOR ALTERATION APLICATION BY 6 ASPEN TREE LANE – Tulane – Detached – Composition roof. 1063 SF second-story addition, 132 SF first floor addition. Interested members can examine preliminary plans for this project at the VPCA office. Written and in-person neighbor comments will be heard by the ACC at the January 7, 2020 ACC Meeting. The Meeting is held at the Clubhouse. The Meeting starts at 7:00 p.m.
Project history:
11/27/19 – received Form and plan set.
12/3/19 ACC Meeting – Received completed neighbor awareness form. Conceptual review completed with changes as agreed at the Meeting. Project will be published in the January Villager. Owner is to submit full plan set: an additional round of neighbor awareness will be performed for that set. Next review scheduled for January 7.

GREENBELT MEETING SUMMARY - DECEMBER 5 , 2019

PRESENT: Chairperson: Jean Anne Turner, Secretary: Carol Lamphier. Members: Kathy Anderson, Amira Mansour, Mary Bob McGill, Valentin Pedroza, Victor Salcedo, Sona Simsarian. Jose Ordaz of Total Landscaping.

- The committee was disappointed to learn that Richard Caton has resigned from the committee. He was a faithful committee member, attending meetings and walks regularly. In addition, his experience and advice in contractual and bidding matters was of great value to the committee and to VPCA. His insights and dedication will be missed.
- The minutes of the October meeting and walk were approved as written. The minutes of the November walk had one correction.
- As of November 30, 2019 the landscape budget had a $3,399 negative variance. Overbudget items were Plant Replacement, Arborist, and Tree Maintenance. Ms. Turner believes that some plant replacements deducted from the operating budget should have come from reserves.
- The 2020 landscape budget was approved by the Board. Allotments for four items were increased, six items will remain the same, and funding for two items was reduced.
- The committee discussed the quality of the fall tree trimming.
- Koeluteria has been added to the "Do Not Plant" list because of its susceptibility to the shot hole borer.
- The committee voted unanimously against a proposed change to the VPCA tree policy as it puts an undue responsibility on the committee and association to know at all times the nuances and changes in state law as it relates to trees.

VILLAGE PARK COMMUNITY ASSOCIATION
2020 ANNUAL MEETING
DECLARATION OF BOARD CANDIDACY

If you are interested in running for a position on the Board of Directors, please complete and return this form to the VPCA office. Members who submit their forms by **4:30 p.m., Wednesday, February 5, 2020** will have their names printed on the ballot mailed with the official meeting notice. Names will be listed according to the date this form is received in the VPCA office as directed below.

Qualifications to run and serve on the Board:

- Be an owner of record of a lot in VPCA (Bylaws V.1)
- Only one owner of record of a lot may serve on the Board at any one time.
- Be current in the payment of regular and special assessments.
- The Association may disqualify a nominee if that person discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code Section 5806 should the person be elected or terminate the Association's existing fidelity bond coverage as to that person should the person be elected.

NAME: _____

VPCA ADDRESS OF RECORD:

_____ **Irvine, CA 92612**

PHONE: _____ **EMAIL:** _____

CANDIDATE STATEMENT: e.g., background information, qualifications, why you are interested in serving on the Board, etc. Your statement will be provided to the members and will be printed as submitted so please check your spelling, etc. You may submit a separate statement if more space is needed. Maximum of 300 words.

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Please return your completed form to the VPCA office at 4552 Michelson Drive, Irvine, CA 92612 **by 4:30 p.m. February 5, 2020.** This form is also available on the VPCA web site or from the office. You may email the completed form to: george@vpca.net, deliver it to the office in person, or fax it to 949-786-8072. VPCA office phone: 949-786-8722. T**he Annual Meeting is scheduled for Thursday, March 12, 2020 at 7:00 p.m. in the VPCA Clubhouse.** Thank you.