

# The Villager

Vol. XLIX No. 7

Village Park Community Association

JULY, 2020

Also visit: [www.vpca.net](http://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](http://www.vpca.net)

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Board of Directors

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Legal, Staff, Operations Liaison

**Barbara Burton -- Vice President**

Greenbelt, Nominating, Civic Affairs Liaison

**John T. Chen – Secretary & Treasurer**

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**Matthew Thoma -- Director**

**Natasha Radovsky -- Director**

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**Dominique Wascher -- Director**

Facilities Liaison, Alternate ACC Liaison

**Committee Chairs**

**Rob Armstrong** -- Architectural Control (ACC)

**Jean Anne Turner** -- Greenbelt and Block Captains

**John T. Chen** -- Finance

VPCA Master Insurance: State Farm  
Agent: [Ray Vermeulen](mailto:Ray.Vermeulen@statefarm.com) 949.752.6335  
[State Farm Claims](http://www.statefarm.com) 800.782.8332

- [Animal Control](http://www.cityofirvine.org/AnimalControl) 949.724.7092
- [Irvine Police](http://www.cityofirvine.org/Police) 949.724.7000 or 911 (emer.)
- After-hours custodial issues: [Calico Building Services](http://www.cityofirvine.org/CalicoBuildingServices) 800.576.7313
- After-hours Patrol at Rec Areas only: [Courtesy Patrol](http://www.cityofirvine.org/CourtesyPatrol) 714.669.2736
- After-hours pool issues: [Aquatic Balance](http://www.cityofirvine.org/AquaticBalance) 714-435-7080
- After hours irrigation problems report to [Total Landscape](http://www.cityofirvine.org/TotalLandscape) 714.720.6199.

Report common area safety concerns, maintenance needs, irrigation problems during business hours to the [VPCA office](http://www.vpca.net).

Date of publication: June 15, 2020

From the desk of General Manager George Ross:

**WE SEEK MEMBER INPUT** on the implementation of an electronic access security system for our common areas. We wish to understand the religious requirements of all of our residents. To the extent that you believe that an electronic access control entry to the common area facilities, such as the pool areas, may be an impediment to your religious practices, please contact the office by calling (949) 786-8722 or emailing our General Manager, George Ross CCAM, at [george@vpca.net](mailto:george@vpca.net) to provide your concerns and/or for inclusion in future discussions regarding this issue. We would appreciate hearing from you by July 15<sup>th</sup>, 2020. Thank you.

## VPCA'S POOLS ARE OPEN!

In accord with State, County and City orders and guidance, the Association has reopened the Main and East Pool Areas with restrictions. The tennis courts were reopened May 15. The Board has adopted updated Emergency Rules that address availability and use of pool areas and their amenities:

### VPCA Emergency Rules Adopted June 12, 2020

To preserve the health of our members and prevent the spread of COVID-19 the following Emergency Rules have been adopted by the Board of Directors for a length of time yet to be determined. As the situation evolves, the Village Park Board of Directors will remain flexible and adaptive to further guidance provided by the City of Irvine, the County of Orange, and the State of California.

The Board has determined to phase the reopening of certain common area facilities. Reopening is on a trial basis; in the event that it appears that the rules are not being followed or social distancing is not being maintained, the Board will consider reclosing the facilities and advanced notice of the decision may not be possible.

As an initial step, on Friday, May 15, 2020 the tennis courts were reopened subject to the rules below. These rules also address the Main and East Pool Areas with their pools and spas. At the same time, because "Parties and gatherings" as defined by the County remain prohibited, the barbecues and Clubhouse will remain closed for now.

## IN MEMORIAM

### HELEN ARFIN



It is with deep regret that we announce the passing of long time VPCA resident Helen Arfin. Helen was a dedicated Block Captain for many, many years. She always went the extra mile, volunteering to serve not only her own street, but another as well. Her friendliness and concern for the welfare of her neighbors will be missed.

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## CORONAVIRUS COMMON AREA USE ADVISORY

### Risk of Use

The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is highly contagious and has a mortality rate many times greater than the flu. COVID-19 can spread easily and exponentially. While people of all ages are at risk of catching COVID-19, persons especially at risk are those with compromised immune systems and the elderly. Persons over 65 years of age may be at particular risk.

### Acceptance of Risk

By entering into the common area, the member agrees as follows:

Use of the common area amenities could expose you or others to COVID-19.

The Association has made efforts to sanitize these areas periodically but cannot guarantee that airspace or gates, latches, tables, chairs, drinking fountains, pool handrails and countertops, restroom door handles, light switches, toilets, faucets and dispensers, or other surfaces / objects will be virus-free.

When using the common area amenities,

members should take all reasonable and necessary precautions to protect yourself and others from the spread of COVID-19. Further, it is your responsibility to exercise care to protect yourself, such as assessing your own risks, which may include age, underlying health conditions, possible exposure to COVID-19, doctor's recommendations, or local, state and federal recommendations.

### General Rules Regarding Use of the Common Area Facilities

You, or anyone in your household, may not use the common area facilities if you or anyone in your household (i) have knowingly, within the last twenty (20) days, been in contact with someone afflicted with COVID-19, (ii) are experiencing a fever of 100°F or above, signs of respiratory illness such as cough, runny nose, chills, abdominal pain, diarrhea, sore throat, shortness of breath or difficulty breathing, or other COVID-19 symptoms, or (iii) are likely to transmit or contract COVID-19 or any other communicable disease.

When visiting the common area amenities, wash your hands with soap and warm water or use hand sanitizer, as well as before and after leaving. You are encouraged to bring hand sanitizer with you.

Entry gates (including latches) are not sanitized. You are encouraged to use tissues, napkins or similar disposable products, to open and close the entrances. You are encouraged to bring wipes to sanitize these areas as you use them.

You must practice social distancing, particularly with Association staff and other members using the facility, by keeping at least six feet (6') between yourself and others who are not members of your household. Do not gather in groups, and do not touch surfaces or items in the common areas when it can be avoided. Parties or gatherings in all common areas including the pool.

**Only residents may use the facilities. Non-residents, including landlords, will not be admitted. Guest passes will not be issued.**



**HOUSE OF THE MONTH  
20 ACACIA TREE LANE  
"CONGRATULATIONS!"**



**YARD OF THE MONTH --  
17 ASPEN TREE LANE  
"CONGRATULATIONS!"**



Do not bring valuables or more than you need for your reserved time. The Association is not responsible for stolen or lost items.

Do not touch other people's property.

### **Pool & Spa Use**

Maximum occupancies of the pools have been lowered to reduce crowding and facilitate 6 feet of distance between users. Current maximum occupancies will be posted in the bulletin cases near the men's restrooms in the Main Recreation Center, and at the front gate at the East Pool Area.

Here are the current occupancy and time limits posted in the bulletin cases June 15, 2020.

#### Main Pool

- Maximum pool area occupancy - **80 persons**
- Maximum occupancy in the pool - **20 persons**
- Maximum occupancy in the spa / wader - **1 person or 1 household**
- Spa / wader use is limited to **20 minutes** when a person or household is waiting
- Time of use of pool area is a maximum of **1 1/2 hours**

#### East pool

- Maximum pool area occupancy - **30 persons**
- Maximum occupancy in the pool - **10 persons**
- Spa / wader use is limited to **20 minutes** when a person or household is waiting
- Time of use of pool area is a maximum of **1 1/2 hours**

Based on level use, the Association may implement reserved time slots at either or both pool areas to control the flow of users. For now, please plan on spending an amount of time at the pool on any day no longer than the use-time limit posted in the bulletin case near the men's restrooms in the Main Recreation Center, and at the front gate at the East Pool Area.

Only one (1) person or household may use a spa or the Main Pool Area wader at any time. Spa / wader use is limited to a maximum 20 minutes when persons are waiting.

The pool furniture has been reduced / rearranged to facilitate adequate spacing between users (single users / households). Do not relocate furniture from its set positions.

Wear a cloth face covering when traveling through common areas of the property where it is not / may not be possible to maintain physical distancing, including to and from the restrooms and gates.

Users should bring a 60%-70% alcohol-based hand sanitizer to the pool areas.

The restroom should be used by one household at a time. Avoid entering when others are exiting. Use your facemask in the bathroom.

Promptly report the need for restocking restroom hand soap or paper towels to the Association as shown on the next page.

Promptly report any water clarity, gate / lock, or pool equipment issues or failures or observed unsafe conditions to the Association as shown on the next page.

### **Tennis Courts and Tennis Play**

Players must maintain proper social distancing (6 feet apart) whether engaged, waiting or observing play in and around the court areas, except with members of their own household.

Tennis players must write their name on a personal ball that only they will touch during play (i.e. each player enters the court with his/her own ball). Equipment may not be shared by people who are not in your immediate household. You are encouraged to use new balls every time you play.

Players are encouraged to place their personal items (backpacks, water bottles, etc.) at a safe distance (6') from other player items to avoid any surface contact.

Please avoid touching surfaces when it is not necessary. Errant balls should be returned to other players via kicking with a foot or pushing it with a racquet.

Switch sides at end of game only.

***Continues on page 4***

### **Continued from page 3**

No handshakes, paddle bumps or physical contact between players who are not members of the same household. Do not utilize benches or other seating.

Only tennis-related activities are prohibited on and around the courts.

Doubles teams are restricted to members of the same household.

Again, by entering the facility during this transitional time, it must be understood that the Association cannot sanitize every surface continually, and the risk of transmission for any virus, including COVID-19, remains. All users are entering the facility at their own risk.

#### **Reporting / help:**

- After-hours 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.
- Irrigation leaks, standing water, fallen branches or trees: Total Landscaping at 714.720.6199.
- During business hours (M-F 8am-5pm), report the above matters to the VPCA office at 949.786.8722 or [peggy@vpca.net](mailto:peggy@vpca.net) and / or [george@vpca.net](mailto:george@vpca.net).
- **Life / safety emergencies: Call 911.**
- Non-emergency police matters: Irvine Police Department business line: 949.724.7000.

#### **STANDING POOL RULES REMINDERS:**

Children under age of 14 are not allowed without a responsible adult 18 years or over.

All toddlers must wear swim diapers / rubber pants in any pool at all times. A pool contaminated by fecal matter must be specially treated and closed for 24 hours. An owner whose child or guest's child contaminates the pool will be held financially responsible for the cost of treating and reopening the pool.

Please shower before entering the pools.

- No diving in the shallow end.
- No running on the pool deck.
- No metal objects, hair pins/hair clips in the pool.
- No skateboards, scooters, bicycles or similar conveyances are allowed in the pool areas (or tennis courts)
- No Frisbees, tennis or beach balls, Nerf balls or boogie boards.
- No black swim fins.
- No glass containers in pool area or pool.
- No water balloons or water toys in pool area.
- No loud music or offensive language.
- No cut-off jeans or street wear in the pools. Swimmers must wear swim suits.

The following are allowed:

- Inflatable items are allowed but should be removed when leaving.
- Floating or small objects are allowed but should not be left in pools as they get into pool drains and lines.
- Pool rings and diving sticks.
- Only small toys in the toddler wading pool.

#### **MEETING SUMMARIES:**

##### **BOARD -- SUMMARY OF MAY 28, 2020 BOARD MEETING (VIA ZOOM TELECONFERENCE):**

Present: Leila Belkora - President, Barbara Burton - Vice President, John Chen - Secretary and Treasurer, Jeff G. Carchidi. Natasha Radovsky, Matthew Thoma, Dominique Wascher; VPCA General Manager George Ross CCAM. Director absent: None

##### **COVID-19 REPORTS AND ACTION:**

Apart from the tennis courts, at the time of the meeting the Association's recreation areas remain closed pending approval from the State and County to reopen. The Board reviewed a draft set of Pool Rules prepared by Management. The Board directed Management to submit the Rules to VPCA General Counsel Denise Iger for review. The Board reviewed other Covid-related member & vendor correspondence, and service estimates.

##### **The Board approved:**

- Minutes of the April 23, 2020 Executive and General Session Meetings.
- The April 30, 2020 Financial Statements and other financial materials for the current period.
- As presented, the Association's 2019 audited financial statement prepared by VanDerPol & Company and in compliance with Civil Code mail the final draft to the membership. Management was directed to ask auditor Catherine VanDerPol to provide a written opinion on VPCA's financial controls, the quality of its Reserve Study, and best practices for validation of costs and their documentation. A charter for the recently-established Ad Hoc Governing Documents Committee for work toward updating VPCA's governing documents.
- Requests to install private memorials in the common area should be considered for acceptance if the offer

includes a new common area amenity that benefits the entire membership. Management was directed to draft a formal policy for Board review.

#### The Board reviewed:

- The Board reviewed current correspondence and materials for Reuven Barnoy v. Village Park Community Association - Orange County Superior Court Case.
- General and ACC, Greenbelt and other Committee minutes, summaries, reports and correspondence.

#### ACC - SUMMARY OF THE JUNE 2, 2020 ACC MEETING (VIA ZOOM TELECONFERENCE):

PRESENT: Members Rob Armstrong - Chair, Chris Graham, Goli Khatibloo, Michael Schafer, Dominique Wascher - Alternate Board Liaison; General Manager George Ross CCAM. Members Absent: Natasha Radovsky - Board Liaison. The 5/5/2020 ACC Combined Meeting Minutes were approved as presented.

#### REVIEWS:

##### PAINT

- **38 Cedar Tree** – University- – Detached – Clay Tile roof. Touch up stucco per Existing Scheme I-F stucco color Bone White. **Approved as revised to include repainting front courtyard and planter walls also in Bone White.**
- **14 Oak Tree** – Notre Dame – Attached – Composition roof. Repaint Entire Home per existing approved building scheme 1: Limestone, Shaggy Barked, Rice Bowl, Shaker Grey. **Approved as revised: front elevation brick to be Shaker Grey.**

##### FENCE / GATE

- **25 Willow Tree** – Amherst – Detached – Composition roof. Replace rear wood fences and gate in rough-sawn Cedar per VPCA's standard lapped design. Finish in Mule Pass SP2530. **Approved as presented.**
- **63 Oak Tree** – Yale – Attached – Composition roof. Replace rear wrought iron picket gate like-for-like in Black. **Approved as submitted.**

##### GENERAL ALTERATIONS

- **69 Oak Tree** – Yale – Attached – Clay Tile roof. Replace existing sliding doors in rear of home with Milgard White-vinyl frames in the existing openings. **Approved as submitted.**
- **31 Almond Tree** – Fordham – Detached – Composition roof. Replace all siding shingles on home and replace them with GAF WeatherSide Profile 12 12" x 24" Cement Siding Shingles. Repaint existing siding color per Scheme X-A. **Respectfully denied: project is approvable using James Hardie Select Cedar Mill texture cement siding shingles with reveals matching existing shingles.**
- **28 Oak Tree** – Notre Dame – Attached – Clay Tile roof. Install fabric awnings – Overstock.com "Outsunny". **Respectfully denied approval: Fabric awnings are prohibited for exterior use at VPCA.**

##### ROOF

- **2 Coral Tree** – Princeton -- Attached – Clay Tile roof. Replace flat roof using True Seal Canada single-ply PVC system in Tan. **Approved as submitted.**

#### GREENBELT COMMITTEE ADMINISTRATIVE MEETING SUMMARY - JUNE 4, 2020

PRESENT: Chairperson: Jean Anne Turner, Secretary:

Carol Lamphier. Members: Kathy Anderson, Amira Mansour, Mary Bob McGill, Valentin Pedroza, Victor Salcedo. Board Liaison: Barbara Burton

Absent: Jose Ordaz, Sona Simsarian

The committee welcomed Ms. Barbara Burton back as greenbelt liaison from the Board.

- The meeting was held via Zoom. Two homeowners joined the meeting. Their concerns were tree trimming and overhanging branches.
- The minutes of the February meeting and the February and March walks were approved as written.
- Four area maps were turned in. The committee will visit areas of special concern during the June walk.
- Ms. Turner provided a budget update. As of April 30, there was a positive variance of \$37,538. The plant replacement item, which was reduced by two thirds for 2020, is overbudget.
- Total's contract does not include removing weeds in city sidewalks. That task falls to the individual homeowners, since the city no longer does this.
- Tree/plant nurseries are opening up. Mr. Ordaz will be ordering trees and plants again.
- The crew will take on the extra man budgeted to help with weeding during July-September.
- The committee discussed greenbelt damage during homeowner construction. This is an ongoing problem. Three suggestions were: increase the damage deposit, disallow waivers for the deposit, take photos of the adjacent greenbelt before the start of construction.

#### GREENBELT WALK SUMMARY - JUNE 10, 2020

PRESENT: Chairperson: Jean Anne Turner, Secretary: Carol Lamphier. Members: Kathy Anderson, , Mary Bob McGill, Valentin Pedroza, Victor Salcedo. Board Liaison: Barbara Burton. Jose Ordaz, Total Landscape, George Ross CCAM, VPCA General Manager. Absent: Sona Simsarian, Amira Mansour.

- Management will research the latest practices and products for weed control and abatement.
- Total was asked to remove suckers from trees where found, increase attention to weed removal, and take care to minimize wind-caused migration of grass clippings onto private lots.
- Five trees were approved for planting at locations from which trees were previously removed.
- VPCA arborist Evin Lambert will be asked to look at the branch growth patterns of the Main Greenbelt Mulberry trees, as well as the health of a number of identified trees: three Pines, One Chinese Elm, Three Locust Trees, and an ornamental Pear.
- A failing Canary Island Pine behind 17 Willow was approved for removal.
- Management was directed to research potential common area landscape encroachments, root activity, unauthorized removal of common area plants, and damage to common area landscaping caused by homeowner construction at specific areas.
- The Committee directed the replanting of a number of bare areas.



## 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.

### PAINTING HOMES - GENERAL

Homeowners must submit completed forms to the ACC for review and approval prior to commencing any painting.

Any new exterior paint colors must be chosen from the approved 2008 color schemes on display at the VPCA office.



Touch-up painting involves the current house colors and includes painting 1) up to all wood fascia and trim, or 2) stucco, but not both 1) and 2). If the proposed painting project is more than touch-up and the current scheme pre-dates 2008, the entire house shall be painted using one of the schemes currently available for the subject house type. If a house is painted without ACC approval using current colors, and the work is determined to have exceeded a touch up, the entire home shall be repainted using one of the schemes currently available for the subject house type.

### PAINTING ATTACHED HOMES

Each attached building will have a common approved scheme. The scheme includes a common stucco color (and if applicable, a common siding color) and for complementary customization of the homes, a group of coordinating trim colors for each owner’s individual use. Once approved, a scheme remains in effect for the building for a minimum of ten (10) years. To change color schemes on attached units, there must be agreement by a simple majority of the owners of the attached homes in regard to the scheme. Forms to facilitate and record preferences are available on the VPCA website and at the VPCA office. The VPCA office (949) 786-8722 can help you conduct the vote and contact your neighbors if necessary.

**Procedure and Restrictions.** The owner(s) initiating the process shall begin by selecting his desired scheme and then circulate it among all owners in the building for his / her neighbors’ yes or no votes. The yes votes of a simple majority are sufficient to choose the new scheme. Submit the voted Form to the VPCA office for verification and approval by the ACC. Once a scheme is formally approved, present and future owners will be required to use the scheme while it remains in effect. Attached owners are not immediately required to paint their home when a scheme changes, but when painting is required, the current scheme shall be used. The VPCA office has information and paint chips for the colors available for your building.

Garage doors are to be painted 1) one of your two chosen trim colors or, if allowed in your exact scheme, manufacturer Almond or white. Check with the ACC for acceptable door color. Owners of immediately adjoining homes may use an identical placement of identical trim colors.





## HOW TO REPORT AFTER HOURS ISSUES:



- 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.

**[www.vpca.net](http://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](http://www.wm.com). **City Street Sweeping: 2nd and 4th Tuesdays.** Please park off-street on street sweeping days.

**Meeting formats / venues** will be determined by applicable health orders and safety considerations. Meetings will be held in-person at the Clubhouse or via Zoom teleconference. Contact the office for up to date information.

### JUNE, 2020

25 Thursday -- Board Meeting 7:00 p.m. (by teleconference)

### JULY, 2020

2 Thursday -- Application Deadline for the July ACC Meeting

3 Friday -- July 4th Holiday observed -- Office Closed

7 Tuesday — July ACC Meeting 7:00 p.m.

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

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

31 Friday -- Application Deadline for the August ACC Meeting (Tuesday, August 4)

### AUGUST, 2020

4 Tuesday — July ACC Meeting 7:00 p.m.

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

12 Wednesday — Greenbelt Committee Walk 8:30 a.m.

27 Thursday — Board Meeting 7:00 p.m.