

The Villager

Vol. XLIX No. 9

Village Park Community Association

SEPTEMBER, 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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Board of Directors

Leila Belkora – President

Legal, Staff, Operations Liaison

Barbara Burton -- Vice President

Greenbelt, Nominating, Civic Affairs Liaison

John T. Chen – Secretary & Treasurer

Finance Liaison & Chair, Newsletter

& Technology Liaison

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Natasha Radovsky -- Director

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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.com) 949.724.7092
- [Irvine Police](http://www.cityofirvine.com) 949.724.7000
- or 911 (emergency)
- After-hours custodial issues: -
- [-alico Building Services](http://www.cityofirvine.com) 800.576.7313
- After-hours Patrol at Rec Areas only:
[Courtesy Patrol](http://www.cityofirvine.com) 714.669.2736. **As of September 8, Patrol Masters 877.209.6370**
- After-hours pool issues:
[Aquatic Balance](http://www.cityofirvine.com) 714-435-7080
- After hours irrigation problems report to
[Total Landscape](http://www.cityofirvine.com) 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: August 17, 2020

From the desk of General Manager George Ross:

PEGGY PARADISE

First published by eBulletin August 7, 2020. Updated for this issue of the *Villager*.

Dear VPCA members,

It is with deep sadness that we tell you that Assistant Manager and our dear friend **Peggy Paradise** has entered hospice care at home. We received permission from Peggy's family to notify you of her condition.

Thankfully, her family members are with her, helping with her care. She is extremely weak and has a hard time speaking; nevertheless, it is a testament to her dedication that even at this very difficult time she felt an urgent need to keep up with VPCA business.

It is difficult to know what to do for Peggy right now. Several of us have offered personal help, the Board sent Peggy a card and flowers and a number of other members and vendors sent cards and well-wishes. We delivered all of the cards and other messages to her and she received every one with appreciation and thanksgiving.

Peggy has been the voice on the phone or the face at the front desk for close to 15 years now. She was probably the first interaction that most residents had with VPCA, and undoubtedly it was a positive one. She provided invaluable assistance to homeowners with their architectural concerns, guiding them step-by-step through the process. She was also deeply involved with the work of the Greenbelt Committee, creating and tracking hundreds of work orders for the landscaping crew that were the result of their monthly meetings and greenbelt walks, and much more.

We miss Peggy and pray for her and her family for every need.

We will provide further updates by eBulletin. To sign up for eBulletins please visit www.vpca.net/Login to Frontsteps.

BITS FROM THE BOARD



INTRODUCING VPCA'S NEW PATROL SERVICE:

PATROL MASTERS INC.,

Service start: September 8, 2020

Patrol Masters dispatch: 877-209-6370

The Association has approved a change from our current patrol service provider, Courtesy Patrol Specialists, to Patrol Masters Inc. Patrol Masters will begin service at 12:01 a.m. on Tuesday, September 8, 2020.

Patrol Masters' head office is located in Santa Ana with branch offices in Temecula and Palm Desert. They have over 700 clients and 300 officers. They service University Community Association next door and other local communities. VPCA hopes that their company size and quality combined with their frequent presence in our area will help ensure we receive timely service for pool unlocks and locks and inspections, contracted random patrols and on-call responses to the property.

Patrol Masters Inc.
1651 East 4th Street Suite 150
Santa Ana, CA 92701
Dispatch: 877-209-6370 (starting September 8)
fax:714-648-0842
Privacy@PatrolMasters.com

VPCA IS SEEKING TO UPDATE ITS GOVERNING DOCUMENTS:

- CC&RS
- BYLAWS
- ARCHITECTURAL STANDARDS & OTHER
- OPERATING RULES

An association's governing documents are fundamental to how and how well an association functions. They define the association's structure, duties and governance, and the members' and association's powers, rights, responsibilities, and limits.

Because of their structural importance, binding authority, and reach, governing documents other than operating rules are difficult to amend, requiring majority or supermajority community vote. They typically stay unchanged for long many years, so they can't keep pace with new legislation, court rulings, new architectural and landscape styles and materials, new technology, cultural and economic changes, etc. The resulting tensions and disconnects frustrate good governance and positive change, increase liability and engender friction among stakeholders.



VPCA's main governing documents are its Covenants, Conditions & Restrictions (CC&Rs) and its Bylaws. The CC&RS were last amended 27 years ago, in 1993. The By-laws were last amended in 2015. Based on the accumulated changes in law and the industry, with advice of counsel, and based on the Board's experience as Directors and members and the experiences of the other members and staff, the Board has determined that a significant effort should be made to revise and restate all of its governing documents. To that end the Board has established an Ad Hoc Governing Documents Committee for this purpose. Members include Board Secretary / Treasurer John Chen (Chair), Board President Leila Belkora, Board Member Jeff Carchidi, and Past Board Vice President Frank McGill. The Committee is fully supported by



HOUSE OF THE MONTH
21 ASPEN TREE LANE
"CONGRATULATIONS!"



YARD OF THE MONTH
4591 SIERRA TREE LANE
"CONGRATULATIONS!"



VPCA General Counsel Denise Iger and VPCA General Manager George Ross CCAM. The Committee has had an initial meeting and counsel is working on a new CC&R template and an initial redline of the By-laws.

At the same time, the Board is addressing the community's Architectural Standards and Procedures. VPCA homeowners wishing to repair or upgrade their homes have often expressed to the Board and Management a desire for architectural guidelines with more clarity and specificity, and with more options for modern materials or designs not contemplated in our existing guidelines. The goal is to maintain our distinctive neighborhood style and a cohesive look while responding to evolving trends and new legislation governing accessory dwelling units and other matters. The new Standards and Procedures will dovetail with the restated CC&Rs and By-laws. Being operating Rules, Architectural Standards can be amended by Board action if not in conflict with the higher governing documents.



To answer these needs, the Board reviewed proposals from four architects to flesh out and update the Architectural Standards and Procedures, and has engaged Gary Wiggle of Keisker & Wiggle Architects, Inc. Mr. Wiggle has been studying VPCA's lots, landscape, home models and materials and is coming up with points of discussion. The ACC, Board, Counsel and Management will take up these points in a collaborative process. Homeowners will have the opportunity to review the ensuing proposed changes prior to Board discussion of adoption.

Amending the CC&Rs and Bylaws cannot happen without the members' strong support and majority affirmative votes. We will make every effort to provide quality documents and answers



any questions you may have. We anticipate holding the amendment election(s) in 2021 and will provide status updates as the effort progresses.



HERE NOW:

VPCA'S PAINT SCHEMES & COLORS ARE ONLINE!

We are excited to announce that the paint book has been digitized and is available on the community website!

All of the current schemes, colors, and instructions are included in a single PDF for ease of use and reference. You'll find it at



[www.vpca.net/Resident Resources/Architectural Information/2008 VPCA Paint Book.](http://www.vpca.net/Resident_Resources/Architectural_Information/2008_VPCA_Paint_Book)

COMING SOON:

MACHINE-FILLABLE ARCHITECTURAL FORMS

The Association is also in process of taking the architectural application process itself online. We are making machine-fillable and interactive Forms to automate, guide and simplify applying for architectural approvals. We expect to roll out the full program within the next month. Barring impediments, we will announce the roll-out by eBulletin and in next month's *Villager*.

MEETING SUMMARIES:

BOARD -- SUMMARY OF JULY 23, 2020 BOARD MEETING (VIA ZOOM TELECONFERENCE):

Present: Leila Belkora - President, Barbara Burton - Vice President, , Natasha Radovsky, Matthew Thoma, VPCA General Manager George Ross CCAM, other homeowners. Director absent: John Chen - Secretary and Treasurer, Jeff G. Carchidi, Dominique Wascher.

The Board approved:

- Minutes of the June 26, 2020 Executive and General Session Meetings.
- The June 30, 2020 Financial Statements and other financial materials for the current period.
- Termination of the Association's patrol services contract with Courtesy Patrol Specialists, effective September 7, and contracting with Patrol Masters, Inc. for

the same service, effective September 8.

- Appointment of Frank McGill to the Ad Hoc Governing Documents Committee.
- In recognition of the increased number of residents staying at home during the pandemic and the desirability of healthy outdoor activity, to allow basketball standards to remain up for play during the pandemic if safely located. The Board reserves the right at any time to require standards be put away when not at use.

The Board reviewed:

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

ACC - SUMMARY OF THE AUGUST 4, 2020 ACC MEETING:

PRESENT: Members Rob Armstrong - Chair, Chris Graham, Goli Khatibloo, Michael Schafer, Dominique Wascher - Alternate Board Liaison; applicants as noted, General Manager George Ross CCAM. Member Absent: Natasha Radovsky - Board Liaison. The 7/7/2020 ACC Combined Meeting Minutes were approved as presented.

REVIEWS:

PAINT

7 Aspen Tree -- University – Detached – Composition roof. Repaint entire home per new scheme 6: Kilim Beige, Latte, White, Carved Wood. **Approved as submitted.**

8 Oak Tree – Notre Dame – Attached – Composition Roof. Repaint entire home per new scheme 2: Wool Skein, Universal Khaki, Homestead Brown. Tabled for information: Proposed scheme is not the current building scheme--a scheme change election will be held. Add required second trim color to Form.

4652 Sierra Tree – Stanford – Detached – Composition roof. Replace wood balcony and wood post by front door and touch-up both using existing scheme VI-A trim color Silver Taupe. **Approved as submitted.**

22 Oak Tree – Rutgers – Attached – Composition roof. **Repaint entire home** per the existing approved building-scheme 1: Limestone, Shaggy Barked, Homestead Brown and Urban Bronze. **Approved as submitted.**

28 Oak Tree -- Notre Dame – Attached – Clay tile Roof. Repaint entire home per the existing approved building-scheme 6: High Noon, Swiss Coffee and Treasure Chest. Tabled for complete trim application info (e.g., front posts and beams).

FENCE / GATE

15 Ash Tree – Owner present -- Rutgers – Attached – Composition roof. Replace wood party fence shared with 13 Ash Tree with a slump stone fence (see next Form). **Approved as submitted.**

13 Ash Tree – Owner present – Yale – Attached – Composition roof. Replace rear and party line fences in wood and slump stone as indicated. **Approved as submitted.**

8 Oak Tree – Owner present – Notre Dame – Attached – Composition roof. Resubmitted with additional infor-

mation: Install gate and side panels of wrought iron with wood inserts in front of the home's front walkway and carport. Tabled for confirmation of exact location of gate and fence and gate swing in relation to lot lines and setbacks.

104 Sequoia Tree – Baylor – Detached – Composition roof. Replace existing rear wood fencing using VPCA's standard lapped design. Finish in Mule Pass. **Approved with conditions: Entire fence shall be built using VPCA's standard lapped fence design with flat top rails (no dog ears) and finished in VPCA standard color Dunn-Edwards "Mule Pass".**

2 Oak Tree – Princeton – Attached – Composition roof. Raise height of slump stone walls around rear yard to 6' in height using matching block. Approved as submitted.

GENERAL ALTERATIONS

19 Banyan Tree – Dartmouth – Detached – Composition roof. Install Black mailbox next to garage door. **Approved as submitted.**

17 Acacia Tree – Owner present -- Stanford – Attached – Composition roof. Seeking approval for arched wood arbor previously installed in front yard just inside front gate – 7'6" high and painted Shaker Grey to match fascia. **Approved as submitted.**

8 Acacia Tree – Owner present -- Notre Dame – Attached – Composition roof. Seeking approval for two (2) approximately-4 ft. rain gutter downspout extensions previously installed to carry water from lot through a common area planter to empty onto a nearby common area sidewalk that acts as a drainage swale. **Respectfully denied approval: Homeowner property cannot encroach on the common area. The owner is required to remove the extensions.**

8 Oak Tree – Owner present – Notre Dame – Attached – Composition roof. Resubmitted with additional information: Install a single operable window in a new opening on the south elevation of the home. **Respectfully denied approval: Any window on this elevation creates an overlook privacy issue for the home next door. An operational window on this elevation must be clerestory, i.e., the bottom sill must be set no lower than 6' above the finished floor of the space behind, or the window must be inoperable and have frosted glass.**

71 Oak Tree – Owner present – Notre Dame – Attached – Clay Tile Roof. Remove existing wood trellis. Remove and replace rain gutters. Remove and replace damaged wood on rear doors. Tabled for information on proposed replacement wood product. Dimensions must match existing and texture must be rough-sawn.

ROOF

50 Sequoia Tree – Amhurst – Detached – Composition roof. **Replace sloped and flat roofs** with, respectively, Certaineed Landmark series shingles in variance color Burnt Sienna and a 4-ply torch-down roof system with gravel topping. **Approved as revised: Roof color shall be VPCA-standard Autumn Blend.**

60 Oak Tree – Princeton – attached – Composition roof. Replace flat roofs using Firestone TPO membrane system in Muted Gray. **Approved as submitted.**

**NOTICE OF PROPOSED MAJOR ALTERATION
AT 42 CEDAR TREE LANE**

Summary: 544 SF addition to first floor of the home.

Published for neighbor awareness. Architectural plans for this project are available for inspection at the VPCA office.

Neighbors: please submit any relevant comments to the VPCA office in writing prior to the September 1, 2020 ACC meeting, or attend that meeting.

42 Cedar Tree Lane – Owner present – University -- Detached – Composition roof. 544 SF addition to first floor. Existing home is 2,015 SF, lot is 7,800 SF.

8/4/20 – received large set of preliminary plans for 1st conceptual review.

8/4/20 ACC Meeting. Conducted conceptual review with owner and architect. Owner shall supply missing roof plan and Major Alteration Form for further review. If the design is generally acceptable, Management shall facilitate individual neighbor awareness and publish notice of the project in the *Villager* newsletter for general awareness.

71 Oak Tree – Owner present – Notre Dame – Attached – Clay Tile Roof. Repair portion of sloped roofs using existing tile; remove and replace related wood fascia and substrate found to be damaged. Tabled for information: Wood spec does not state rough-sawn – owner shall confirm that dimensional replacement lumber will match the exact dimensions and roof rough-sawn texture of the wood being replaced. Owner shall confirm replacement roof tile color / blend will blend with existing tile color.

GREENBELT COMMITTEE - ADMINISTRATIVE MEETING SUMMARY - AUGUST 6, 2020

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

- The minutes of the June meeting and the June and July walks were approved as written.
- Four maps were turned in by members. Areas of special concern will be visited during the August walk. At Ms. Burton's suggestion, the area surrounding the Yale/Michelson monument sign will also be visited.
- Ms. Turner provided a budget update. As of June 30 there was a positive variance of \$47,391.
- Ms. Burton proposed an additional meeting on odd-numbered months to review open work orders. She has also been working with Ms. Turner, Mr. Ross and Mr. Ordaz to compile all landscape information into a

- more understandable format for Board consumption.
- New plantings at several locations have been installed.
- Renovation of the Willow Tree entry island will begin August 15.
- Vertical mowing will begin at the end of September.
- The Fall tree trimming list is being prepared.
- Ms. Burton noted that the Board is very interested in keeping our urban forest healthy and safe. They welcome input from our arborist as to tree health and likelihood of failure.
- Ms. Turner stated that in recent years we have removed 2-3% of our trees annually, due to borers, infectious agents, and other miscellaneous causes in keeping with the VPCA Tree Policy.

**YOU DON'T HAVE TO RELY ON THE BANK
OR THE POST OFFICE FOR ON-TIME
DELIVERY OF YOUR DUES PAYMENTS**

Rely on us, instead: VPCA offers a convenient automatic payment system for your assessment payments -- ACH. This program does



not cost you anything and allows the Association to make a deduction of the exact monthly dues amount only from your checking (or savings) account between the 5th and the 10th of each billing month.

By enrolling you'll avoid:

- Having to remember when to make your payment;
- Writing out a check;
- Paying for postage;
- Mailing in your payment;
- As mentioned, relying on your bank and / or the postal service for timely delivery.

To take advantage of this program, complete and return the simple one-page ACH Form along with a copy or image of copy of a voided check. The form is available at [www.vpca.net/Resident Resources/Dues Info and Auto Pay Options](http://www.vpca.net/ResidentResources/DuesInfoandAutoPayOptions); click on the form title at the bottom of the page: "2020 ACH AUTO PAY REGISTRATION FORM". Forms are available from staff, as well.

Automatic payments will start with your very next payment if the completed form is received by the 15th of the month, or the month thereafter if received later.





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. **Starting September 8: Patrol Masters, Inc. 877.209.6370.**
- 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

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

Coronavirus conditions: 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.

AUGUST, 2020

- 27 Thursday -- Board Meeting 7:00 p.m.
- 28 Friday -- Application Deadline for the September ACC Meeting

SEPTEMBER, 2020

- 1 Tuesday -- ACC Meeting 7:00 p.m.
- 7 Monday -- Labor Day (office closed)
- 8 Tuesday -- Patrol Masters, Inc.'s first day of service. Dispatch 877-206-6370.
- 9 Wednesday -- Greenbelt Committee Walk 8:30 a.m.
- 24 Thursday -- Board Meeting 7:00 p.m.

OCTOBER, 2020

- 1 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m.
- 2 Friday -- Application Deadline for the October ACC Meeting
- 6 Tuesday -- ACC Meeting 7:00 p.m.
- 14 Wednesday -- Greenbelt Committee Walk 8:30 a.m.
- 22 Thursday -- Board Meeting 7:00 p.m.