

The Villager

Vol. L No. 9

Village Park Community Association

SEPTEMBER, 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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www.vpca.net

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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

Ryan Larson -- 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.statefarm.com) (949).724.7092
- [Irvine Police](http://www.ocala.gov) (949).724.7000
or 911 (emergency)
- After-hours custodial issues: [Calico
Building Services](http://www.calico.com) (949)-285-6605
- After-hours Patrol at Rec Areas on-
ly: [Patrol Masters](http://www.patrolmasters.com) (877)-209-6370
- After-hours pool issues:
[Aquatic Balance](http://www.aquaticbalance.com) (714)-435-9080
- After hours irrigation/landscape
problems: [Villa Park Landscape](http://www.villa-park.com)
(714)-538-3788.

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

Date of publication: August 16, 2021

From the desk of General Manager George Ross.

ANOTHER INCIDENT OF LANDSCAPE VANDALISM NEAR THE EAST POOL AREA

The photo below is of a Stone Pine that was planted just a few years ago near the East Tot Lot and outside the west fence of the pool area. A few days ago a resident observed several children estimated to be around 10-13 years old climbing on the tree and forcing it down, which uprooted it, resulting in the lean that you see. The tree is in danger of failing due to this heedless behavior.

At an expense our landscaper must secure the tree with large guy wires to attempt to straighten and reestablish it, but as stated above the outcome is uncertain. Besides immediate expense, the wires will interfere with the free use and aesthetics of the area. If the tree does not recover, replacing it with one of like size would cost several thousand dollars.

We hope every parent will bring this incident and its consequences to the attention of your children whether they were involved or not: if they were, to ensure they cease from similar behavior; if they were or were not, so that they and all of us are aware of the individual and shared consequences of vandalism and to reinforce a respect for our common amenities.



MORE REMARKABLE CONDUCT AT THE POOL AREAS

We need to report and ask for cooperation with violations of the Association's pool rules at both pool areas.

First, we are increasingly encountering and receiving reports of residents and guests bringing dogs into the pool areas. No matter the reason, or how small or large the dog, or how well behaved a dog may be, dogs are prohibited by state and county health codes from being in the pool areas. Please do not bring your pets to the pool areas. Members in violation of this rule will be asked to leave and will be subject to member discipline including fines and suspension of common area privileges.

Second, there has been a recent increase in the frequency of afterhours trespassing into the pool areas. Pool hours are 6 a.m. to 10 p.m. daily. Trespassers disturb the sleep of nearby residents and have been misusing the furniture and facilities. Please report any afterhours activity in the pool areas to Patrol Masters at (877)-209-6370 for response. Serious issues should be reported to the police department directly at (949)-724-7000 (or 911 if appropriate). Misuse of the pool areas forces the Association to increase patrols and repair damage, both of which result in extra expense to the members. The Association is considering the installation of surveillance cameras in addition to the already approved electronic access system.

Finally, there have been incidents involving persons skateboarding at the recreation areas. Skateboarding is prohibited at all times within the gated areas. Skateboarders are attracted to the pool areas to "grind" handrails and walls which can cause damage that has to be repaired. Please report skateboarding to the office during business hours and to Patrol Masters after hours.

OTHER FACILITY NEWS

CONGRATULATIONS TO VILLAGE PARK PIRANHAS SWIM TEAM FOR A SUCCESSFUL 2021 SEASON

The Piranhas season ended on August 15th. We are grateful for their commitment to their swimmers enjoyment and development and to the care with which they treated the pool area.

We and the team are glad that we were able to bounce back from a difficult cancellation in 2020 and enjoy our return to our regular summer pool activity.



Bits From the Board

RECREATION PROJECTS ABOUT TO BEGIN:

- **Main pool bathroom remodel construction**
- **Electronic Access systems at both pool areas**

Construction on the four main recreation area bathrooms is scheduled to start in **mid-late August**. At the same time, the Association will be performing gate modifications and other work and installing electronic key-fob controlled locks on the pool area perimeter gates and the Clubhouse front door. The Association will distribute a key-fob to every lot. Until that time, replacement keys will be available at a reduced cost of \$35 each at the office.

TOT LOTS

At the August 5, 2021 Special Board Meeting, the Ad Hoc Tot Lot Committee reported on its current research and planning for replacement of the equipment at the East Pool area Tot Lot. The Board authorized the committee to contact playground vendors to obtain detailed information on equipment choices and designs.

BARN OWL BOX UPDATE

It turns out that owls are rather fussy creatures. They sleep all day and squawk at night. After extensive research and searching for a proper location to install a barn owl nesting box, it has been determined that VPCA does not provide a suitable habitat for barn owls. They need to be in open space with 1 or 2 trees nearby. So far, so good; but they also should be at least 100 feet away from homes to protect homeowners

from their noise and away from turf that needs to be mowed to protect the owls from the noise of lawnmowers. Their habitat should also be away from bodies of water, streets and roads. Therein lies the complexity of our problem. Because we cannot provide a proper habitat for barn owls, VPCA will not be able to participate in the Barn Owl Project. Thanks to Marcelo Pires and Jean Anne Turner for their work on this effort.

Members can lessen the attractiveness of their yards and homes to rodents. Some ways to do so provided by the EPA are:



- Seal holes inside and outside the home to keep rodents out. This may be as simple as plugging small holes with steel wool, or patching holes in inside or outside walls.
- Remove potential rodent nesting sites from your property, including leaf piles and deep mulch.
- Clean up food and water sources in and near your house.
- Keep kitchen garbage in containers with tight-fitting lids.
- Turn compost piles to cover newly added food scraps.
- Stop feeding outdoor birds while you are controlling an infestation or feed only husk-less items that leave less residue that can be food for rodents.

NOTE ON CURRENT BOARD DISCUSSION OF INSURANCE

VPCA has, since its beginning in 1969, contracted with State Farm for a Master Condominium/ Association Insurance policy. The policy covers both common structures (like the clubhouse) AND individual home buildings (but not contents of the buildings).

To be clear, homeowners own the buildings and land of their homes, and the Association has no obligation to maintain or repair the homes. The insurance coverage came about because homeowners formed an insurance pool.

The Board of directors is considering discontinuing the Association's coverage of the private properties while maintaining insurance for the common areas and facilities. The Board is researching the various aspects of this question and its impacts on both the Association and the owners of each type and size of home in the community. The Board welcomes member input on this issue. It will be a discussion topic again at the August 26, 2021 General Session meeting.

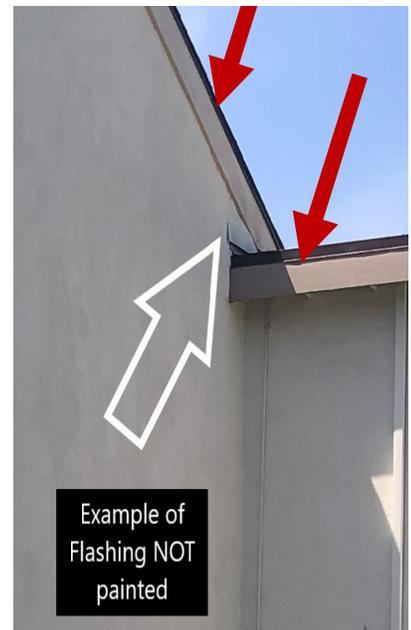
"What to insure and at what levels are determined by the association's governing documents, statute, and prudent business judgment." www.davis-stirling.com (Adams-Stirling Law Corporation). Most Associations' governing documents contain general to specific requirements concerning the types and amounts of insurance that the subject Association is required to maintain. VPCA's do not. The sole reference to insurance in our documents is in the Bylaws:

Article VIII, Section 2. Duties. It shall be the duty of the Board of Directors to: (e) contract and pay premiums for fire, casualty, liability and other insurance, including indemnity and other bonds.

COMMON ARCHITECTURAL REMINDERS

Some of the most common architectural violations that we find when inspecting the properties, even after architectural approval is obtained, have to do with details that are missed or improperly completed during roof and paint projects.

Red Arrows: metal flashing below the edge of the roofs.



When a roof is replaced, the roofer will also install new metal flashing where the roof meets the fascia.

 **HOUSE OF THE MONTH**
21 WILLOW TREE LANE
"CONGRATULATIONS!" 

 **YARD OF THE MONTH**
4582 GREEN TREE LANE
"CONGRATULATIONS!" 

Flashing is usually a few inches wide and the roofers will typically leave it unpainted as ungalvanized silver or some other color that contrasts with the color of the fascia. See photo to right. Mismatched flashing detracts from the look of the home. Flashing should always be painted the fascia color and the best times to ensure it is, is during roofing or if it is already on the home when the fascia is being touched up or repainted.



A close issue to the above is that metal elements on the roof (vents, chimney flashing, etc.) should be painted to blend with the color of the roof shingles or tiles. There are not standard paint colors per se, the metal should

simply be painted in a color close to that of the roof color.

Finally, rain gutters and downspouts should be painted to match the surfaces over which they are mounted or run. See photo. As you can see, the pictured rain gutter matches the fascia color and the downspout matches the fascia when it is over the fascia and the stucco where it runs over the stucco. These are the proper colors for this design.

WATER CONSERVATION IS US

Conscientious homeowners throughout California are taking steps to monitor their personal water use. Irvine is doing its part. The August edition of the Irvine Standard states that we have a “drought-proof supply”, touting the city’s sustainable recycled water supply that “keeps grass green, buildings cool, and even makes ice for skaters. (p.15) Even so, we want to be careful as individuals and as a community not to waste water.

VPCA continues to do its part. When our landscape palette was designed around 2000, a consultant from Irvine Ranch Water District (IRWD)

worked with Land Concern (the company hired to implement the irrigation and landscape renovation) to select a drought tolerant plant menu. Once established, Calliandra, Raphiolepis, Moorea, Myoporum, and even Iceberg Roses require far less water than many other plants. Even Kikuya, our dominant strain of turf, is water friendly. We water our 35 acres with reclaimed water and almost always stay within the allocations set by the IRWD. If you see excessive overspray, geysers, or irrigation leaks, please report the locations to the office during the day or to Villa Park Landscape after office hours. Thank you.



MEETING SUMMARIES: BOARD -- SUMMARY OF THE JULY 22, 2021 AND AUGUST 5, 2021 BOARD MEETINGS (IN PERSON AND VIA ZOOM TELECONFERENCE):

The Board’s regularly scheduled July meeting was adjourned early due to Zoom difficulties. The only business conducted was to hold an executive session and a homeowner forum.

Both meetings taken together, the Board approved/reviewed:

- Minutes of the June 24, 2021 Executive and General Session Meetings.
- The June 30, 2021 Financial Statements and other financial materials for the current period.
- The Board approved a proposal by Parkwest Tree service to perform the Association’s fall/winter tree trimming project (536 trees) at a cost of \$79,400.
- The Board referred four delinquent accounts to collection contingent upon a final reach out to help the homeowners bring their accounts current.
- The Board approved the reimbursement of the cost to repair common area root damage on a private lot at a cost of \$10,500. The Board is considering whether to file a liability claim on the Master Policy or fund the reimbursement with contingency funds.
- The Board considered a request that the Association install a few “Little Library” kiosks in the common area and respectfully declined to approve doing so.
- The Board authorized the Tot Lot Committee to contact playground equipment vendors to obtain information on playground equipment and ideas.

ACC - SUMMARY OF THE AUGUST 3, 2021 COMMITTEE MEETING:

REVIEWS:

PAINT

12 Acacia Tree – Oxford – Attached – Composition roof. Replacing damaged wood and touching up siding per existing Scheme 6E: Silver Taupe (Siamese). **Pre-approved 7/21/21.**

27 Willow Tree – Amherst – Detached – Composition roof. Replacing damaged wood and painting entire house per proposed Scheme 5: Oatmeal cookie (stucco), Chaparral (siding – but she says she has no siding), Carved Wood (front door trim, garage door trim, and window trims), and Wild Mustang (fascia/flashing, front door, patio cover). **Approved as submitted.**

27 Redwood Tree – Princeton – Attached – Composition roof. Replacing damaged wood and painting the entire home per proposed Scheme 3: Stone Hearth (stucco), Shenandoah Taupe (siding), Rice Bowl (garage door, fascia/flashing, posts/beams), and Homestead Brown (window trims, front door trims, garage door trim). **Respectfully denied: We need to see samples of Hardie product. Also, homeowner cannot decide the amount of Hardie.**

36 Willow Tree – Amherst – Detached – Composition roof. Replacing damaged wood and touching wood fascia and trim up using pre-existing Scheme 10E: Misty. **Approved as submitted.**

37 Oak Tree – Princeton – Attached – Composition roof. Replacing damaged wood and touching up using existing color. **Respectfully denied: Current existing trim colors do not match previous trim colors; therefore, the trim color that is being used needs to be specified.**

46 Acacia Tree – Rutgers – Attached – Clay tile roof. Replacing damaged wood and painting per proposed Scheme 1: Milk Mustache (stucco, slumpstone fencing), Calico Rock (fascia/flashing, garage door trim, balcony), and Treasure Chest (window trims, front door trim). **Pre-approved 7/21/21.**

78 Sequoia Tree – Baylor – Detached – Composition roof. Painting per proposed Scheme 1: Limestone (stucco), Shaggy Barked (siding), Rice Bowl (fascia/flashing, garage side door), and Shaker Gray (front door trim, garage door trim, garage side door trim, window trims). Painting the wood front fence “Mule Pass” and rear/side gate/fence “Mule Pass”. Also front wrought iron fence is to be black. **Approved as submitted.**

5 Almond Tree – Fordham – Detached – Composition roof. Replacing damaged wood and touching up siding per existing Scheme: Vista Sandalwood (same as existing). Also painting the front fence Vista Sandalwood per existing scheme. **Approved as submitted.**

GENERAL ALTERATIONS

6 Spruce Tree – Fordham – Detached – Original wood roof. Installation of patio cover, rebuilding the front gate/fence, and fixing balcony using Alumiwood and wood. **Respectfully denied: The VPCA does not approve the use of Alumiwood roof for patio covers.**

23 Almond Tree – Amherst – Detached – Composition roof. Installation of a photovoltaic system of solar panels. **Approved as submitted.**

35 Cypress Tree – Vanderbuilt+ – Detached – Composition roof. Installation of rooftop solar panels. **Respectfully denied: Needs more information - location of electrical panel(s) and any conduits.**

ROOFS

2 Oak Tree – Princeton – Attached – Composition roof. Flat roof repair to match existing. **Pre-approved 7/21/21.**

36 Willow Tree – Amherst – Detached – Composition roof. Flat roof replacement using GAF Ruberoid APP roofing in the color gray. Also, replacing sloped roof with GAF Timberline HD Natural Shadow in the color Charcoal. **Approved as submitted.**

39 Oak Tree – Yale – Attached – Composition roof. Flat roof replacement using Owens Corning TPO Gray. Using Duration Cool in the color Summerwood. **Approved as submitted.**

FENCE/GATE

4641 Green Tree – Vanderbuilt – Attached – Clay tile roof. Replacing fence with standard 6' high fence with lapped design to be finished in Mule Pass. **Approved as submitted.**

4645 Green Tree – Notre Dame – Attached – Clay tile roof. Replacing fence with standard 6' high fence with lapped design to be finished in Mule Pass. **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. **Approved with conditions: Paint form and corrected plan set to be delivered for review while construction is underway.**

4572 Green Tree Lane – Fordham – Detached – Composition roof. Additions of 234 SF to first level and 1,106 SF to second level. A new submittal the owners plans received initial review and have been approved for publication herein for general awareness — the plan set is available for viewing at the office. Individual awareness to affected neighbors will also be conducted, some changes to the plans were required, and the revised plan set will be reviewed again at the September ACC meeting.



SUMMARY OF THE JULY 14, 2021 GREENBELT COMMITTEE WALK

PRESENT: Committee Chair: Jean Anne Turner. Secretary: Carol Lamphier. Board Liaison: Barbara Burton. Members: Kathy Anderson, Robert Donohue, Valentin Pedroza, Victor Salcedo. From Villa Park Landscaping: Enoc Zamarano, Jose Alvarez and Javier Reyes.

ABSENT: Amira Mansour, Mary Bob McGill, George Ross, Sona Simsarian

- The revised Oak Tree entry island proposal has been submitted to the manager.
- Area around air spaded trees will be filled in with soil the week of July 18.
- Possible root barriers for two locations are still being investigated.
- During the walk numerous instances of inadequate maintenance were pointed out to V.P.L. representatives.
- The Pine that was removed outside the small pool wall near the spa, will be replaced with a fruitless

GHOSTS AND GOBLINS ARE CALLING ALL BLOCK CAPTAINS AND OTHER VOLUNTEERS

The Community events committee will be planning and hosting this years event and we hope to see many of you on Halloween at the Main Greenbelt and the Main Recreation area. We will provide more detail on activities and schedule in the October *Villager* Newsletter that will be published in late September.

The Community events Committee is looking for volunteers to help with this years event. Please contact the office to be a part of planning and hosting. Our first planning meeting is on Thursday, September 2nd, at 7:00 PM in the clubhouse.



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.

AUGUST, 2021

26 Thursday — Board Meeting 7:00 p.m. Venue: in person Clubhouse/Zoom online

SEPTEMBER, 2021

3 Friday -- Application deadline for September ACC Meeting

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

OCTOBER, 2021

1 Friday -- Application deadline for October ACC Meeting

5 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse.

7 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m. in person at Clubhouse

13 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office

28 Thursday — Board Meeting 7:00 p.m. Venue: in person Clubhouse/Zoom online

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