

The Villager

Vol. L No. 3

Village Park Community Association

MARCH, 2021

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

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Board of Directors

Leila Belkora – President

Legal, Staff & Operations Liaison

J T Chen – Secretary

Facilities Liaison Alternate, Newsletter
& Technology Liaison

Ryan Larson -- Treasurer

Finance Chair

Jeff G. Carchidi – Director

Matthew Thoma -- Director

Natasha Radovsky -- Director

ACC Liaison

Dominique Wascher -- Director

Facilities Liaison

Committee Chairs

Rob Armstrong -- Architectural (ACC)

Jean Anne Turner -- Greenbelt and Block
Captains

J T Chen -- Finance

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

- [Animal Control](http://www.vpca.net) 949.724.7092
- [Irvine Police](http://www.vpca.net) 949.724.7000
- or 911 (emergency)
- After-hours custodial issues: [Calico Building Services](http://www.vpca.net) 949-285-6605
- After-hours Patrol at Rec Areas only: **Patrol Masters 877-209-6370**
- After-hours pool issues: [Aquatic Balance](http://www.vpca.net) 714-435-9080
- After hours irrigation problems report to [Total Landscape](http://www.vpca.net) 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: February 16, 2021
From the desk of General Manager George Ross.

THE MARCH 11, 2021 ANNUAL MEETING OF THE MEMBERS IS ALMOST HERE!

ITS UP TO YOU TO MAKE IT HAPPEN:

- VOTE FOR THE THREE (3) CANDIDATES YOU WANT TO JOIN THE BOARD OF DIRECTORS
- VOTE YES OR NO ON THE PROPOSED BYLAWS

VOTE AND RETURN YOUR BALLOT BY MAIL THEN JOIN US VIA ZOOM THURSDAY, MARCH 11 AT 6:30 P.M.*



VPCA is run by volunteer homeowners and we are excited to be holding our annual Meeting of the Members. Three (3) of the seven (7) seats on the Board are available and we are blessed to have six (6) VPCA members step forward to run for the Board. Proposed new Bylaws are also up for election.

To show your appreciation for our serving volunteers and those running, please vote for the member(s) you want to see representing you and the community. The notice and ballots have been mailed out. Please return your ballot so that it is received before Thursday, March 11, 2021. *Contact the office for an active Zoom link or click on it in the private members' portal documents page at www.vpca.net.



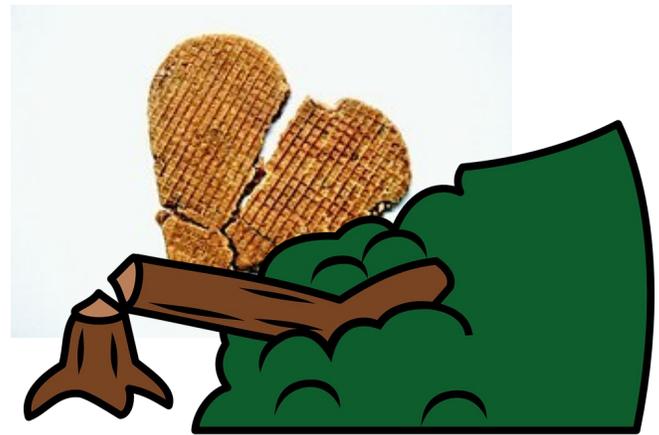
**IN MEMORIAM
VPCA MEMBERS**



With regret, we announce the recent passing of **Ed Lamphier**. Ed (and Carol) purchased their VPCA home in 1971. Ed served on the Facilities Committee and was tasked with researching and recommending metal benches for the greenbelts; the design he recommended was chosen. For many years on the Fourth of July, Ed could be found at the barbecues flipping burgers hour after hour. He was selected as a Volunteer of the Quarter in 2016. He felt fortunate to live among supportive friends and neighbors and he will be missed.

We are sorry to announce the recent passing of **Jim Grady**. Jim (and Marion) moved from Connecticut to VPCA in 1981 and Jim helped the community in various ways. While on the Facilities Committee he worked diligently to find the best material for fencing around our pools. Jim was a watchdog who monitored the financial as well as other affairs of the community consistently and often attended meetings to speak to various issues. He was selected as Volunteer of the Quarter in 2011. He cared deeply for our community and will be missed.

Cliff Watkins, a long-time homeowner, left us recently. Cliff (and Alice) moved to Irvine from Utah and purchased their home in 1972, raising four children here. One of Cliff's proudest moments was assisting one of his adult sons who returned to honor his boyhood home by placing large flags along Michelson on the Fourth of July in conjunction with VPCA's 50th anniversary celebration—a gesture that was repeated for several years. Cliff was proud of his community and of his decision to make this his home.



KIDS PLAYING...WONDERFUL!

**KIDS PLAYING AND BREAKING SHRUBS
AND GROUNDCOVER...DISAPPOINTING AND
EXPENSIVE.**

Some of our kids have been gathering out front of the East Pool entrance gate to bounce balls off the gate and play for a while in just that small area. They have trampled and broken existing and new shrubbery and ground cover in the planters on each side of the entrance and have worn the nearby turf to dirt.

Parents of children who may be involved in this activity, please investigate and if your children are involved, train them to play elsewhere so that we can restore the area, and to be mindful and considerate of the common property wherever they play.

The cost to restore the subject turf, shrubs and groundcover is significant, as will be the cost to schedule additional security patrols if the problem continues or happens elsewhere.

Thank you for your help to make VPCA a fun place to play and a beautiful place.

FACILITY & OPERATIONS UPDATES

News of common area projects completed or scheduled/in process:

- **Electronic Access Control for the gated areas.** The Board has approved this project to resume following member input. Management and the contractor are finalizing a new scope with the contractor's pricing to follow. A date for the installation is pending approval of these items and a contract.



- **Bathroom Remodel.** The Association is completing construction and supervision contract formation and expects to greenlight construction soon after the February 25 Board Meeting.
- **Tree Trimming.** Great Scott Tree Service has largely completed the winter tree trimming project. A final punch list is being drafted and remedial work will be performed.



MEETING SUMMARIES:

BOARD -- SUMMARY OF THE JANUARY 28, 2021 BOARD MEETING (VIA ZOOM TELECONFERENCE):

Present: Leila Belkora - President, J T Chen - Secretary, Ryan Larson, Treasurer, Matthew Thoma, Jeff G. Carchidi, Dominique Wascher, Natasha Radovsky, other homeowners, VPCA General Manager George Ross CCAM. Director absent: Ryan Larson, Treasurer

The Board approved/reviewed:

- Minutes of the December 17, 2020 Executive and General Session Meetings.
- The December 31, 2020 Financial Statements and other financial materials for the current period.
- Based on the 20% deductible of the earthquake policy and the current assigned replacement cost of approximately \$172,000,000, as recommended by State Farm agent Ray Vermeulen, update the owner earthquake deductible responsibility figure in the Association's Building Insurance Procedures to \$52,500. The Procedures will be so revised and will be published to the membership for 30-day members comment prior to formal adoption by the Board.
- Appoint an Executive Committee composed of chaired by J T Chen and up to two other interested Board members to review and perhaps change the fixtures and finishes selected long ago for the bathrooms and to recommend a construction supervisor for the project.
- Present the redlined Bylaws in their present form to the membership for vote on approval at the March 11, 2021. The draft CC&Rs will be held

back for extended review for a future vote.

The Board reviewed:

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

ACC - SUMMARY OF THE FEBRUARY 2, 2021 COMMITTEE MEETING:

Present: Members Rob Armstrong - Chair, Chris Graham, Goli Khatibloo, Michael Schafer, Natasha Radovsky— Board Liaison, applicants, General Manager George Ross CCAM, Administrative Assistant Julianna Marckwordt.

REVIEWS:

PAINT

2 Spruce Tree – Exeter – Detached – Clay Tile roof. Painting entire home per Scheme 3: Swiss Coffee (stucco, garage door), Briar (front door, trim 2), Northern Territory (trim 1). **Respectfully denied approval: There is not enough contrast between the selected trim colors. Also, Northern territory is not a trim color option for Scheme 3.**

4 Cypress Tree – University – Detached – Composition roof. Replacing damaged wood and painting entire home per proposed scheme 7: Mindful Gray (stucco), Dovetail (siding), Urban Bronze (garage door, front door), White (trim 1), Rice Bowl (trim 2). **Approved as submitted.**

6 Hickory Tree – Dartmouth – Detached – Composition roof. Painting entire home per proposed scheme 1: Limestone (stucco), Shaggy Barked (siding), White (garage door, trim 1), Parisian Night (front door), Shaky Gray (trim 2). **Approved as submitted.**

16 Sequoia Tree – Amherst – Detached – Clay Tile roof. Touching up home per Scheme 7E to paint the electrical conduit to match the house. **Approved as submitted.**

40 Sequoia Tree – Cornell – Detached – Clay Tile roof. Touching up rear gate in the color Mule Pass. **Approved as submitted.**

98 Sequoia Tree – Cornell – Detached – Clay Tile roof. Touching up using gutters and downspouts using existing Scheme 5E: Mesa Tan (gutters), Cottage White (downspouts). **Approved with conditions: Paint gutters and downspouts to match adjacent surfaces.**

108 Sequoia – Amherst – Detached – Composition roof. Touching up roof flashing to match fascia using existing color. (no paint color on file). **Approved as submitted.**

4511 Pinyon Tree – Dartmouth – Detached – Composition roof. Touching up the fence post by gate to match the color of the fence. **Respectfully denied approval: Paint color has not been specified. It needs to be one of the trim colors.**



GENERAL ALTERATIONS

23 Oak Tree – Yale – Attached – Composition roof. Installation of the Lennox ML14XC1 Single Stage Air Conditioner. Approved with conditions: Electrical conduits shall be painted to match adjacent surface refrigerant lines shall be enclosed in hat channel with hat channel metal to be painted to match adjacent surfaces.



4676 Sierra Tree – Notre Dame – Attached – Clay Tile roof. Installation of new AC on the front patio. Respectfully denied approval: Preference is for all A/C units to be placed in rear of residence (where and perhaps close to electrical panel) use of plants to obstruct proposed unit is not acceptable. enclosed in a hat channel and painted to match as well.

FENCE/GATE

5 Acacia Tree – Notre Dame – Attached – Clay Tile roof. Replace gate and fence to be same as existing. **Approved with conditions: Paint/Stain color shall be according to VPCA standards.**

GARAGE DOOR

120 Sequoia Tree – Amherst – Detached – Clay Tile Roof. Installation of Wayne Dalton Garage Door Model 8300/8500 Classic Steel in the color white with long door panels. **Approved with conditions: This approval does not set precedent for model #8300.**

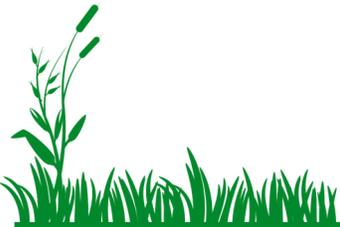
MAJOR ALTERATIONS

42 Cedar Tree Lane – University -- Detached – Composition roof. 544 SF addition to first floor. Existing home is 2,015 SF, lot is 7,800 SF. Design itself is approved - owner shall submit paint and roof forms for final application approval prior to beginning any construction. **2/2/21 ACC Meeting - no activity.**

16 Aspen Tree – University – Detached – Composition tile Roof. 1st floor addition of 861 feet to rear of home; fill in atrium. Roofing material, windows, colors to match existing home.

GREENBELT COMMITTEE WALK SUMMARY - FEBRUARY 10, 2021

PRESENT: Committee Chair: Jean Anne Turner, other Members: Kathy Anderson, Barbara Burton, Robert Donahue, Mary Bob McGill, Valentine Pedroza, Victor Salcedo. Jose Ordaz of Total Landscaping, VPCA Consulting Arborist: Evin Lambert, VPCA General Manager George Ross CCAM. ABSENT: Carol Lamphier, Amira Mansour, Sona Simsarian



- Great Scott is still working to complete tree trimming and has agreed to take care of damage to plants and turf caused by their trucks.
- Inspected 11 trees recommended for removal by Great Scott. 2 Pines and 1 Mulberry tree will be removed. Some of the other trees will be watched and/or placed on a tree removal list and prioritized.
- Several other ailing or compromised trees were inspected. Some will be watched, another will be trimmed, and an Aleppo Pine will be removed.
- 2 areas with severe plant damage caused by children playing will be renovated.

PARTICIPATION BY HOMEOWNERS IS ESSENTIAL TO KEEP VILLAGE PARK VIBRANT.

Some homeowners may not realize that there are opportunities to participate in the homeowners association beyond paying monthly dues. Here are some ideas, ranging from those taking the least effort to those involving the greatest time commitment:

1. VOTE whenever you receive a ballot.
2. Read the *Villager* carefully each month.
3. Read and respond to all additional mailings that come from VPCA.
4. Keep an eye out for problems on the common area and report them to the office.
5. Observe the street sweeping and trash collection times.
6. Maintain your property on a regular basis. Seek Association approval before performing any exterior modifications, repairs and/or painting.
7. Join a committee.
8. Run for the Board.

We are the Association! Let's each do our part.





POOL HEAT SCHEDULE!

The Association will return to its regular pool heating schedule on March 21, 2021.

The Main Pool, Main wading pool, and the East pool will be heated to regular temperatures. The spas will continue to be heated. This schedule will remain in effect through October 21, 2021.

Pool rules:

- Recreation Area hours are 6:00 a.m. - 10:00 p.m.
- No lifeguard is on duty - swim at your own risk.
- Children under the age of 14 are not allowed without a responsible adult 18 years or over.
- Toddlers must always wear swim diapers/ rubber pants in any pool. 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.

Prohibited behavior/items:

No diving in the shallow end.
No running on the pool deck.
No metal objects, hair pins/hair clips in the pool.
No Frisbees, tennis or beach balls, Nerf balls or boogie boards.
No black swim fins.

No glass containers in recs areas or water.

No water balloons or water toys in pool area.
No loud music or offensive language in pool area.
Swimmers must wear swimsuits: no cut-off jeans or street wear in the pools:

Permitted items:

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 allowed in toddler wading pool.

ARCHITECTURAL REMINDERS



Air conditioning refrigerant lines must be enclosed in a sheet metal chase (channel) and be painted to match the adjoining surface. Exposed electrical conduits shall be similarly painted.

Rain gutters and downspouts shall be painted to match the surface(s) over which they run.

Satellite dish wires or wires for other purposes shall be hidden from view to the maximum extent possible. Where they must be exposed, they shall be run as unobtrusively as possible and attached tightly to the home in a neat, workmanlike, and attractive manner.

The following items are prohibited in view of the public:

- Basketball backboards
- Free-standing basketball standards (enforcement suspended for now due to Covid)
- Targets
- Water softener systems and plumbing
- Clothes lines in the front of the lots
- Garden tools
- Ladders
- Trash receptacles in view
- Window / wall air conditioners.

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 877-209-6370
- After-hours custodial issues: Calico Building Services 949-285-6605
- After-hours pool issues: Aquatic Balance 714.435.7080

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

VPCA CALENDAR

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, or both. Formats listed below are tentative: contact the office for current information.

As of now, the office is closed to foot traffic. Members/residents can drop materials in the drop box near the front door of the office, or email them. Please call and email the office for assistance.



FEBRUARY, 2021

- 25 Thursday -- Board Meeting 7:00 p.m. Via Zoom
- 26 Friday -- Application deadline for March ACC Meeting

MARCH, 2021

- 2 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse and via Zoom
- 10 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office
- 11 Thursday — Annual Meeting of the Members - Board ad Bylaw elections 6:30 p.m. Via mailed ballot and Zoom
- 20 Saturday -- First Day of Spring
- 25 Thursday -- Board Meeting 7:00 p.m. Via Zoom
- 26 Friday -- Application deadline for April ACC Meeting

APRIL, 2021

- 1 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m. Via Zoom
- 6 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse and via Zoom
- 14 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office
- 17 Wednesday — St. Patrick's Day
- 22 Thursday — Board Meeting 7:00 p.m. Via Zoom