

Happy New Year!



Mission Viejo Environmental Association

mveahoa.com

the Neighborhood

ISSUE #21

MVEA COMMUNITY NEWSLETTER

WINTER 2015



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ANNUAL MEETING OF DELEGATES

Annual Meeting of the Delegates to Elect Three New Board Members

The Annual Meeting of the Delegates is scheduled for **Tuesday, January 6, 2015, at the Norman P. Murray Center, 24932 Veterans Way, 6:00 p.m.**

There is only one declared Candidate and there are three open Board positions to be filled in 2015. The current Board and Delegates ask that you please plan to attend the January 6th meeting and consider accepting a nomination as a candidate from the floor of the meeting.



The Increment Delegates will meet to elect three new Directors to the vacated Board positions. The new Board will meet immediately after the election 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 AND 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

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

PRESIDENT'S MESSAGE

As the year 2014 comes to a conclusion I wish all the MVEA Homeowners and dedicated volunteers a very Happy Holiday and Blessings for 2015.

We have experienced a most challenging year in many ways, but mostly caused by the extreme drought and irrigation issues. I look forward to many days of gentle rain in the coming weeks and months to ease and nurture our community.

I wish to thank all of the many volunteers who have donated their time, hard work and expertise in making MVEA a success: the MVEA Board, Committee chairpersons, and committee members who worked with our vendors, Action Property Management and Artistic Maintenance to care for our slopes and greenbelts. Volunteers are welcome and encouraged.

Peggy Russo
President, MVEA

MVEA BOARD MEETING & NEWS ITEMS

DELEGATES ELECTED

Increment Delegates were elected in October by ballots of owners in the respective Increments. The term of office starts January 1st and runs through December 31st. Congratulations and thank you to these representatives and 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. Linda Wilkes

Increment #3, Ms. Deborah Currie-Teele

Increment #4, Mr. Frank Fossati

Increment #5, Ms. Connie Beardsley

Increment #6, Mr. Gerald (Jerry) Henberger

Increment #7, Mr. Bill Ernise

Increment #8, Mr. Robert Horn

Increment #10, Mr. Richard Florence



The Board welcomes **Jerry Henberger** and **Robert Horn** as the new Delegates representing Increments #6 and 8, respectively, to this year's roster of volunteers. 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 come before the membership as a whole. They are also important liaisons between the homeowners and the Board. They represent the interests of their increments and neighborhood communities on Common Area landscape issues as well as the overall condition of the properties.

LANDSCAPE

The Landscape Committee and the Water Conservation Subcommittee have had a challenging year in 2014. For the first time in six years, the irrigation and water budget will exceed its annual allocation. Water use is always one of the Association's largest annual expenses. Budgeted at approximately \$300,000 annually, in 2014 MVEA will spend close to \$400,000 for water use. The use relates directly to hotter than seasonal temperatures and severe drought conditions. Even though the Association continues to use a drought tolerant plant pallet and has benefitted with the installation of drip system irrigation and "smart timers"; without the winter rains the plant communities on MVEA's slope will continue to decline and wilt and will require increased irrigation times. Many of the mature mid-slope shrubs have died off as their root systems cannot support the needs of the mature plant.



Viburnum, Guava, Cotoneaster and Escallonia are mid-slope shrubs that have been dramatically affected. Die-off will continue without an increase in irrigation cycle times. The rains in early December were welcomed and the plants quickly responded to the rains with new growth. Escallonia shrubs dramatically cut back in Increment 1 in early November popped back to life after the December rain.

The Landscape Committee made a decision not to remove and replant; but to hard prune and mulch, hoping the roots would continue to feed the significantly smaller size plant. While it is still early in our winter season, the measurements have exceeded the last two years' rainfall. Many thanks to the Board Members and Committee volunteers who inspect, discuss and approve plans to keep the MVEA Common Areas green.

TREE TRIMMING

Tree trimming continues throughout the Association. Artistic Maintenance plans to be finished by February 15th.



ACTION PROPERTY MANAGEMENT NEWS

A reminder to all homeowners that Action offers 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. This quarterly newsletter mailed with the invoice would be sent as a pdf attachment. You may visit the new website, <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 redirect 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 new homeowner portal, <http://www.vivoportal.com>.

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, sign up for auto payments on the quarterly assessment, or opt in for electronic billing.

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 rainwater does not accumulate in the area adjacent to your neighbor's exterior sidewall. 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.

ARCHITECTURAL REVIEW AND WRITTEN APPROVAL

ARC continues to review all applications 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.



TO PEGGY RUSSO, BOARD MEMBER AND BOARD PRESIDENT, THANK YOU!

MVEA is one of the few Homeowner Association's that uses term limits for Board Members. While the intent is understandable in trying to try to infuse new energy and ideas into the governing body of an organization, occasionally you are forced to say goodbye to wonderfully gifted and exceptionally committed individuals. Ms. Peggy Russo, outgoing Board President is one of those people. The Association will be sad to see her step down from her position as Board Member and in 2014 as Board President.

Peggy was appointed to her initial Board position in 2009 when a Board Member sold their home at the beginning of their elected term of office. Peggy and the 2009 Board were a great fit and she decided to run for her own two-year term of office in 2011 and again in 2013. Peggy served the community and the Board as its Architectural Chair, Board Secretary and recently as Board President. She also served as Delegate representative for Increment 1. I only remember Peggy missing a meeting in the month March if the date conflicted with Angels Spring Training season. Thanks for staying and participating in some of the late meetings; thanks for helping reduce homeowner assessments in 2010 and 2011; thanks for being involved in all the many aspects of the community's work; like sitting on the RV committee; and thanks for baking the cookies. We will miss your smile and kind words.

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 first quarter of 2015:

Tuesday, January 6th, Annual Meeting of Delegates

Thursday, January 15th

Thursday, February 19th

Thursday, March 19th

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, 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 Selah Short at ext. 525 and email address sshort@actionlife.com.



2014 BOARD OF DIRECTORS / OFFICERS

Peggy Russo, President
Dan O'Connor, Vice President
William Ernisse, Treasurer
Gene Rogers, Secretary
Al Arakawa, 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

vacant

Increment #10

Mr. Richard Florence