

The Villager

Vol. XLIX No. 4

Village Park Community Association

APRIL, 2020

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

VILLAGE PARK OFFICE
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General Manager
George Ross CCAM®
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Board of Directors

Leila Belkora – Vice-President / Acting President
Acting Legal and Staff Liaison
Barbara Burton -- Secretary
John Chen – Treasurer
Jeff G. Carchidi – Director
Matthew Thoma -- Director
Natasha Radovsky -- Director
Dominique Wascher -- Director

Committee Chairs

Rob Armstrong -- Architectural Control (ACC)
Barbara Burton -- Community Events
Jean Anne Turner -- Greenbelt and Block Captains
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 custodial issues: Calico Building Services 800.576.7313
- After-hours Patrol at Rec Areas only: Courtesy Patrol 714.669.2736
- After-hours pool issues: Aquatic Balance 714-435-7080
- After hours irrigation problems report to Total Landscape 714.720.6199.

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



From the desk of General Manager
George Ross:



Swim Season is here!

The Main Pool and wading pool are heated.

Piranhas Swim Team has begun registration!



- **Ages 5 - 18**
- **All levels welcome**
- **Swim, Learn, Compete**
- **5 Meets**
- **10 Weeks**
- **130 New Friends**
- **Great Value**
- **Registration opens 3/1**

SUMMER

FUN

June 1 - August 8



Contact Us to Learn More:
www.villageparkpiranhas.org
president.vppiranhas@gmail.com



BITS FROM THE BOARD

RESULTS OF THE MARCH 12, 2020 ANNUAL MEETING OF THE MEMBERS

Members who are signed up for eBulletins through the community website www.vpca.net are aware that due to COVID-19, the Association canceled the scheduled Open House social event at the Clubhouse on March 12. Because quorum for the evening's Annual Meeting of the Members was present from previously-submitted proxies and ballots, the Meeting and Board election were held. VPCA's independent Inspector of Election Steve Schonwit counted the ballots and certified the results. There were four candidates for four open seats. The following members were elected to the Board:

Barbara Burton
Natasha Radovsky
John Chen and
Matthew Thoma, joining returning directors
Leila Belkora
Jeff G. Carchidi and
Dominque Wascher

on the seven member Board. The newly-elected directors' terms expire in March 2022. The returning directors' terms expire in March, 2021.

Current Vice-President Leila Belkora is acting-President. The Board will hold an Organizational Meeting to appoint officers and Committee liaisons: on a date to be determined.

Thank you everyone who submitted a proxy and / or ballot--you enabled us to hold the Meeting on the first try! Thank you as well for your cooperation with the change in program or independent prudence to forego attendance.



HOUSE OF THE MONTH
92 SEQUOIA TREE LANE
"CONGRATULATIONS!"



RECREATION AREA ACCESS AND SECURITY CHANGES

MEMBER COMMENTS ARE REQUESTED

The Main and East recreation areas are fenced and access is controlled to ensure safety and to preserve the facilities' condition and their exclusivity to VPCA residents and their guests. Three challenges to these goals are the proliferation of keys in circulation, unauthorized after-hours and even daytime entry (fence-jumping), and incidents of vandalism and after-hours noise nuisances.



Please feel free to comment or ask questions about the above information, either in writing or in person at the Thursday, March 26, 2020 Board Meeting (7 p.m. at the VPCA Clubhouse).

You may recall from earlier *Villagers* that the Association was planning to install electronic locks controlled by key fobs. Following extended consideration by the Board of the costs and capabilities of systems requisite for our facilities and their utility in relation to the particular design, operations, and security needs of VPCA's facilities, the Board has abandoned the electronic access solution in favor of measures that will better address our needs and cost less to implement:

1. Distribute New Pool keys.

Our pool keys have not been changed out for a very long time. Due to move ins and outs, and key purchases and replacements, the number of keys in circulation has increased. It is no longer possible to have adequate knowledge and control of who has key access to the facilities. Therefore, the Association is going to upgrade its hard-key locks to a higher security standard and issue new keys to the community.



2. Make the spa jets inoperable outside of pool hours to disincentivize after-hours fence jumping.

3. Install surveillance cameras.

CCTV surveillance should deter



YARD OF THE MONTH --
44 WILLOW TREE LANE
"CONGRATULATIONS!"



unauthorized entry, deter misbehavior and vandalism, and when consulted following incidents, aid in solving crimes.

4. **Continue manned patrol and response service.** Reassess and integrate their service with the surveillance camera systems.

OTHER FACILITIES ANNOUNCEMENTS:

MAIN RECREATION AREA BATHROOMS AND SPA COMPETITIVE BIDDING. The Association has received City and County approval of its plans for the complete remodel of the four Main Recreation Area bathrooms and for replastering the Main Spa. The Association is separately bidding construction of the above projects to a number of companies. VPCA conducts competitive bidding and pricing in the procurement of significant contracts, services, and materials.

Construction of the bathrooms will take place after Labor Day. The Board has not yet set a date for replastering the spa.

SUMMER WATER SAFETY. For safety's sake, when using a pool or spa, please:

- Don't engage in a cell phone conversation, barbecue or immerse yourself in a book while your children are in the water;
- Keep infants or toddlers within arm's reach;
- Teach children that running, jumping and/or pushing others near the pool is dangerous;
- Children in the spa are difficult to see; you need to position yourself near the spa for adequate supervision; and
- No boogie boards, noodles or inflatable rafts/pool toys are allowed in the pools / spa;
- No bikes, skateboards or blades are allowed in the pool area.

We recently had a close incident where a toddler was entangled with the rope of an unauthorized Boogie Board. If not for the quick action of an adult stranger (not the parent) at the pool, it could have been disastrous.

Statistics have shown that small children and adults 50 years and older are at the highest risk for drowning incidents, so please keep an eye out for all age groups.

Guard against contamination. All infants / toddlers must wear purpose-designed, waterproof "swim diapers" or "rubber pants" while in the water. Members will be held financially responsible for pool closures / cleaning resulting from failure to safeguard against contamination of the pools by their young children.

We look forward to seeing you-safe-at the pool!

HELEN HARDER VOLUNTEERS OF THE QUARTER



The Association is pleased and grateful to honor the following volunteers for their service to the members as Helen Harder Volunteers of the Quarter:

Valentin Pedroza
2nd Quarter, 2020

and

Victor Salcedo
3rd Quarter, 2020

Valentin and Victor are dedicated members of the Greenbelt Committee. They attend the Committee's monthly landscape walks and bi-monthly administrative meetings, offering valuable advice and helping make decisions. They also, like a number of members of the Committee, provide dedicated oversight of an assigned sector of the common area, monitoring and reporting on observed plant / tree, irrigation, and other maintenance needs.

Victor and Valentin love to walk the community and are conscientious to report maintenance needs wherever they find them. We appreciate your time, dedication, and cheerful service, your friendliness and familiarity with other residents, and that you already know the names of and are friends with most every dog we meet on the landscape walks.

Thank you, Valentin!
Thank you, Victor!

THERE IS A PLACE FOR YOU ON A VPCA COMMITTEE!

VPCA is governed by homeowners who volunteer to be elected by the membership to serve as Directors of the Board. Their effectiveness and productivity is enhanced and multiplied by the many members who volunteer to serve on Committees. Our volunteers help have improved care of the facility and reduces costs, restraining the monthly dues.

Thirty-three (33) members are currently serving the community as Board and Committee volunteers. That may seem like a large number of helpers, and in contrast to many Associations it is, but we are a community of 636 homes with several times that number of residents. VPCA also has a large common area with many amenities. Many of our volunteers serve in multiple capacities: so there is room and need for additional volunteers, who can share both current burdens and work toward other goals.

VPCA would be a much different organization without its volunteers. The most meaningful way to not take your neighbors' service and the Association for granted is to volunteer yourself! Following are VPCA's Committees with information on what they do, when they meet, etc., and how to join. Contact a current Committee member, Board member or the VPCA office, or attend a Committee or Board Meeting, to get plugged in.

Community Events Committee (CEC). Members advise the Board on social events and activities for the members and residents, and plan, organize and help host the major events hosted by the Association: currently spring "Open House", Volunteer Appreciation Dinner, July 4th parade and eats, and October 31 Halloween event. The Committee meets as needed.

Block Captains. Captains greet and provide new residents on their street(s) with VPCA's Welcome Packet. They answer new resident's questions about the Association and neighborhood. They infrequently distribute written material for the Association and are encouraged to inform and advise the Board of Directors on mat-



ters affecting their street(s). The following streets / street group currently are missing Block Captains: Almond, Birch-Laurel-Pinyon-Hickory-Spruce, and Coral. Please contact the office if you are interested in serving as a Captain for your street / street-group!

Facilities Committee. Members advise the Board on all matters pertaining to the maintenance, repair or improvement of the common facilities: Recreation Areas, clubhouse, pools / spas, tennis and volleyball courts, playgrounds, and common parking areas. The Committee meets bi-monthly or as needed and otherwise uses email.

Greenbelt Committee. Members advise the Board on all matters pertaining to the landscaping, greenbelts, trees and walkways of the Association and recommend and direct appropriate action to preserve and improve the landscape. Members conduct a walk of a portion of the landscape with the General Manager and Landscaper on the second Wednesday of each month starting at 8:30 a.m., and meets bi-monthly in even months at 6:30 p.m. in the Clubhouse for an administrative meeting.

Finance Committee. Members supervise the annual financial examination of the Association's books, review and make recommendations on the annual reserve study update and budget for the coming year, research and advise the Board on financial topics and the Association's fiscal operations. The Committee is active each summer and fall. It generally conducts its business by email and may also meet one or two times in the fiscal season.

Architectural Control Committee (ACC). The ACC's mandate is to preserve the architectural integrity of the community as established by its original design. The committee recommends

THE BIG PICTURE: ADVICE FROM VPCA INSPECTIONS & ARCHITECTURAL ADMINISTRATION

Timely advice on “hot-button” violation, maintenance and architectural items we frequently encounter on inspections and in the architectural process. Please use this information to anticipate maintenance responsibilities, avoid violation letters, and succeed in the architectural process. Here are this month's items:

REQUIREMENTS FOR NEW PATIO COVERS AND PARTIAL OR FULL REPLACEMENT OF WOOD ON COVERS

Patio structures, gazebos, sunshades, arbors, trellises, etc. shall conform to the architectural character of the existing dwelling.

Acceptable Materials are ROUGH-SAWN / RE-SAWN WOOD or FOUR SEASONS BUILDING PRODUCTS ELITE ULTRA-WOOD™ (WOOD-TEXTURED ALUMINUM). Vertical pilasters may be of approved slump stone per a design approved by the VPCA Architectural Control Committee (ACC).



Acceptable dimensions for wood:

- Posts shall be 4" x 4", 4" x 6" or 6" x 6";
- Lattice Top Slats shall be at minimum 2" x 3" or 2" x 4" or 2" x 6" and shall be mounted vertically (2" side attached to structure, 3", 4" or 6" side rising vertically); the horizontal spacing of the slats shall match the height of the slats utilized;
- Front Beam shall be at minimum double 2" x 6" (fore and aft of the front posts); or 4" x 6" set on top of post per span;
- Existing Fascia Ledger minimum 2" x 8"(same depth or greater depth than the depth of the rafters), patio rafter span limited to 8' for lattice cover;
- Ledger at wall 2" x 8" (same depth or greater depth than the depth of the rafters)
- Rafters shall be at minimum 2" x 6"; horizontal spacing of rafters shall not exceed 32" on center;
- Be aware that new or modified overhead structures require City Permit;
- Setbacks: Per City of Irvine Municipal Code 3-27-7a: “The support posts shall be set back a minimum of three feet from any property line. The patio roof or beams may extend one foot past the support posts toward the adjacent property line.” Please be aware that the ACC may require more restrictive setbacks based on individual circumstances.

Unacceptable construction materials for structures, elements or attachments to the structures in this section include:

- Metal or prefabricated structures of metal other than Elite Ultrawood™
- Corrugated plastic
- Corrugated fiberglass
- Canvas or other fabric
- Plastic webbing, split bamboo, reed or straw-like materials
- Wood lath products
- Plexiglas

This list are not all-inclusive. Please check with the ACC prior to purchasing any materials.

standards for approval by the Board of Directors in order to ensure that adequate protections exist to maintain the appearance as well as the value of Members'



property. It serves as the approving authority, subject to appeal to the Board, for all plans affecting the exterior appearance of Members' Lots. Members in pairs perform compliance inspections of a portion of the lots each month on a rotating basis. ACC members are appointed by the Board. The Committee meets formally on the 1st Tuesday of each month at 7:00 p.m. in the clubhouse, and conducts other business by email or at the office as needed.

Committee chairs are elected by a majority of the Committee members.

Each committee has a member of the Board of Directors who acts as a liaison to the Board. Each Committee enjoys the support of the Management office and resources.

Membership on some committees is limited to members of VPCA. Apart from the ACC, Committee membership is established at the third consecutive meeting attended. A Committee walk is considered a meeting.

Board of Directors. There are seven seats on the Board of Directors. Seats have staggered, two-year terms, so either three or four seats will be up for election each year at the Annual Members Meeting (2nd Thursday in March). The corporation's officers--President, Vice President, Secretary, and Treasurer--are appointed from among the Directors by majority vote of the Directors.

MEETING SUMMARIES:

BOARD -- SUMMARY OF FEBRUARY 27, 2020 BOARD MEETING:

Present: Tyler Cushing - President, Leila Belkora - Vice President, Barbara Burton - Secretary, John Chen, Treasurer, Dominique Wascher, Jeff G. Carchidi, Harvey Kochen, other homeowners; VPCA General Manager George Ross CCAM. Directors

absent: None.

The Board approved:

- Minutes of the January 27, 2020 Executive and General Session Meetings;
- The January 31, 2020 Financial Statements and other financial materials for the current period;

The Board reviewed:

- The Board reviewed candidate statements from the four members nominated for election to the Board at the 2020 Annual Meeting of the Members on March 12.
- General and ACC, Greenbelt and other Committee minutes, summaries, reports and correspondence for the current period.

ACC - SUMMARY OF THE MARCH 3, 2020 ACC MEETING:

PRESENT: Members Rob Armstrong - chair, Chris Graham, Goli Khatibloo, Harvey Kochen - Board Liaison, Michael Schafer; Applicants; General Manager George Ross CCAM. Members Absent: None. The 2/4/2020 ACC Regular and Closed Session Meeting Minutes were approved as presented.

REVIEWS:

PAINT

- **9 Laurel Tree** – Dartmouth -- Detached – Composition roof. Repaint entire home per Exclusive Scheme 3: Crystal Haze, Dried Chive and Swiss Coffee. **Approved as submitted.**
- **61 Oak Tree** – Rutgers – Attached – Clay Tile roof. Touch-up stucco on rear West facing wall Cottage White per existing Scheme II-A. **Approved as submitted.**
- **19 Almond Tree** – Exeter – Detached – Composition roof. Touch up fascia beam over the front window, replace and repaint corbels above the garage in Oyster per existing Scheme V-D. **Approved as submitted.**
- **18 Oak Tree** – Oxford – Attached – Composition roof. Repaint entire home per Scheme 1: Limestone, Shaggy Bark, Rice Bowl and Urban Bronze. **Approved as submitted.**

GENERAL ALTERATIONS

- **19 Almond Tree** – Exeter – Detached – Composition roof Replace existing exterior cosmetic shelf under front bedroom window with a flower box of similar length and width painted Oyster per existing Scheme V-D. **Approved as submitted.**
- **32 Willow Tree** – Cornell – Detached – Composition roof – replacing patio cover with 2x3 slats, Douglas Fir, height 8'3", depth 12' and width 15' x 6", paint to match one of trim colors. **Pre-approved with conditions on February 24, 2020: 2" x 3" top slats shall be vertically-**

oriented; the patio cover shall be painted one of the approved trim colors.

- **55 Oak Tree** – Notre Dame – Attached – Composition roof. Install two (2) sets of French doors--in living room and master bedroom--and one kitchen window using Crystal Pacific "Vista" doors and window. **Approved with conditions: replacement doors and window shall be White-vinyl-framed in the existing openings.**
- **90 Sequoia Tree** – Cornell – Detached – Composition roof. Install rain gutters and downspouts on front and rear of home painted to match the surfaces over which they run. **Tabled for information.**
- **46 Oak Tree** – Yale – Attached – Composition roof. Replace the existing balcony like-for-like using rough-sawn Douglas Fir. Paint "Hickory" per existing Scheme. **Approved as submitted.**

FENCES / GATES

- **4661 Green Tree** – Princeton – Attached – Clay Tile roof. Replace slump stone wall and wrought-iron topper like-for-like. **Pre-approved on February 24, 2020 with note: approved 3"-wide block matches the existing block size.**

ROOFS

- **18 Oak Tree** – Oxford – Attached – Composition roof. Replace slope roofs using VPCA-standard GAF Timberline HD shingles in Barkwood. **Approved as submitted.**

GREENBELT WALK SUMMARY - MARCH 11, 2020

PRESENT: Committee Chair: Jean Anne Turner. Secretary: Carol Lamphier; other members: Kathy Anderson, Mary Bob McGill, Valentin Pedroza, Victor Salcedo. ABSENT: Amira Mansour, Sona Simssarian. Jose Ordaz of Total Landscaping. General Manager George Ross CCAM®.

- Park West has been on the property working on some trees which were trimmed incorrectly. A site walk with Park West will be scheduled.
- Regarding rusted, leaning Cox and AT&T pedestals in the landscape, so far Cox has been unresponsive to the Association--members are encouraged to report dilapidated Cox pedestals to Cox directly. The manager will contact the city. ATT has responded and will meet with the manager next week.
- With 4 yes votes and 1 abstention, the committee decided to renovate the Willow Tree entry island. The island is heavily infested with weeds that cannot be eradicated without removing the existing ground cover and upper soil layer.
- Mr. Ordaz noted a leaking valve along the path behind Oak Tree.
- On an Oak Tree path, unsightly Myoporum will

be removed and replaced with another species.

- The committee visited three sites at the request of homeowners. Concerns were: condition of the landscape, drainage and irrigation, and tree replacement.
- Three sites where trees have been removed will have replacement trees planted. An area along Royce near Sierra Tree where a Pine was removed, will have new plants added along with a replacement Stone Pine.
- Two Crape Myrtle will replace two diseased trees that were removed on Redwood Tree. Surrounding plantings will be refreshed.
- A number of tree stumps will be ground this week.
- The manager will research ownership of a large planter on Sierra Tree.
- The manager will contact a homeowner about removing gravel they have installed on the greenbelt behind their gate. The stones are damaging Total's mower blades.

NEW LAW CHANGES MEMBER PRIVACY: MEMBER EMAIL ADDRESSES ARE NOW DISCLOSABLE.

California Associations are required to keep a list of members' names and property & mailing addresses. As of January 1, 2020, email addresses on file are made part of the Membership List. The List can be requested by any member for a legitimate purpose related to the member's interest in the Association.

However, individual Members can opt out of the disclosable List per Civil Code §5220 as follows:

"Membership List Opt Out. A member of the association may opt out of the sharing of that member's name, property address, and mailing address by notifying the association in writing that the member prefers to be contacted via the alternative process described in subdivision (c) of Section 8330 of the Corporations Code. This opt out shall remain in effect until changed by the member."

The alternative process VPCA uses is to act as the communication intermediary between requesting members and members who have opted out. To opt out of the disclosable Membership List, make such request in an email to the VPCA office at contact@v pca.net.



HOW TO REPORT AFTER HOURS ISSUES:



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



- Irrigation leaks, standing water, fallen branches or trees: Total Landscaping at 714.720.6199.
- Recreation area patrol issues: Courtesy Patrol Specialists 714.669.2736.
- After-hours custodial issues: Calico Building Services 800.576.7313.
- After-hours pool issues: Aquatic Balance 714.435.7080

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

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.

MARCH, 2020

- 21 Saturday -- Main Pool Heat On 
26 Thursday -- Board Meeting 7:00 p.m.

APRIL, 2020

- 2 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m.
3 Friday -- Application Deadline for the April ACC Meeting
7 Tuesday -- ACC Meeting 7:00 p.m.
8 Wednesday -- Greenbelt Committee Walk 8:30 a.m.
23 Thursday -- Board Meeting 7:00 p.m.



MAY, 2020

- 1 Friday -- Application Deadline for the May ACC Meeting
5 Tuesday -- ACC Meeting 7:00 p.m.
13 Wednesday -- Greenbelt Committee Walk 8:30 a.m.
14 Thursday -- VOLUNTEER APPRECIATION DINNER 6:00 P.M.
25 Monday -- Memorial Day - Office Closed
28 Thursday -- Board Meeting 7:00 p.m.

