

The Villager

Vol. XLIX No. 2

Village Park Community Association

FEBRUARY, 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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www.vpca.net

General Manager

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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

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, Facility & General Incidents at Rec Areas only:

COURTESY PATROL 714-669-2736

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:

VPCA DUES ARE \$264.00 / MONTH OPTIONS FOR AUTOMATIC DUES PAYMENTS

Get peace of mind knowing your monthly VPCA assessment will be paid on time by using one of these available automatic payment methods:

Bank-pay pushes money from your selected bank account to your VPCA account. Set up this type of recurring payment through your bank. The bank's bill-paying service typically deducts the money from your checking or savings account and then uses a check-cutting service to print and mail a physical check to Village Park Community Association. Some bill paying services charge for this process.

Note: the Association may receive your bank-pay check many days AFTER the funds have been deducted from your bank account, so the initial deduction date should be comfortably backed out from the on-time cut off day, which is 15th of the month for assessments due on the 1st that month. As well, with this system the check is not accompanied by the billing stub: you'll need to verify that the bank has and includes the correct owner name, address and VPCA account number on its checks or posting may not happen or be delayed. Late fees caused by improper payment scheduling or lack of proper identifying information on checks are the responsibility of the homeowner. Please make sure that your bill paying service has the mailing address as **Village Park Community Association, P.O. Box 15067, Santa Ana, CA 92735.**



Automatic Clearing House (ACH) is

VPCA's better alternative for making automatic payments. With ACH, VPCA electronically deducts the assessment amount (only) each month from your designated checking or savings account. By avoiding the US postal service and third-party vendors, on-time payments are assured. As well, payments are generally deducted on the same day each month. Enrollment is easy: just complete and return our one-page enrollment form with a copy of a voided check from your designated account. Forms are available from the VPCA office and at www.vpca.net. We can start you on the program for your next billing cycle, as long as the completed information is received by the 15th of the previous month. We encourage you to take advantage of this convenient system.

BITS FROM THE BOARD



“Lollipoped” or “Balled” Moraea

Vector Control information on the plant and other plants do not describe Moraeas as attractive to rodents.

The Association is progressively removing Moraeas, but not due to issues with rodents. They are being removed because of their concentric growth habit, which prevents easy control and attractive upkeep. Moraeas grow outward in a ring originating from the center of the plant so they outgrow small spaces quickly and the only way to trim them is to cut them back all around, which makes them look unnatural and unattractive, or to scalp them to the ground, which is also an unattractive outcome.

Another drawback to the plants is that frequent and meticulous detailing is required to remove dead foliage, which is intermixed among the live blades. The laborious hand work that would be required for the number of plants still in the landscape cannot be supported by VPCA’s maintenance budget.

So, why do we have Moraeas? Water savings. Originally they were recommended by a consultant for IRWD, who touted their drought tolerant aspect. The bulk of them were planted between 2000 and 2002. They have certainly saved water, but other species better-suited and more manageable are similarly drought-tolerant. Very few groupings of the plants have remained attractive due to their maturity and the harsh trimming method required to keep them within bounds. We continue to remove and replace

EXPLODING A MYTH ABOUT A COMMON VPCA PLANT:



...that the depicted **Dietes varieties (e.g., Gladi-flora) AKA Moraea, Fortnight Lily, African Iris**, one of more common plants in the Association’s common area, unduly attract, harbor, and / or provide breeding sites for rats.

A myth has taken root (pun intended) in that our numerous Moraea plants breed rats or serve as especially-attractive hiding places for them. This is not true: first, the thin, bladelike leaves cannot support a rat and the stumps are too dense to make good nesting places. We haven’t received any evidence of rats in living in Moraeas. They provide no more cover for rats than any other plant and less than many. Second, rats are attracted to food sources and the Moraeas bear no fruit. Third, horticultural and



HOUSE OF THE MONTH
18 ALMOND TREE LANE
“CONGRATULATIONS!”



YARD OF THE MONTH --
106 SEQUOIA TREE LANE
“CONGRATULATIONS!”



them first from high visibility areas, such as along walkways, and then from other areas as prioritized. We will expand the removal project as time and manpower permit.



FRONT YARD LANDSCAPE AREAS CANNOT BE CONVERTED TO HARDSCAPE WITH ACC APPROVAL

Front yard maintenance can be a problem in VPCA. Sometimes, too, the smaller the yard, the more difficult the landscaping decisions. Some homeowners may be tempted to do away with greenery in specific planters or altogether in favor of various types of mulches or hardscape such as gravel, wood chips, rocks, pavers, or cement. Such properties are easily spotted because when compared with adjacent well-maintained landscaped yards, they appear barren and lack curb appeal.

VPCA's CC&Rs require application to and approval from the ACC for changes to planter sizes and other hardscape changes, and VPCA's front yard standards mandate a minimum amount (40%) of live foliage coverage in each discrete front yard planter. Please contact the office for information and help if you are contemplating any changes to the hardscape / planter configuration or ratio in your front yard.

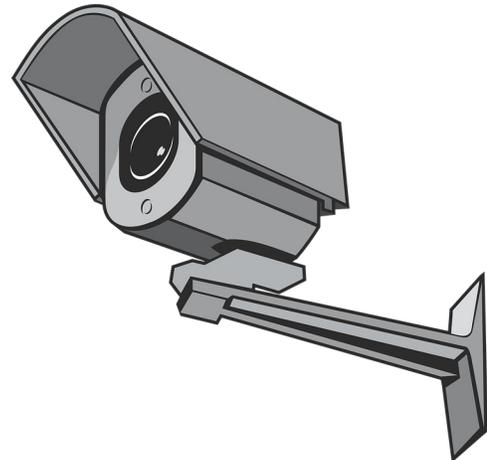
UPCOMING MEMBER EVENT: THE 2020 MEMBERS MEETING IS MARCH 12, 2020!

BALLOTS FOR THE ANNUAL MEETING'S BOARD ELECTION WILL BE MAILED FEBRUARY 7.

WE NEED YOUR PARTICIPATION TO HOLD THE MEETING: **PLEASE VOTE YOUR BALLOT AND / OR ATTEND IN PERSON.**

MARCH 12, 2020 AT 7:00 P.M. AT THE VPCA CLUBHOUSE.

VOTE FOR VPCA AND YOUR POCKET-BOOK!



HOME-OWNER SECURITY CAMERAS -- DO'S AND DON'T'S

Surveillance cameras can be an effective tool in deterring criminal activity or obtaining evidence in case a crime occurs. Be warned, however, that improper siting and use of home surveillance cameras can violate state law.

State law does not prescribe specific locations for security cameras, but does provide standards and penalties for invasion of privacy by use of camera (California Penal Code 647, e.g.).

Cameras should not be sited to view areas where neighbors have a reasonable expectation of privacy, such as their windows and back yards, etc.

VPCA is developing surveillance camera standards that will provide more explicit requirements for homeowner camera installations. Owners meanwhile should be guided by the standards in the law and remove or re-site any of their own cameras that might violate neighbors' reasonable expectations of privacy.

MEETING SUMMARIES:

BOARD -- SUMMARY OF DECEMBER 19, 2019 BOARD MEETING:

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

The Board approved:

- Minutes of the November 21, 2019 Executive and General Session Meetings;
- The November 30, 2019 Financial Statements and other financial materials for the current period;
- Engagement of incumbent accountancy company VanDerPol & Company to provide fiscal year 2019 audit and tax form preparation services at a cost of \$1,625.00 plus reimbursables.

The Board reviewed:

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

The Board is in process of reviewing the Tree Policy.

ACC - SUMMARY OF THE JANUARY 7, 2020 ACC MEETING:

PRESENT: Members Rob Armstrong - chair, Chris Graham, Goli Khatibloo, Harvey Kochen - Board Liaison, Michael Schafer; VPCA General Manager George Ross CCAM. Members Absent: None. The December 3, 2019 ACC Regular and Closed Session Meeting Minutes were approved as presented.

REVIEWS:

PAINT

19 Oak Tree – Rutgers – Attached – Composition roof. Repaint entire home per new Scheme 1: Limestone, Shaggy Barked, Rice Bowl and Shaker Gray. Front door Dunn Edwards “Black”. **Approved with condition: add color of garage door to Form.**

3 Hickory Tree – Vanderbilt – Detached – Composition roof. Repaint entire home per new Scheme 7: Mindful Gray, Dovetail, Swiss Coffee and Urban Bronze. Front door color: Parisian Night. **Approved as submitted.**

GENERAL ALTERATIONS

4691 Royce Road – Stanford – Attached – Composition roof. Install central A/C system with condenser located in the back yard near the wall with 4695 Royce. All conduits / refrigerant lines to be enclosed in a hat channel and painted the color of adjacent surface “Cottage White”. **Approved with conditions: Refrigerant lines shall be enclosed in metal “hat” channels painted to match the surface(s) over which they run. All electrical conduits shall be painted out, as well.**

4691 Royce Road – Stanford – Attached – Composition roof. **Replace three sliding glass doors and five windows** in existing openings with Milgard white vinyl doors & windows. **Approved as submitted.**

15 Ash Tree – Rutgers – Attached – Composition roof. Extend the decorative stone approved for the front entry around and above the new front door up to the bottom of the overhang / eaves (to match existing stone – El Dorado Stone / Cypress Hill, Orchard). **Approved as submitted.**

27 Acacia Tree -- Standord – Attached – Composition roof. Replace four windows and one slider in existing openings with Crystal Windows Vista series White vinyl windows and slider. **Approved with condition: approval covers only retrofit of slider and windows in their existing openings.**

FENCE / GATE

4691 Royce Road – Stanford – Attached – Composition roof. Replace 80' x 30' back and side fences using rough sawn, 1"x4" lapped Cedar fencing finished in "Mule Pass". Replace front and back gates with Cedar gates (40" x 6'), bracing to be on inside of gates, finish in "Mule Pass". **Approved as submitted.**

32 Oak Tree – Oxford – Attached – Clay Tile roof. Replace existing lattice wall toppers with rough-sawn 1"x4" lapped Redwood toppers finished in "Mule Pass". **Approved as submitted.**

MAJOR ALTERATIONS

6 Aspen Tree – Tulane – Detached – Composition roof. First and second story additions of 132 SF and 1063 SF, respectively.

1/7/20 ACC Meeting – the Committee reviewed the owners' latest plan set. The owners shall provide the following information for the next review:

- A separate Paint Form for approval to paint the entire home per an 2008 color Scheme available for the home (non standard paint colors listed on plan set are not approvable);
- Add transparent specifications for all doors and windows to the plan set;
- On page A1, show full extent of front site walls;
- Show front entrance gate and side tie-ins flush with front elevation of garage on page A6 and ensure any other depictions of this area are consistent;
- Note specifications for the skylights shown over front entryway. The skylights shall conform to VPCA's standards: bronze frames with flat clear or bronze-tinted lenses.

The Association shall conduct a final round of individual neighbor awareness using the latest plan set. Neighbor shall be provided one week to submit comments. The next review will be scheduled once the comment period is ended and the applicants have submitted the above-requested information.

GREENBELT WALK SUMMARY - JANUARY 8, 2020

PRESENT: Committee Chair: Jean Anne Turner. Secretary: Carol Lamphier. Members: Victor Salcedo. Manager: George Ross. Jose Ordaz of Total Landscaping.

ABSENT: Kathy Anderson, Amira Mansour, Mary Bob McGill, Valentin Pedroza, Sona Simsarian

- A disagreement about the recent tree trimming has not been resolved. Mr. Ordaz will flag some trees that were not pruned correctly for Park West to remedy.
- Mr. Ross will contact Park West to remove metal tags they attached to some trees.
- The Board accepted the committee's recommendation as to retaining current tree policy.
- All tree nutrition treatments for 2019 have been completed.
- The manager is working to have defective Cox utility boxes replaced.
- As a possible remedy for a chronic drainage problem, Mr. Ross will investigate the cost of moving an electrical line to power a sump pump.
- Total will trim branches overhanging a Green Tree house.
- Two California Peppers and two Stone Pines will be added to Laurel Tree islands.
- The drain project between Yale and the small pool is complete.
- The committee decided not to add more trees to the greenbelt behind Cedar Tree at this time.
- A root barrier will be installed at an Oak Tree address as Ficus and Elm roots are invading the property. One Elm will be removed and not replaced.
- The committee is staying with its decision to add a Mayten tree to the side of a Sequoia Tree residence along Michelson.

Result of the January 9, 2020 Adjourned Special Meeting of the Members to vote on governing document amendments:

A quorum (318) of the members was not present at the adjourned January 9 meeting: 272 ballots were received by the evening of the meeting. The members present in person were unanimous in voting to permanently adjourn the meeting. The ballots were not / will not be opened. The Association requested campaign signs to be removed from the community's City parkways.



HOW TO REPORT AFTER HOURS ISSUES:



ILLUSTRATION © 12/18/2019

- 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.



ILLUSTRATION © 2019/2019

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



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.

JANUARY, 2020

- 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.
- 12 Wednesday -- Greenbelt Committee Walk 8:30 a.m.
- 17 Monday -- President's Day -- Office Closed
- 27 Thursday -- Board Meeting 7:00 p.m.
- 28 Friday -- Application Deadline for the March ACC Meeting
- 29 Saturday -- Leap Year -- February 29 added

MARCH, 2020

- 3 Tuesday -- ACC Meeting 7:00 p.m.
- 11 Wednesday -- Greenbelt Committee Walk 8:30 a.m.
- 12 Thursday -- ANNUAL MEETING OF THE MEMBERS AND BOARD ELECTION 7:00 P.M.
- 26 Thursday -- Board Meeting 7:00 p.m.