

The Villager

Vol. L No. 8

Village Park Community Association

AUGUST, 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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Hours M-F 8:00 a.m. to 5:00 p.m.

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www.vpca.net

General Manager

George Ross CCAM® george@vpca.net

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Board of Directors

J T Chen, President

Legal/Management & Operations/Staff Co-liaison, Civic Affairs Liaison

Matthew Thoma, Vice President,

Website & Technology, Facilities Liaison

Barbara Burton, Secretary

Legal/Management & Operations/Staff Co-liaison, Greenbelt Liaison

Ryan Larson, Treasurer

Frank McGill -- Director

ACC, Governing Documents Co-liaison

Natasha Radovsky -- Director

Governing Documents Co-liaison

Jean Anne Turner-- Director

Block Captains, Community Events Liaison

Committee Chairs

Rob Armstrong -- Architectural (ACC)

Jean Anne Turner -- Greenbelt and Block Captains

Frank McGill -- Tot Lot Committee

Ryan Larson -- Finance

VPCA Master Insurance: State Farm
Agent: [Ray Vermeulen](mailto:Ray.Vermeulen@statefarm.com) (949).752.6335

[State Farm Claims](mailto:StateFarmClaims@statefarm.com) (800).782.8332

- [Animal Control](mailto:AnimalControl@statefarm.com) (949).724.7092
- [Irvine Police](mailto:IrvinePolice@cityofirvine.com) (949).724.7000 or 911 (emergency)
- After-hours custodial issues: [Calico Building Services](mailto:CalicoBuildingServices@calico.com) (949)-285-6605
- After-hours Patrol at Rec Areas only: [Patrol Masters](mailto:PatrolMasters@cityofirvine.com) (877)-209-6370
- After-hours pool issues: [Aquatic Balance](mailto:AquaticBalance@aquaticbalance.com) (714)-435-9080
- After hours irrigation/landscape problems: [Villa Park Landscape](mailto:VillaParkLandscape@villaparklandscape.com) (714)-538-3788.

Report common area safety concerns, maintenance needs, irrigation problems during business hours to the [VPCA office](mailto:VPCA@cityofirvine.com).

Date of publication: July 15, 2021

From the desk of General Manager George Ross.

COMMUNITY EVENTS ARE BACK! OUR FIRST EVENT WILL BE OUR HALLOWEEN CELEBRATION!



We were sad to have to cancel last years Halloween celebration due to COVID, but we're in a new season and we're excited to plan and hold our Halloween celebration again this year on Sunday October 31st.

To make this happen we need volunteers to create and plan the event, and volunteers to serve during it!

If you want to be a part of our Halloween team this year, please email george@vpca.net, julianna@vpca.net, or come to the office to be a part of making this Halloween a memorable day!



CLUBHOUSE AVAILABLE FOR RESERVATION AT FULL CAPACITY

At its June 24, 2021 Board Meeting the Board repealed all previous common area Covid-19 Emergency Rules and replaced them with some simple restrictions pertaining to indoor use of the Clubhouse still required by County Health order.

The maximum capacity of the clubhouse is 49 persons. See VPCA's CC&Rs, Information Handbook (latest version October 18, 2018), and Clubhouse Reservation & Use Rules for standing rules governing the common area and its amenities.

Bits From the Board

HELEN HARDER VOLUNTEER OF THE QUARTER

ROB ARMSTRONG



Second quarter, 2021.

We are pleased to honor VPCA member Rob Armstrong as Helen Harder Volunteer of the quarter of the second quarter of 2021! Rob has served as a member of the Architectural Committee for many years and currently is chair of the committee. Rob has also served on the Board and was president. We are grateful to have him leading this important standing committee and for his countless contributions to the community.

Thank you Rob!

IMPORTANT FACILITY NEWS

MAIN POOL BATHROOM REMODEL CONSTRUCTION IS UPCOMING

Construction on the four main recreation area bathrooms is scheduled to start **August 16th**.

The Association has reobtained a permit for construction that had expired due to delays caused by COVID. The new bathrooms will feature additional and relocated fixtures, wider partitions, and all new finishes. For time and cost considerations, during construction all four bathrooms will be out of service at the same time. The Association will provide temporary showers and bathrooms so residents can still use the pool during construction.

Construction is scheduled to take 3 months with no unforeseen delays.

UNDER CONSTRUCTION!

ELECTRONIC ACCESS SYSTEMS FOR POOL AREAS

The Association has executed a new contract for installation of electronic access systems for the pool area perimeter gates at both recreation areas. The new project includes the Clubhouse. Installation planning is underway and a work schedule is in development. We will update you with concrete information about FOB distribution and use as soon as possible.

TOT LOTS

The Ad Hoc Tot Lot Committee is busy in a new effort planning for the replacement of the existing Tot Lot equipment. This project will start with the East Pool area Tot Lot and eventually encompass all eight Tot Lots in the community.

As a reminder, the existing equipment is no longer manufactured, nor are replacement parts available so it is necessary to completely replace the equipment. Thank you to everyone who read and responded to the simple survey on page 1 of last months *Villager*. Your responses were forwarded to the Committee and your input is much appreciated.



We will provide progress reports as status changes.

BARN OWL BOXES UPDATE

As installation of barn owl boxes has transitioned from idea to practical implementation, the Association is finding that suitable locations for boxes are difficult to establish due to the layout of our property. We are in process of considering all of the ideal factors for effective and humane locations and there is some doubt that ideal locations for boxes can be found within our boundaries. The Association will go forward with installation only if it can find locations that are compatible with the birds needs. We'll provide an update once our survey is complete.

PROPOSED RULE FOR 30-DAY MEMBER COMMENT: ARCHITECTURAL REVIEW FEES FOR MAJOR ALTERATION PROJECTS

The Board is proposing to adopt a system of fees for review of Major Alteration projects. A Major Alteration is any alteration, demolition, or addition that increases the total square footage of the residence. These projects are complex, require significant design, and often have the potential to significantly impact the architectural integrity and harmony of the community and neighbors.



Often a proposed project has not been properly prepared per the published VPCA standards. The fees would be a major encouragement for applicants to “do it right” at the beginning. Higher quality applications benefit both the Association and the owners.

Proposed rule:

“Owners contemplating or planning a Major Alteration are encouraged to meet with the Architectural Committee for a conceptual review of the owners design or design intent prior to application. Following this meeting, and upon application, a nonrefundable \$250 architectural review fee payable at time of application. This fee shall cover the initial and second formal reviews of the subject application. If further resubmittals are necessary to gain approval, a \$100 fee will be charged for each resubmittal. Review fees will be deposited into the VPCA general fund.”

Please submit your comments and questions within the next 30 days. The Board will consider adoption of the rule at the August 26, 2021 General Session meeting.

Email any comments to the General Manager at george@vpca.net or speak at the next Board meeting on July 22 or August 26 at 7:00.

DRONE USE

As most everyone is aware, flying of airborne drones is becoming a common commercial and recreational activity. Drones are a wonderful way to capture moments in time, but everyone should feel safe and comfortable in their presence. For this reason, the Federal Government has adopted updated drone requirements and restrictions including a requirement that operators of any drone weighing .55 pounds or more and flown for recreational purposes acquire a TRUST certification from an approved provider in order to pilot the drone. The TRUST certification ensures the operator has received education on the safe and responsible use of drones. Here’s a link to the FAA’s website’s drone page https://www.faa.gov/uas/recreational_fliers/knowledge_test_updates/.



MEETING SUMMARIES:

BOARD -- SUMMARY OF THE JUNE 24, 2021 BOARD MEETING (VIA ZOOM TELECONFERENCE):

Present: Matthew Thoma - Vice President, Barbara Burton - Secretary, Ryan Larson - Treasurer, Jean Anne Turner, Frank McGill, a number of other homeowners, VPCA General Manager George Ross CCAM. Directors absent: J. T. Chen - President, Natasha Radovsky.

The Board approved/reviewed:

- Minutes of the May 27, 2021 Executive and General Session Meetings.
- Minutes of the June 17, 2021 Special Executive Session Meeting.
- The May 31, 2021 Financial Statements and other financial materials for the current period.
- The Board repealed its Emergency COVID Rules for the Common Area and retained a single restriction for indoor Clubhouse use that tracks with county health orders.



HOUSE OF THE MONTH
88 SEQUOIA TREE LANE
“CONGRATULATIONS!”





YARD OF THE MONTH
5 BANYAN TREE LANE
“CONGRATULATIONS!”



- The Board referred four delinquent accounts to collection contingent upon a final reach out to help the homeowners bring their accounts current.
- The Board honored Rob Armstrong as Helen Harder Volunteer of the Second Quarter 2021.
- The Board approved a proposal from Tri-County Lighting to replace the corroded irrigation meter pedestal near 2 Cedar Tree with a new stainless steel pedestal and concrete footing at a cost of \$3,873.92.
- The Board approved the 2020 Audited financial statement for the Association that was prepared by independent accountancy firm VanDerPol and Co. The final draft of the audit was mailed to the membership with the annual owner disclosure and preferences form.
- The Board approved the bi-annual recalculation of the reimbursement amount provided quarterly by the City for VPCA's maintenance of city landscape areas within our boundaries. The 2021-2023 reimbursement amount will be \$6,515.65 per quarter or \$26,062.62 annually. The agreement governing maintenance and reimbursements was adopted by the parties in 2010.
- The Board approved language for a proposed rule for architectural review fees for Major Alteration applications as published in this edition of the *Villager*.
- The Board approved the following landscape renovation proposals by Villa Park Landscape:
 - Oak tree island - \$3,530
 - 17-22 Aspen - \$10,505
 - 19-21 Aspen - \$3,250
 - 27 Aspen - \$2,720
 - 28 Aspen - \$2,052
 - 4521 Green - \$2,960
 - 2-8 Sequoia - \$1,275.50

Funds are to be expensed from Reserve GL 3185 Greenscape which has a balance of \$51,569.44.

The Board reviewed:

- General and ACC, Greenbelt and other Committee minutes, summaries, reports and correspondence.

ACC - SUMMARY OF THE JUNE 1, 2021 COMMITTEE MEETING:

Members present: Rob Armstrong - Chair, Chris Graham, Goli Khatibloo, Michael Schafer. Frank McGill - Board Liaison. Others present: applicants, General Manager George Ross CCAM, Administrative Assistant Julianna Marckwordt, Halfdan Ross.

REVIEWS:

PAINT

15 Cypress Tree – Westpoint – Detached – Clay Tile roof. Touch up front and rear doors only using existing color Swiss Coffee in existing Scheme 7. **Approved with conditions: Paint to match existing as noted.**



18 Willow Tree – Cornell – Detached – Clay Tile roof. Replace damaged wood and touch up wood fascia & trim using existing color Pearl White in existing Scheme 1B. **Approved as submitted.**

25 Aspen Tree – Westpoint – Detached – Composition roof. Replace damaged wood and touch up wood fascia & trim using existing color Homestead Brown in existing Scheme 3 (variation). **Pre-approved as submitted June**

17, 2021 (requires second signature).

26 Acacia Tree – Princeton – Attached – Composition roof. Replace damaged wood and repaint entire home using Scheme 8 (optional stucco color Bone China) with Scheme 7's siding and trims: Dovetail (siding), White (garage door, window trims, posts/beams, patio cover), Urban Bronze (front door, fascia/flashing, front door trim, garage door trim). **Approved as submitted.**

44 Almond Tree – Fordham – Detached – Composition roof. Replace damaged wood and touch up wood fascia & trim using existing color Ash Gray in existing Scheme 2C; repaint front door Ash Gray. **Pre-approved as submitted June 17, 2021 (requires second signature).**

46 Acacia Tree – Rutgers – Attached – Clay Tile roof. Replace damaged wood and repaint the entire home using proposed new Scheme 1: Milk Mustache with trims Calico Rock and Treasure Chest. Owner has not specified how trims will be used. **Tabled 7/6/21: Residents need to select use of trim colors.**

46 Almond Tree – Exeter – Detached – Composition roof. Replace damaged wood and repaint the entire home using Scheme 1: Limestone (stucco), Shaggy Barked (siding), Swiss Coffee (garage door, front door trim, patio over), and Homestead Brown (fascia/flashing, window trims, garage door trim). **Approved as submitted.**

4471 Elm Tree – University – Detached – Composition roof. Replace damaged wood and touch up using existing color Dove Bay 78 in existing Scheme X-C. Note: Dove Bay 78 is not listed as a color in the Old Scheme book. **Tabled 7/6/21: Trim colors need to be identified.**

4752 Royce Road – Tulane – Detached – Composition roof. Replace damaged wood and repaint entire home using Exclusive Scheme 1: Tinsmith (stucco), Foggy Day (siding, front door trim, garage door trim), and Swiss Coffee (garage door, front door, slumpstone, fascia/flashing, window trims, posts/beams, patio cover, balcony). **Approved as submitted.**

GENERAL ALTERATIONS

31 Redwood Tree – Fordham – Detached – Composition roof. Replace driveway in existing footprint with plain Gray concrete driveway. **Approved as submitted.**

72 Oak Tree – Yale – Attached – Composition roof. Replace most of the windows & sliders on the home with White-vinyl-framed windows in the existing openings. Some windows will operate differently than existing. **Tabled 7/6/21: Need specification sheet attached to see the product.**

18 Cedar Tree – Rutgers – Detached – Clay Tile roof. Replace two bathroom windows with White vinyl-framed Jeld Wenn windows in the existing openings. **Approved as submitted.**

75 Willow Tree – Amherst – Detached – Composition roof. Replace five (5) downstairs windows with white vinyl-framed Milguard windows in existing openings. Locations: kitchen x 2, living room, entry door, bedroom. **Approved with conditions: all windows to be the same size as existing windows.**

75 Willow Tree – Detached – Composition roof. Install roof-top solar panels in two (2) arrays with, one array on a sloped roof and the other on the flat garage roof. Form and roof plan attached -- standard permit plan set will be submitted before or at the meeting. **Tabled 7/6/21: specifications on solar panels needed.**

ROOFS

10 Aspen Tree – Vanderbuilt+ – Detached – Composition roof. Replace the sloped roof on the home using VPCA-standard GAF Timberline HD shingles in Charcoal. **Approved as submitted.**

75 Willow Tree – Amherst – Detached – Composition roof. Replace flat and sloped roofs prior to above solar project: proposed sloped roof shingles Owens Corning Duration Pro in Summerwood; flat roof system Genflex TPO in Grey. **Approved with conditions: Approved for flat roof and sloped roof replacements.**

18 Willow Tree – Cornell – Detached – Clay Tile roof. Remove existing tiles, replace damaged plywood, install new tar paper and reinstall existing tiles with blended replacement tiles. **Approved as submitted.**

42 Cedar Tree – Owner’s Daughter Present – University – Detached – Composition roof. Flat roof replacement using Owens Corning Duration Composition shingles in the color Driftwood. For the sloped roof replacement, they will use Owens Corning Oak Ridge Pro series in the color Driftwood. **Approved with conditions: The application shows ‘B’ flat roofing. The house has no flat roofing, so paint ‘D’ sloped roof with #3 Owens Corning Oak Ridge Pro in the color Driftwood.**

63 Willow Tree – Cornell – Detached – Composition roof. Spot repair of existing flat roof. **Approved as submitted.**

FENCE/GATE

34 Acacia Tree – Princeton – Attached – Composition roof. Install slumpstone wall painted Pearl White with a wood gate to match the existing gate in the front in the color Mule Pass. **Pre-approved as submitted.**

MAJOR ALTERATIONS

Status of Major Alterations is recorded herein for general awareness. Current plan sets for the listed projects are available for review by any member upon request to the office.



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. **7/6/21— Approved with conditions: Roof and paint forms submitted for approval , corrected plan set to be delivered.**

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. **7/6/21—Approved for construction.**

How Are We Doing Maintaining Our Homes?

We appreciate the effort owners make to maintain their homes which contributes to their and their neighbor’s property values and the quality of life in Village Park for everyone. The Association’s contribution is to uphold architectural and maintenance standards for the homes. It does this through architectural review, home inspections, and the courtesy and enforcement process.

If you have received a courtesy letter, you might perceive that you are being singled out when you see other homes with the same or similar conditions for which you received a letter. Such is not the case: We strive to be consistent in enforcement of issues throughout the community. As a demonstration, following are statistics of the types and numbers of open violations that are in the courtesy or enforcement process. At the same time we want to highlight the strides owners are making in correcting violations or maintaining their homes without notice by providing a report on architectural activity.

Open courtesy and enforcement items:

- Landscape — 25
- Fences/Gates — 35
- Wood repair/painting — 121
- Unapproved structures/materials — 54
- Trash container/storage — 22
- Roof — 5

Architectural applications approved or in process year to date:

- Fence — 11
- Garage Door — 1
- General Alteration — 28
- Major Alteration — 2
- Paint — 43
- Roof—15

VPCA CALENDAR

OUR
SCHEDULE!



City trash pick-up: every FRIDAY. 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.

JULY, 2021

- 22 Thursday — Board Meeting 7:00 p.m. Venue: in person Clubhouse/
Zoom online
- 30 Friday -- Application deadline for August ACC Meeting

AUGUST, 2021

- 3 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse.
- 5 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m. in person at Clubhouse
- 11 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office
- 26 Thursday — Board Meeting 7:00 p.m. Venue: in person Clubhouse/
Zoom online

SEPTEMBER, 2021

- 7 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse.
- 8 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office
- 23 Thursday — Board Meeting 7:00 p.m. Venue: in person Clubhouse/
Zoom online

www.vpca.net -- Village Park Community Website and Member Portal