

# The Villager

Vol. XLIX No. 10

Village Park Community Association

OCTOBER, 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)

General Manager

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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

**Jeff G. Carchidi – Director**

**Matthew Thoma -- Director**

**Natasha Radovsky -- Director**

ACC Liaison

**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 949.752.6335  
State Farm Claims 800.782.8332

- Animal Control 949.724.7092
- Irvine Police 949.724.7000
- or 911 (emergency)
- After-hours custodial issues: Calico Building Services 949-285-6605
- **After-hours Patrol at Rec Areas only: Patrol Masters 949.285.6605**
- 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.

*Date of publication: August 17, 2020*

*From the desk of General Manager George Ross:*

## PEGGY PARADISE

First published by eBulletin September 2, 2020. Updated for this issue of the Villager.

Dear VPCA members,

With love and sadness we report that Peggy Paradise passed peacefully Sunday morning, August 30 around 6:45 am. During her final weeks she was cared for by her brother, her nephew, their spouses and other family members, her friends, and hospice caregivers. Thank you for your prayers and well-wishes for Peggy and your cards and other messages we were able to share with her. She was deeply touched by the support and well-wishes she received. They were a balm and encouragement to her family, as well.

We had a beautiful plaque made to honor Peggy and her service to the community, which we were able to share with her. We will display the plaque in the office.

As well, VPCA's consulting arborist Monarch Environmental has donated a tree to VPCA to honor Peggy. The Association graciously accepted and will determine a location and species for installation.

## Congrats 2020 Grads

Now that the 2021 school year has started, it's time to take down the signs congratulating the 2020 grads. Well done graduates!

## Adopted Rule for Construction Signage

At the August 27, 2020 Board Meeting the Board adopted the following rule following a member comment.

Homeowners performing a major alteration shall post a simple sign on the construction site containing the general contractor's name and phone number for site security.

## BITS FROM THE BOARD

### Helen Harder Volunteer of the Quarter

#### TYLER CUSHING

4th Quarter 2020



Tyler Cushing, immediate past president of our association, has lived in VPCA for over three years with his wife Stephanie, who grew up in Village Park. Her father, Harvey Kochen, was a board member for many years, and we are grateful that Tyler chose to carry on a family legacy of service.

Tyler always came fully prepared to every board meeting with an electronic device and a paper notebook, both of which could be said to represent his interest in modernizing VPCA's way of doing business, as well as his attention to detail and organization.

Throughout his term he worked with other board members on many projects, in the process of which he carried out extensive research on issues for the benefit of the whole community. He also steered VPCA through a period of change and uncertainty with level-headed professionalism and maintained a scrupulous fairness in dealing with sensitive issues.

We sincerely thank him for his service and leadership, and we encourage you to do so as well if you see him out on the greenbelt walking with Stephanie and their dog Sprocket.



*Volunteer!*



**HOUSE OF THE MONTH**  
**16 BANYAN TREE LANE**  
**"CONGRATULATIONS!"**



**YARD OF THE MONTH**  
**16 BANYAN TREE LANE**  
**"CONGRATULATIONS!"**



## Documentation and Treatment of Special Existing Architectural Conditions on the Private Lots

One way Village Park Community Association preserves property values and quality of life is by upholding its common architectural vocabulary. In pursuit of this goal we encounter both positive and negative obstacles - positive: improvements to materials and design standards; negative: unapproved materials and modifications, and uneven observation and enforcement. As a result, both obsolete and prohibited items have accumulated on the lots.

The Association recognizes it is unreasonable to require the immediate upgrade of obsolete features that are out of current standards, but well-maintained, and unfortunately, enforcement against non-compliant items can be barred if they have been notoriously present for many years. This situation negatively affects the community's attractiveness. If the Association (justifiably) denies the use of similar materials or designs elsewhere, its actions can be seen as unfair.



We are committed to rectifying this situation in an orderly, transparent, and reasonable way that covers all homes and, by providing advance notice and a lot record, benefits the subject owners. We'll inform you of **qualifying conditions** at your property that are not compliant with the Association's Architectural & Front Yard Standards. We hope you'll remove or bring the following item(s) into compliance, but correction is not required until you repair, modify, or replace part or all of the item(s) at your own initiative or because the item(s) has been flagged by the Association for lack of maintenance or other deterioration:



Remember that application and ACC approval is required for all exterior repairs, modifications and painting. Major landscaping and installation of artificial turf require approval, too. If you are in doubt about whether a certain project requires

application and approval, please consult VPCA's architectural information at [www.vpca.net](http://www.vpca.net) or contact the office.

Please note that as long as you own the residence you will have a continuing duty to disclose material matters regarding the property which would affect the decisions of prospective purchasers (Civil Code 4525). As well, the Association is typically requested to describe outstanding non-compliant conditions / violations concerning properties by escrow agents, prospective purchasers, or prospective purchasers' agents. The Association will make such disclosures as required or permitted by law, including the conditions noted above. Please inform us if a condition has been corrected.

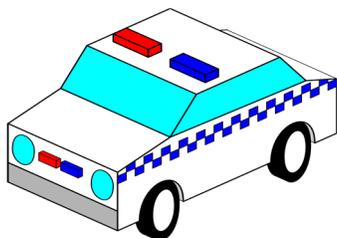
Thank you for your attention to this notice and the noted condition(s). If you have questions or need help with VPCA's architectural process, please contact me at (949) 786-8722 or via email at [george@vpca.net](mailto:george@vpca.net).



**VPCA'S NEW PATROL SERVICE,  
PATROL MASTERS INC.,  
HAS BEGUN PATROLING THE  
COMMUNITY.**

Patrol Masters dispatch: 949-285-6605

Patrol Masters' officers unlock and lock the pool areas, patrol the pool areas, and provide random patrols to secure the property.



**ADOPTED POLICY GOVERNING OWNER  
REQUESTS TO INSTALL PRIVATE  
COMMEMORATIONS/MEMORIALS IN THE  
COMMON AREA**

This policy was adopted by the Board on August 27, 2020 following 30 day member comment.

The Board will consider acceptance of Member-initiated memorials for the common area only if the commemoration / memorial is accompanied by the related donation of a new amenity that benefits the wider membership. The Board reserves the right to respectfully deny approval of any request or element of it for any reason, and to suspend or cancel the acceptance of member-initiated memorials for the common area at any time.

**Village Park Community Association  
Proposed Policy on Release of Video  
Surveillance Footage**

*Published for 30 day member comment as a proposed rule:*

**Purpose**

Village Park Community Association makes limited use of video surveillance systems within the enclosed common areas. Video surveillance systems are used to record those entering and exiting the areas and to record possible violations or safety concerns. Video surveillance cameras are not used where residents would have an expectation of privacy, such as bathrooms.

The primary purpose of the video surveillance system is to allow the after-the-fact investigation of violations of the Village Park Community Association governing documents. The system may also be used to assist in the investigation of certain types of occupational health and safety concerns.

**Management of Video Surveillance Systems**

Village Park Community Association management is responsible for the handling of all video surveillance systems used at the homeowners association. Video surveillance is utilized by the Board of Directors and may be provided to com-

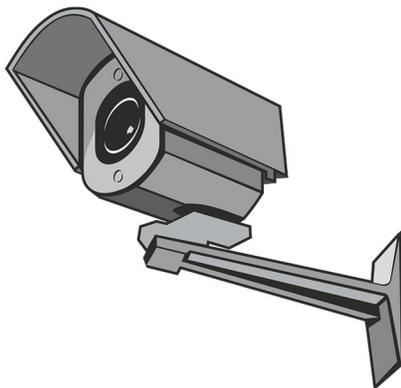
mittee members if management or the Board believes that such dissemination would be useful.

### **Video Surveillance Monitoring**

The video surveillance systems can be monitored from the management office. Management and the Board generally view video surveillance cameras periodically or in response to a specific incident. Because of the many responsibilities of management and the Board, the video surveillance system is not monitored on a continuous basis.

### **Video Surveillance Recording**

All video surveillance cameras are capable of recording continuously by a digital video recording system. Recorded video is used exclusively for the purposes described above. Village Park Community Association is responsible for the management of the video surveillance system and has exclusive control of the release of video recordings produced by this system.



Recorded video is not made directly available to residents or the general public. If a violation of the governing documents or a security incident occurs, residents should report the incident to the community manager. If the event occurred in an area where video surveillance coverage is available, either the Board or management may review the recorded video and decide if any video relevant to the incident is available. This video will be used by the homeowners association to investigate and resolve the reported incident.

Requests to provide video recordings directly to residents or members of the public will not be accommodated. If a crime has been committed, the parties involved are strongly encouraged to report the crime to the police. If it is believed that recorded video from Village Park Community Association would assist in the investigation of this crime, the police should be told to contact the Village Park Community Association's general

manager. If relevant video is available, a permanent video clip of the incident will be produced and made available to the police. Likewise, Village Park Community Association will comply with all properly issued and served subpoenas.

Recorded video is generally stored for a period of thirty (30) days. The video is written over every thirty (30) days and cannot be preserved if a request for the video clip is not timely made. Any video associated with a specific incident or event is generally converted into a permanent video clip and stored for the duration of the investigation and/or civil or criminal proceedings.

### **Limitations of Video Surveillance Systems**

Residents should be aware that no one is watching most cameras most of the time and residents should not have an expectation that they are under continuous surveillance when they are in the range of a camera. For example, residents should take care and be aware of their surroundings rather than assume that they are already being watched by someone at the management office.

Residents should also be aware that the video surveillance system has cameras that cover only a small fraction of the total common space, and even when camera coverage exists, it may not provide the level of detail necessary to spot suspicious activity or identify individuals.

#### **MEETING SUMMARIES:**

#### **BOARD -- SUMMARY OF THE AUGUST 27, 2020 BOARD MEETING (VIA ZOOM TELECONFERENCE):**

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

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

- Minutes of the July 23, 2020 Executive and General Session Meetings.
- The July 31, 2020 Financial Statements and other financial materials for the current period.
- Ordering six A-Frame "pool closed" signs for controlling the pools.
- Reestablishing the Facilities Committee with John Chen, Leila Belkora (ex officio), and Matthew Thoma as members.
- Contracting with Aquatic Technologies to replaster and retile the Main Spa at a cost of \$10,505.
- Rules titled Construction Site Signage. Text: For site security, owners who are performing major alterations on vacant homes are required to post in a maintain a

single, simple sign on the jobsite containing the general contractor's name and contact phone number (only).

- Rule Titled "Owner Request to Install Private Memorials in the Common Area".
- To authorize and request the City to paint red curbs as requested by the owners of 11 Aspen Tree Lane, 16 Cedar Tree Lane, 36 Cedar Tree Lane, 4535 Green Tree Lane, and 4712 Royce Road independently to the City and in response to the Association's recent Villager solicitation for input at the following locations:
  - 36 Cedar – for owner access to driveway;
  - 4712 Royce Road – for owner access to driveway;
  - 16-18 Cedar – for owners' access to driveways;
  - 9-11-13 Aspen – for owners' access to driveways;
  - The four (4) corners of the Green Tree island – clearance for handicap ramps.
- The Board welcomes additional requests, which will be aggregated for presentation to the City.

**The Board reviewed:**

- General and ACC, Greenbelt and other Committee minutes, summaries, reports and correspondence for the current period.
- Information concerning upcoming CACM events:
  - \* George Ross' participation as a panel presenter at the Fall Forum addressing managing during the pandemic;
  - \* George Ross' registration for a November multi-day course on large-scale community management.

**ACC - SUMMARY OF THE AUGUST 4, 2020 ACC COMMITTEE 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 pre-



sented.

**REVIEWS:  
PAINT**

**4 Coral Tree** -- Stanford – Attached – Clay Tile roof. Remove and replace stucco on sides of home and chimney and touch up using existing approved building scheme 2 color Agreeable Gray. Approved as submitted.

**8 Oak Tree** – Owner present – Notre Dame – Attached – Composition roof. Replace damaged wood and repaint entire home per new Scheme 2: Wool Skein, Universal Khaki, Homestead Brown, and Swiss Coffee. A scheme vote was

conducted among the three (3) attached owners with two (2) approvals and a one (1) owner not responding. Approved as submitted September 8, 2020 upon obtaining 8 Oak's signature on the Vote Form.

**11 Aspen Tree** – Owner present – University – Detached – Composition roof. Replace damaged wood and repaint entire home per new scheme 3: Stone Hearth, Shenandoah Taupe, Rice Bowl and White. Approved as submitted.

**4542 Pinyon Tree** – Dartmouth – Detached – Composition roof. Touch up wood fascia/trim using existing scheme 5 trim color Carved wood. Approved as submitted.

**GENERAL ALTERATIONS**

**1 Acacia Tree** – Princeton – Attached – Clay Tile roof. Replace cement driveway in existing footprint with plain gray concrete. Pre-approved 8/19/20 with conditions: driveway like for like replacement through back of garage to back side of sidewalk.

**10 Oak Tree** – Rutgers – Attached – Composition roof. Replace all windows and doors with Vinyl. Tabled for information: confirmation of no changes to openings, detailed product information: mullions?

**15 Cypress Tree** – West Point – Detached – Clay Tile roof. Related to interior replacement of the firebox, remove and replace the rooftop stucco chimney and replace it with cylindrical metal vent. Approved with condition: replacement chimney body shall be painted the stucco color.

**29 Cypress Tree** – 1970 Single Family Home – Detached – Clay Tile roof. Install fifteen (15) LG Solar Panels on the roof and Enphase inverter. Pre-approved 8/19/20 with conditions: all solar system conduit and shall be painted to match adjacent surfaces of the house.

**54 Cedar Tree** – Tulane – Detached – Composition roof. Install new Black wrought iron picket gate to close off front walkway, replace wood front yard gates with Black wrought iron picket gates. Denied: existing front walkway is open along the side to the front door and the new gate does not tie into the front wall north of the walkway. Design is not adequate.

**67 Willow Tree** – Owner present – Amherst – Detached – Composition roof. Remove existing narrow rear patio cover in the backyard. Repair and repaint stucco wall attachment point to match using existing stucco color Bone. Approved as submitted.

**4842 Royce Road** – Owner present – University – Detached – Composition roof. Replace windows and glass doors in conjunction with approved Major Alteration using Milgard Ultra Series Fiberglass windows with



Black Bean frame color. Respectfully denied approval: Black is not an approved color for window frames.

**4501 Elm Tree** – Vanderbilt – Detached – Composition roof. Update driveway using interlocking pavers and entrance to front door. Pre-approved 8/19/20 with conditions: approved like for like replacement of footprint of existing driveway and sidewalk.

#### FENCE/GATE

**53 Acacia Tree** – Stanford – Attached – Clay Tile roof. Replace black wrought iron section of approximately 18' like for like along rear of back yard. No change to dimensions and design. Spot repairs to individual pickets in other sections. Approved as submitted.

**8 Oak Tree** – Owner present – Notre Dame – Attached – Composition roof. Install wrought iron gates at front walkway and in front of carport. Gate at carport to be set approx. four feet (4') in front of carport with side panels tying into sides of carport. Previously denied for more detail, owner resubmitted application with more detailed drawing for this meeting. Respectfully denied approval: Resubmit clean form with upgraded drawing that accurately depicts the property lines in relation to the hardscape, structure and the proposed fences & gates. The Committee will not approve options: propose a single solution: locations, gate type(s), fence design material, color, etc. If two swing gates are proposed for the carport, accurately depict the swing arcs on the drawing.

#### MAJOR ALTERATION

**42 Cedar Tree Lane** – Owner's architect and interior designer 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 next Villager newsletter for general awareness. 8/5/20 – Received roof sheet, PDF set of complete plans, and application Form. 8/17/20 – published project in the September Villager for general awareness. 9/1/20 – Individual awareness: sent PDFs of plan set and awareness forms to contiguous neighbors at 4842 Royce, 40 Cedar and 46 Cedar. Deadline for comments is September 11, 2020. **9/1/20 ACC Meeting** – Received updated large plan set with added side yard wooden trellis. Changes to plans are required for the next review:

- Eliminate cricket on roof at northeast corner designed to drain roof: compensate by installing a rain gutter system at this location,
- Submit Roof and Paint Forms;
- Show dimensions of all lumber on the new trellis. Sizes and design shall comply with VPCA's patio structure standards;
- Confirm trellis complies with side setback.

#### GREENBELT COMMITTEE - WALK SUMMARY - SEPTEMBER 9, 2020

PRESENT: Chairperson: Jean Anne Turner, Valentin Pedroza, Victor Salcedo. Board Liaison: Barbara Burton. Total Landscap-

ing: Jose Ordaz, General Manager George Ross CCAM. ABSENT: Secretary: Carol Lamphier, Mary Bob McGill, Kathy Anderson, Amira Mansour, Sona Simsarian

- Total Landscaping provided a list of trees for the annual Fall/Winter tree trimming project. As of this date, the list includes all Eucalyptus trees, Chinese Elm trees, perimeter and select Pine trees, and miscellaneous trees. Management will obtain competitive bids for the project.
- The Committee identified a number of specific trees for investigation by VPCA consulting arborist, Evin Lambert. Ms. Lambert viewed the trees on September 11 and will submit her findings to the Committee.
- The Committee approved a resolution that when trees are selected for trunk injections or other treatments, management will expedite the treatments.
- The Committee viewed several locations where the potential for root intrusion from common area trees was present. Some of these locations were submitted to Evin Lambert for investigation.
- The Committee examined the Cedar tree island and common area behind 36-40 Cedar tree for drainage and grading concerns and discussed measures to improve the areas.
- The Committee noted that there are still a significant number of private lots that have weeds growing through cracks or gaps in their driveway, sidewalk, and street curbs. The Association published articles in recent *Villagers* reminding the members that these areas, some of which are city property, remain the maintenance responsibility of the members. The city will not remove weeds from hardscape in front of the private lots, so members are urged to regularly police these areas for weeds.

#### We're getting reports of increasing numbers of mice and rats

A reminder that the best preventative measure to keep mice and rats away is to **remove outdoor food sources**. For example,



- If you are a bird lover, as many of us are, clean up your bird seed debris daily;
- If you have fruit trees, regularly remove fruit that has dropped to the ground and keep the tree pruned to reduce hiding places.

If you have conditions that are bringing mice and rats to your yard, please keep in mind that you are also bringing them to your neighbor's yard. Be a good neighbor!



## HOW TO REPORT AFTER HOURS ISSUES:



- Irrigation leaks, standing water, fallen branches or trees: Total Landscaping at 714.720.6199.
- Recreation area patrol issues: **Patrol Masters, Inc. at 949.285-6605.**
- 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 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](http://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.

### SEPTEMBER, 2020

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.

30 Friday -- Application Deadline for the November ACC Meeting

31 Saturday — Halloween. VPCA event cancelled due to Covid-19.

### NOVEMBER, 2020

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

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

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

26/27 Thursday/Friday — Thanksgiving and Day After—Office Closed