



the Neighborhood

MVEA COMMUNITY NEWSLETTER

WINTER 2012

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MVEA PRESIDENT'S MESSAGE

- ANTHONY J. ACCETTA

MVEA Residents I am happy to report for the second year in a row we have once again reduced our quarterly assessments for all Homeowners! Our Leadership Team along with our Management staff are committed to ensuring we remain a strong, vibrant organization with a keen eye on fiscal responsibility! As one of the 2,982 residences within our Homeowner Association you can feel confident that we are positioned to meet current needs that arise as well to meet future concerns since our reserves are as strong as ever.

"I can promise you that during my three years serving MVEA that every Board Member has taken their responsibilities to heart and we are all committed to helping Homeowners with issues that arise."

Anthony J. Accetta

You surely agree that we live in one of the nicest places around. With a view of gorgeous Lake Mission Viejo and the panoramic Saddleback Mountains in the distance we can all take pride in our decision to call Mission Viejo our home. Your MVEA Leaders take our roll in safeguarding our neighborhoods and MVEA seriously and we are challenged daily to make decisions for our betterment. There is a balancing act that occurs in all HOA's. Sometimes I even feel that on occasion our HOA overreaches, BUT we are governed by a set of rules and regulations that were provided to us going back decades when our development was constructed. The Board of Directors has pledged to uphold these Rules/Regulations & Bylaws. Every so often issues arise that challenge

the Board and interpretations can and do vary. I can promise you that during my three years serving MVEA that every Board Member has taken their responsibilities to heart and we are all committed to helping Homeowners with issues that arise. To ensure it stays this way we continue to seek people within MVEA who are fair, honest and have good decision making abilities to serve as Delegates, Committee Volunteers and members of the Board of Directors-- stand up we need you!



Did you attend the MVEA Celebration and Neighborhood Update in October? It was a wonderful time where we enjoyed the friendship of our neighbors, interacted and learned about issues impacting all of us. At the event, Bemus Landscape had a contest to see who could get the closest to the number of trees within MVEA. In this year's contract with Bemus we had them do a tree inventory and we can now tell you the number of each species
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ANNUAL MEETING OF DELEGATES

Annual Meeting of the Delegates to Elect Two Board Members

The Annual Meeting of the Delegates is scheduled for **Wednesday, January 4, 2012**, at the Norman P. Murray Center, 24932 Veterans Way, 7:00 p.m. The Increment Delegates elect new Directors to the vacated Board positions every year. The new Board meets to determine who will serve in specific officer positions. The results of the election and the selection of officers will be posted to the Association's website, mveahoa.com after the Annual Meeting.

COMMITTEE VOLUNTEERS NEEDED & WELCOME

At the upcoming January and February Board of Directors meetings the Board accepts new volunteers to fill existing positions on the Association's Committees. Some active Committees that assist with recommendations to the Board are:

- Architectural Committee**
- Landscape Committee**
- Water Conservation Sub Committee**
- Neighborhood Watch & Safety Committee**

If you are interested in helping or finding out more about these committees please contact Management.

MVEA BOARD MEETING & NEWS ITEMS

Approved 2012 Budget with 2% Assessment Reduction

At their October meeting the Board of Directors approved the 2012 Budget and for the second consecutive year the 2,892 homeowners in MVEA will see a 2% reduction in the quarterly assessments. Water conservation activity continues to be a leading factor for the decrease in assessments. Please note that if you use a third party, like your bank, to automatically write a check to pay your assessment, you will have to advise them of the new amount. If you pay your quarterly assessment through the Automatic Clearing House (ACH) system, the new amount will automatically be deducted.

Trash Receptacles for Pet Waste



To ensure that pet waste will be carefully picked up and properly discarded, the Association has recently installed four new trash receptacles along key locations and entries to the walking pathways in Increment #5 and #6. The receptacles will be found next to the pet waste bag dispensing stations serving the areas of Canaveras and Orellana and Barano.

There were also two new bag dispensing stations installed just down from the pathway entry near the Torija cull de sac in Increment #5 and at Barano pathway entry in Increment #6.

Please use the bags and the receptacles. The Association requires and expects all pet owners and dog walkers to pick up after their dogs. It is hoped that the pathways will remain attractive walking and exercise areas, not a littered obstacle course to maneuver around.

Lake Overview Area

The Landscape Committee has recently placed three flat topped boulders at the top of the Olympiad/Labrusca walk way overlooking the lake. The "sitting stones" are intended to be used as resting place which will add to this the walkway area as a place to quietly sit and view the lake. These and other landscape boulders were recently donated by an owner in Increment #5 looking to make changes to their own property's landscape. Many thanks to William Skelskey for the donation!



Landscape



The Landscape Committee, chaired by Board Member, **Joe Tully** and consisting of volunteer members, **Bill Ernisse** from Increment 7, **Joe Holtzman** from Increment 8 and **Margie Hartford** from Increment 2 have completed a year's work addressing the dying Myoporum ground cover issue and have undertaken major renovations projects along very visible streets like Alicia Parkway and Vista del Lago. Major toe of slope renovation to replace the dying ground cover have been started in Increments 7, 8, 2 and 5.

All Committee Members also serve as Delegate representatives and have met as a group twice per month and conducted inspections of the entire Common Area. Individual members have worked with Bemus Landscape in their increments to ensure their slopes are receiving the proper care and the attention they deserve. Many thanks for the productive service this group has provided to the MVEA community!

Landscape Luncheon

For the third consecutive year the Board of Directors has hosted a Landscape Luncheon for the Bemus landscape crews that work the 250 acres of Common Area in MVEA. The luncheon is the Association's way of wishing holiday greetings and saying thank you to the Bemus group of detail, irrigation, installation and tree trimming crews for their work servicing the Association's slopes and greenbelts. The Public Works officials from the City of Mission Viejo as well as representatives from the Santa Margarita Water District were also invited and attended as they are both considered important members of this MVEA team.



DELEGATES ELECTED

The Increment Delegates were elected in October by the owners in the respective Increments. The term of office starts January 1st and runs through the year. Congratulations to these elected volunteers who perform a valuable service for their community and neighborhoods. The Increment Delegates are as follows:

- Increment #1, Mr. Bill Hunt**
- Increment #2, Ms. Margie Hartford**
- Increment #3, Ms. Deborah Currie**
- Increment #4, Mr. Frank Fossati**
- Increment #5, Ms Cathy Niesen Lenz**
- Increment #6, Open as of this writing, but to be filled by end of December**
- Increment #7, Mr. Bill Ernisse**
- Increment #8, Mr. Joe Holtzman**
- Increment #10, Mr. Richard Florence**

The Board and Association welcome three new Delegates to this year's roster. **Bill Hunt** and **Cathy Niesen Lenz** are representing Increments 1, 5 respectively; and a yet to be named volunteer will represent and serve Increment 6. The Delegates are primarily responsible for representing the owners in their Increments during the Annual Election of the Board of Directors and on any other voting issues that might come before the membership as a whole. They are also important liaisons between the homeowners and the Board, and they represent the interest of their various communities on Common Area landscape issues as well as the overall condition of the properties.



ACTION PROPERTY MANAGEMENT NEWS

Action Property Management has recently begun an optional electronic statement program whereby homeowners who elect to sign up for this service will receive email communication for their quarterly billing. You, of course, may pay the quarterly assessment in any manner you choose; but you would not receive a US Post Office delivered invoice. The quarterly newsletter mailed with the invoice would be sent as a pdf attachment. You may visit the website, Actionlife.com, and opt for this service. You may also log on for Bill Pay and other owner services: like account balances; payment history; statement information.

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 25012, Santa Ana, CA 92799- 5012**. If you use an online banking service to pay your quarterly assessment, please make sure that you have directed the service to use this P.O. Box.

ACH Payments

If you are interested in using an automatic payment system for your quarterly assessment, please contact Action Property Management, **949-450-0202**, and request an application for ACH. Your quarterly assessment can be automatically debited or "swept" from your bank account and deposited into the Association's account. Your account must show a zero balance to start this automatic payment process. There is no charge for this service.

REMINDERS & GENERAL USE RESTRICTIONS

Side Yard Easements

If you own a property and have been granted a "sideyard easement" from the lot next door, it is your responsibility to ensure that drainage of the area is intact and irrigation water or rain water does not accumulate in the area adjacent to your neighbor's exterior side wall. Now is the appropriate time to make sure the drainage in this area runs unencumbered to the street and sidewalk area as originally intended. If you are the owner of the lot that provides the easement, rain gutters and downspouts attached to the eaves of the roof in this side yard area should be inspected and cleaned of debris to ensure that water is draining into the downspout properly.

Also, please be aware that nothing should be attached to the exterior wall of the property. All landscape material in this area should not encumber or encroach upon the wall.

Mail Boxes



All mail boxes elements, whether they are cluster boxes originally issued by the US Post Office or the shared post and cross bars that support usually two to four mail boxes, are the maintenance responsibility of the owners that are served by them. Please take a look at the condition of your post and box. Some are the original installation from 30 years ago and have exceeded their life expectancy and are in dire need of replacement. A reputable contracting firm has quoted a replacement cost for a post, cross supports and a new footing at approximately \$500, or \$125 per owner for a four box system. Handyman services may charge less. All mail boxes should be the same color to maintain the uniformity and the aesthetic of the system. A close look at some of the aged systems will show how drastically this very visible element downgrades the curbsides.

The Architectural Review Committee

ARC continues to review all applications on a weekly basis and generally turns the requests around usually within a week. In the month of October the ARC received and reviewed 24 applications. 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.

WEBSITE INFORMATION - MVEA.COM

Management has inserted a new tab on the MVEA website's Homepage, Reference Documents & Policies. Visitors to the website will find the Association's CC&Rs available for review or download at this location. The CC&Rs listed under this new tab are available without registration, username or password. During a transfer of ownership sellers are usually required to provide a copy of these documents to prospective buyers. CC&Rs are one of the documents that escrow companies almost always order and charge the seller of the property. Please be aware that you may circumvent this charge by providing the document to the escrow company yourself.

If you lease out your property, please review new "Renters Check List" flyer under the Reference Documents & Policies that should be used with tenants. The flyer itemizes certain CC&R restrictions and Architectural Guidelines that act as the Association's, Rules & Regulations. Owners, at all times, are responsible for the actions of their tenants and owners can be called to an Enforcement Hearing if the tenant is in violation of certain restrictions and does not comply with the Association's written request.

The City of Mission Viejo encourages residents and owners to visit the City's website at cityofmissionviejo.org and their blog at missionviejolife.org to stay up to date on the City news and events.

OCTOBER SOCIAL EVENT

The Association hosted its second annual community get together at the Tortilla Flats Restaurant in October for a few hours of food, music and fellowship. The MVEA Board of Directors and Management shared landscape information and introduced the Community Delegates who act as the eyes and ears of the community.



BOARD OF DIRECTORS / OFFICERS

Anthony Accetta, President
Donna Hinshaw, Vice President
Donna Bourassa, Treasurer
Joseph Tully, Secretary
Peggy Russo, Member at Large

2011 INCREMENT DELEGATES

Increment 1, Bill Hunt
Increment 2, Margie Hartford
Increment 3, Deborah Currie
Increment 4, Frank Fossati
Increment 5, Cathy Niesen Lenz
Increment 6, Open as of this writing
Increment 7, William Ernise
Increment 8, Joe Holtzman
Increment 10, Richard Florence

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 third quarter of 2011:

Thursday, January 19th
Thursday, February 16th
Thursday, March 15th

The monthly meeting agenda is posted on the community bulletin board located off Marguerite Parkway at the corner of Antela and Lovios. It is also posted on the MVEA website <http://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 Elia Elizondo and can be reached at ext. 344 and eelizondo@actionlife.com.

A sincere thank you to all the local vendors and business that donated to the raffle drawings and help make the Neighborhood Celebration Event of October 2 so notable:

• Janie/Steve/Michael Farris-Regency R.E.Brokers • Bagels and Brew • Pure Skin Studio-Renee Nicholudis • Fitness 19 • Salon 1 • Peppinos on the Lake • Ace Hardware on Alicia • Lake Mission Viejo • Real Property Management Countywide • Cosmo Nail and Organic Bar • Sabbatinos • Action Property Management • Bemus Landscape • Brian Berg Insurance

Message from the MVEA President

(From page 1)

of tree within MVEA. We have 7,547 trees that are maintained on MVEA common area and Pine Trees are the largest single species with 1,476 trees followed by the California Pepper with 696 trees!

We are working on a project to calculate how these 7547 trees impact MVEA in such areas as CO2 reduction, storm water runoff, reduction of electricity due to cooling affects- so stay tuned for future information that we will present to the Homeowners.

I hope you are as proud of our neighborhoods as I am. We will continue to do our part in ensuring MVEA is operationally and financially managed to the best of our abilities, that we work to safeguard our property values, that homeowners are treated fairly and questions and concerns are addressed rapidly, and that we continue to work together to make MVEA neighborhoods a great place to live and raise our families. As my second year as President winds down I ask simply that you take care of your family, make friends with your neighbors, care & protect your neighborhood, respect the MVEA Rules and Bylaws and every so often fly our American Flag!

Anthony J. Accetta
President - MVEA