



Mission Viejo Environmental Association

mveahoa.com

the Neighborhood

ISSUE #22

MVEA COMMUNITY NEWSLETTER

SPRING 2015



Landscape
PAGE TWO



Reminders...
PAGE THREE



Exterior Paint
Schemes
PAGE FOUR

PRESIDENT'S MESSAGE

Bill Ernise

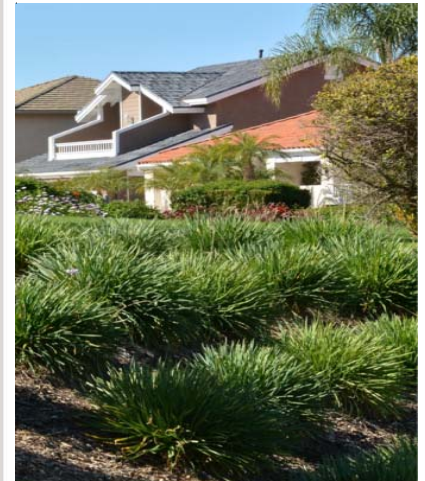


2015 and Spring is already upon us. Unfortunately, we also have started our fourth consecutive year of a drought here in SoCal. I have been a MVEA delegate, on several committees & on your Board of Directors for the past two years as Treasurer & Chair of the Architecture Committee. I am honored to follow our prior Presidents, Anthony Accetta, Donna Bourassa, & Peggy Russo to serve our city's largest HOA. We love our City & enjoy the benefits of the MVEA HOA over the past 29 years since relocating here.

Our continued drought has obviously affected each of us & has made it a significant challenge to our 250 acres of slopes as well as our 7000+ trees in MVEA. Our Water Conservation Committee, Chaired by Frank Fossati, has made significant impact to keeping MVEA looking good as well as reducing expense despite multiple water rate increases using enhanced drip line irrigation, electronic / solar technology and reclaimed watering where appropriate. The committee works seamlessly with our Landscape Committee, chaired by Gene Rogers with Dan O'Connor & our expert volunteer, Joe Tully, as well as our Management Company and Community Manager, Stephen Stanton. Our new landscape company, Artistic, has now finished their 1st year. While our initial start was challenging, they have made excellent progress & their work has allowed MVEA to maintain its current level of quarterly assessments.

Our goals are simple; 1) Maintain and improve our HOA quality to preserve our home investment. 2) Protect your monies entrusted to us with prudent expense management and maintain a Reserve that minimizes any special assessment needs. 3) Ensure our Delegate representatives are informed and provided with updated communication and improved technology. 4) Consistently improve our member communications with expedient answers on all questions & applications. 5) Improve member participation in Board meetings, volunteer committees, and Delegate support. Together we can make a difference

It is a privilege and an honor to serve as your President.



WATER CONSERVATION CLASSES OFFERED

While the State of California continues to be in a period of historical drought, the Water Conservation Subcommittee want all MVEA owners to be aware that the Santa Margarita Water District offers California Friendly Landscape Classes at their corporate offices, 26111 Antonio Parkway. Classes are scheduled in the Spring and Summer months. Their focus is assisting homeowners in reducing outdoor water use. The classes cover selecting the right plants, soil and site design, managing irrigation and using rainwater as a resource.

You may call Karla V. at 949-459-6526 or go to their website, SMWD.com. and click the Conservation tab for their sign-up sheet. Class size is limited to 50. The next class is Thursday, April 9, 6-9 p.m.

MVEA BOARD MEETING & NEWS ITEMS

2015 BOARD OF DIRECTORS

At the Annual Meeting of the Delegates on January 6th, the 2015 Board of Directors was elected. The Association welcomes two new MVEA owners to the Board. **Ms. Deborah Currie-Teele**, the Increment #3 Delegate, agreed to accept a nomination from the floor and was subsequently elected. **Bryan Beardsley** from Increment 5 was also nominated from the floor and elected to the 2015 Board. Board Member, **Bill Ernisse**, was re-elected to a second term.

After the Election, an Organizational Meeting of the new Board was held to determine who would serve in the officer positions. **Bill Ernisse** will serve as President and Treasurer and **Gene Rogers** as Vice President. **Dan O'Connor** will serve as an Assistant Treasurer. New Directors **Bryan Beardsley** will serve as Secretary, and **Deborah Currie-Teele** will serve in Member at Large seat. This is a new Board and well suited to make a positive impact for Mission Viejo Environmental. Thank you to these homeowners for volunteering to run and serve on the Board of Directors.

COMMITTEES AND THEIR VOLUNTEER ROSTERS

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

Board Member, **Bill Ernisse**, will once again chair the **Architectural Review Committee**, with **Deborah Currie-Teele** and **Connie Beardsley** serving on the Committee. Alternates for the ARC are **Kevin Harper**, from Increment 8, and newcomer, **Deanna De Rosa** from Inc 7. This Committee meets on a weekly basis to review and approve all ARC applications. Their weekly meetings are responsible for the timely turn-around of all owner submitted architectural applications.

Board Member, **Gene Rogers**, chairs the 2015 **Landscape Committee**. **Joe Tully** and **Deborah Currie-Teele** are appointees to the committee. The Committee meets on a regular schedule and inspects Common Area slopes and individual owner requests. The committee approves all new landscape plant installations.

The **Water Conservation Subcommittee** is chaired by **Frank Fossati**. Board Member, **Daniel O'Connor** and homeowner, **Joe Tully**, serving as volunteers. The Subcommittee meets monthly and reviews the water bills and all irrigation related expenditures. The committee makes recommendations to the Board on water savings techniques and technology.

The **Contract Review Committee** will be chaired by **Bryan Beardsley**. **Frank Fossati**, **Gene Rogers**, **Donna Bourassa**, **Peggy Russo** are volunteer appointees. The Committee reviews renewable annual contracts as directed by the Board.

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

The above 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. Thank you to all who volunteer for these committee positions!



LANDSCAPE

The Landscape Committee gathers and meets on Wednesday morning at Florence Joyner Park on Olympiad to review the status of approved installations and sign off on approved new planting installations. The Committee then heads off to inspect a specific Increment or to contact homeowners who have requested an inspection of a specific property. This is a dedicated group of volunteers who work with Management and Artistic Maintenance inspecting all of the Associations' 250 acres of Common Area slopes. The weekly gathering and inspection walks usually last from 8:30 to noon.

The Association is constantly challenged to keep Common Area plants healthy along the single loaded streets and the interior slopes. The severe drought conditions have done significant damage to many mature shrubs on many slopes. Viburnum, Guava, Cotoneaster and Escallonia have deteriorated and in many cases have had to be replaced or significantly cut back to promote new growth. Last year, for the first time in many years, the Association increased its water usage to ensure plants have a better chance of pulling through the hot and dry conditions.



ACTION PROPERTY MANAGEMENT NEWS

The Association through its agent, Action Property Management, offers all homeowners an optional electronic statement program; whereby, homeowners who sign up for the service will receive email communication and billing for the quarterly assessments. Owners may pay the assessment in any manner they choose; but 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 <http://www.vivoportal.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 P.O. Box.

VIVO PORTAL AND HOMEOWNER SERVICE FEATURES

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

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 new homeowner portal, <http://www.vivoportal.com>.

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 sideyard gate or fence if they can be seen through that gate or open fence material. The website 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 Documents Tab on the MVEA homepage and use the Architectural Tab, to see the Privacy Screen for Trash Containers file.

Additionally, and in some cases more importantly, 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 used to store miscellaneous items like, old appliances, work tools, ladders, tires, etc., then the area really 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. Some screening materials like reeds, fabric or plastic are not approved materials.



ARCHITECTURAL REVIEW AND WRITTEN APPROVAL

The Architectural Review Committee reviewed 275 applications in 2014. 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.

Exterior Paint Schemes

One of the most impactful improvements an owner can make to a home is to repaint the exterior. In 2014 the Architectural Review Committee worked with manufacturer's representatives and updated the Association's approved exterior paint colors, incorporating suggested color combinations and schemes. Dunn Edwards and Vista Paint have links from the mveahoa.com website that will not only show the colors



but will also allow a download for printing so they can be submitted with the architectural application. Both companies offer discounts to MVEA homeowners up to 25% and 37%.

There are 36 new schemes available and the prior existing home colors still remain available for consideration. Please remember that an architecture application is required even if you intend to repaint the existing color or use one of the new ones. There is no submission cost. The architectural application must be submitted and approved by the ARC before beginning the project.

To access the Dunn Edwards or Vista Paint links go to the mveahoa.com website. On the homepage is the tab, Paint Schemes, click it to find the links and the offered discounts. Dunn Edwards provides the promo code for the discount on their color scheme page. At Vista Paint, to receive the discount, you may indicate you are a homeowner from MVEA or use the account #64006. The architecture application is available on the website under the Documents tab.

Board Meeting Dates

The Board of Directors usually 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. During the months of June, July and August the monthly meeting is scheduled for Wednesday to accommodate a Board Members schedule. 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 2015:

Thursday, April 16

Thursday, May 21

Wednesday, June 17

Meeting agendas are 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 sstanton@actionlife.com. The manager's assistant and administrative support is Rebekah Drake at ext. 525 and email address rdrake@actionlife.com. Any official communication from members should be sent to Stephen Stanton at Action Property Management, 2603 Main Street, Ste. 500, Irvine, CA 92614.



2015 BOARD OF DIRECTORS / OFFICERS

**Bill Ernisse, President/
Treasurer**

**Gene Rogers, Vice President
Dan O'Connor, Asst. Treasurer
Bryan Beardsley, Secretary
Deborah Currie-Teele, Member
at Large**

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. Jerry Henberger

Increment #7

Ms. Donna Bourassa

Increment #8

Mr. Robert Horn

Increment #10

Mr. Richard Florence

