



Mission Viejo Environmental Association

mveahoa.com

the Neighborhood

ISSUE #18

MVEA COMMUNITY NEWSLETTER

SPRING 2014



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MVEA PRESIDENT'S MESSAGE

- PEGGY RUSSO

As we began 2014 your MVEA HOA went through a few changes. In the Fall the Contract Committee recommended to the Board of Directors a new landscape contractor. After meeting and reviewing the many landscape companies who submitted proposals, Artistic Maintenance was chosen.



Also in the Fall the annual election of Delegates for 2014 took place. In early January of 2014 those delegates elected your new Board of Directors. As the new President I am happy to report our Association is continuing to attract and keep so many of our dedicated volunteers. Our Water Conservation Committee in conjunction with our Landscape Contractor continued to step up to the challenge during our drought. Thankfully we have finally received some rain.

Our MVEA with 2892 homes is the largest Homeowner Association in Mission Viejo and the majority of our Homeowners are diligent in keeping our property values high by maintaining their property. Our Landscape Committee continues to improve and maintain our slopes and Common Area. Your 2014 Board of Directors pledges to continue to serve in the best interests of all of homeowners in MVEA and assist our homeowners in improving their property in accordance with our Architectural Guidelines and CC&R's. I encourage all homeowners to attend our monthly MVEA Board meetings held on the 3rd Thursday of each month at the Norman Murray Center at 6:30 P.M.

Peggy Russo

BOARD MEETING DATES

The Board of Directors meets on the third Thursday of every month at 6:30 p.m. at the Norman P. Murray Center, 24932 Veterans Way, in Mission Viejo. A Homeowners Forum is scheduled at the beginning of every meeting. Homeowners may address the Board on any Association related topic. Here is a list of the meeting dates for the second quarter of 2014:

Thursday, April 17

Thursday, May 15

Thursday, June 19

The monthly meeting agenda is posted on the community bulletin board located off Marguerite Parkway at the corner of Antela and Lovios. This specific location in Increment #5 has been designated as the place for posting all general notices to the Membership as now required by the Davis Stirling Act. The agenda is also posted on the MVEA website, www.mveahoa.com.

Your community manager is Stephen Stanton available by phone and email at 949-450-0202 ext. 313 and ssanton@actionlife.com. The manager's assistant and administrative support is Selah Short at ext. 525 and email address sshort@actionlife.com. Any official communication from member should be sent to Stephen Stanton at Action Property Management, 2603 Main Street, Ste. 500, Irvine, CA 92614.

MVEA BOARD MEETING & NEWS ITEMS

2014 BOARD OF DIRECTORS

At the Annual Meeting of the Delegates on January 6, 2014, two new homeowners, **Gene Rogers** from Increment 7 and **Dan O'Connor** from Increment 5, were elected to their first two year term of office. Serving on the Board with Gene and Dan are **Peggy Russo** (Increment 1), **Bill Ernise** (Increment 7) and **Bill Aiken** (Increment 8).

Immediately after the Election an Organizational Meeting of the new Board was held to determine who would serve in the officer positions. **Peggy Russo**, was elected President; and **Bill Aiken** was elected Vice President. **William Ernise** will serve again as Association Treasurer with new members **Dan O'Connor** and **Gene Rogers** serving as Secretary and Member at Large, respectively.

New Paint Schemes & Di\$counts

Bill Ernise & Deborah Currie-Teele

Your Architecture Review Committee (ARC) of volunteers have worked diligently over past 9 months to update the MVEA prior approved paint list and are excited to announce an expansion to include new colors organized in a scheme type approach. Working with the Vista Paint corporate marketing, we will have a selection of colors where each member can select a stucco / wall color & see the suggested matching trim, window & door colors. Dunn Edwards has also completed the same concept for MVEA with their respective colors. We are still working on Behr & other manufacturers to emulate the colors and approach.

While there are 36 new schemes available, prior approved existing home colors remain available for consideration. An architecture application (no fee) is required regardless if re-painting the same color or one of the new ones and must be approved by the ARC before beginning your improvement project.

We are in process of attempting to hyper-link Dunn Edwards & Vista web sites into our MVEA site; however, in the interim, they are available on line at:

<http://dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>

After the Color Archive page pops up you will be able to find MVEA by typing in the name of the association or the City and State where the association is located. Homeowners will be able to view all of the approved schemes and order color chips directly from the website.

Dunn Edwards is offering a discount of up to 37%. Vista is offering a discount of 10% for MVEA members ONLY.

We are excited to announce this opportunity for our members



LANDSCAPE & TREE TRIMMING

The new landscape vendor, Artistic Maintenance is completing their fourth month of service. Tree trimming is now complete in Increment 8 and well underway in Increment 7. The next stop is Increment #5. Artistic's goal is to be finished with the tree trimming by the end of April. Typically, MVEA has the trees finished by February, but the approval of a new landscape vendor in December has altered the normal tree trimming schedule. The Landscape Committee and the Board of Directors thank all owners for their patience with this year's tree trimming project.

The Association is seeing some alarming die off of mature mid-slope shrubs along some of Slope Maintenance Areas. A judicious use of Reserve Funds will be used to remove and replace this material. In the months ahead there may be areas the Landscape Committee elects not to install immediate replacements. The current lack of winter rains is one of main causes of the die off. Even though the Association can and does increase irrigation to assist struggling plant material, 75 % of the water used in MVEA's irrigation system is reclaimed water and this treated water has a high salt content. Typically annual winter rains would leach the salt build up from the soils and remove hard deposits from the roots. Without this annual rain purging the soils, the plants are struggling and some species dying.

ACTION PROPERTY MANAGEMENT NEWS

The Association through Action Property Management offers to all homeowners an optional electronic statement program; whereby, homeowners who sign up for this service will receive email communication for their quarterly billing. You may pay the quarterly assessment in any manner you choose; but you would not receive a US Post Office delivered invoice. This quarterly newsletter mailed with the invoice would be sent as a pdf attachment. You may visit the new website, <http://www.vivportal.com>, and opt for this service.

Action Property Management's corporate offices are located in Irvine at **2603 Main Street, Suite 500**. The mailing address for the quarterly assessment is **MVEA , PO Box 25013, Santa Ana, CA 92799**. If you use an online banking service to pay your quarterly assessment, please make sure that you contact your service and direct them to use this new P.O. Box.

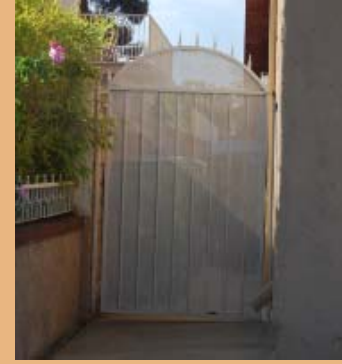
ACH Payments

Using an Automated Clearing House system for your quarterly assessment automatically debits or "sweeps" from your designated bank account the amount of your quarterly assessment and deposits it into the Association's account. There is no charge for this service. Forms and applications are now available for submission through the homeowner portal, <http://www.vivportal.com>.

VIVO PORTAL AND HOMEOWNER SERVICE FEATURES

Visit the homeowner's portal, VIVO, <http://www.vivportal.com>, and check your account balance, request a work order, email your community manager, sign up for auto payments on the quarterly assessment, or opt in for electronic billing

REMINDERS & GENERAL USE RESTRICTIONS



Trash Containers

Trash containers, when not on the street for pick up, should not be visible from the sidewalk or to other properties. This means that they cannot be stored on the driveway, or the front/side yard landscape area, or in front of a side yard gate. It also means that they cannot be stored behind a side yard gate or fence if they can be seen through that gate or open fence material (See photos above). The website also has a picture of perforated metal "privacy" screen that can be used to help conceal the trash can and resolve this issue. Click on the Architectural Tab on the MVEA homepage, and then click the bulleted item at the bottom of the Architectural Page.

The storage of any material along the side yards should not be visible from the streets or sidewalk. If the side yard is visible to the street and is used to store items like old appliances, work tools, ladders, etc., the area needs to be concealed by a fence and a solid or at least a screened gate. Please submit an architectural application prior to any installation of the screen material as some styles like woven reeds or fabric or not approved materials.

Street Lights

Homeowners should be aware that Southern California Edison at 1-800-990-7788 is the appropriate contact for any street light service issues. Neither Action Property Management nor the City of Mission Viejo is able to dispatch a repair crew for the utility.

City News & Notes

The City of Mission Viejo wants homeowners to know that Home Improvement Loans are available to residents in MVEA. These are 0% interest loans available for stucco repair, roofing, plumbing, windows, flooring, painting and bathroom repairs for households that qualify. The maximum loan is \$25,000. Interested parties should contact the City of Mission Viejo Housing Rehabilitation Office, Monday and Thursday from 9:30 a.m. to 2:30 p.m. at (949) 470-3026.

Architectural Review and Written Approval

The Architectural Review Committee reviewed 250 applications in 2013. The committee meets on a weekly basis and generally turns the requests around within a week. The most recurring applications are for exterior painting, vinyl window installation, solar panels and re-roofing. Please keep in mind that storage sheds are considered exterior modifications and need to have an application approved prior to installation. A major factor in a shed's approval is its visibility to the street and the neighboring property. The ARC will ask for a concealment plan prior to the shed's approval.

The ARC's purpose is to maintain the architectural character and visual unity of the community. Mission Viejo city permits are also required for structural, mechanical or electrical engineering.



Landscape Committee Members

COMMITTEES AND THEIR VOLUNTEER ROSTERS

During their January meeting, the Board of Directors appointed chairmen and committee volunteers to fill the Association's Committees.

The Architectural Review Committee will be chaired again by Board Member, **Bill Ernisse**, with members **Deborah Currie-Teele**, Delegate from Increment #3, and **Kevin Harper** volunteering from Increment #8. Alternate for the 3 person committee is **Connie Beardsley**, Delegate from Increment #5 This very active Committee meets on a weekly basis to review and approve all ARC applications. Their weekly meetings are responsible for the timely turnaround of all architectural applications.

The Landscape Committee is chaired by **Bill Aitken**. **Joe Tully**, **Joe Holtzman** and **Deborah Currie-Teele** are appointees to the committee. The Committee meets on a regular schedule and inspects Common Area slopes. All new landscape plant installations are approved by the committee.

The Water Conservation Subcommittee is chaired by **Frank Fossati** with members **Joe Holtzman** and **Bill Aitken**. The Subcommittee meets monthly and makes recommendations to the Board on water savings techniques and technology. Their recommendations continue to keep the Association's largest annual budget item in the black.

The Contract Renewal Committee will be chaired by **Gene Rogers**. **Frank Fossati**, **Joe Holtzman** and **Donna Bourassa** are volunteer appointees. The Committee reviews renewable annual contracts with Management and Landscape.

The Budget and Finance Committee is chaired by Board Treasurer, **Bill Ernisse**, with **Donna Bourassa**, **Joe Holtzman**, **Frank Fossati** and **Dan O'Connor** as members. The Committee meets to review the Reserve Study and makes budget recommendations for the upcoming Fiscal Year to the Board of Directors.

The Committees perform an important service for the Board of Directors and the Association depends upon the load they carry and the work they accomplish. The MVEA community is indebted to volunteers who offer their time and energy to serve on the Committees.



2014 BOARD OF DIRECTORS / OFFICERS

Peggy Russo, President
Bill Aitken, Vice President
William Ernisse, Treasurer
Dan O'Connor, Secretary
Gene Rogers, Member at Large



2014 INCREMENT DELEGATES

Increment #1, Mr. Bill Hunt
 Increment #2, Ms. Linda Wilkes
 Increment #3, Ms. Deborah Currie-Teele
 Increment #4, Mr. Frank Fossati
 Increment #5, Ms. Connie Beardsley
 Increment #6, Mr. Dale George
 Increment #7, Ms. Donna Bourassa
 Increment #8, Mr. Joe Holtzman
 Increment #10, Mr. Richard Florence

