



the Neighborhood

ISSUE #19

MVEA COMMUNITY NEWSLETTER

SUMMER 2014



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IRRIGATION UPDATE

The Association and homeowners have been challenged with conserving the use of irrigation water throughout a severe Statewide drought. Approximately 75% of the Association's irrigation water is from recycled and reclaimed water. That is not the case with an owner's irrigation water system which is tied in to the house's water meter. An early morning walk or drive through of the MVEA streets will show a substantial amount of homeowner water runoff into the gutter system. The cause is either overwatering of turf areas or misaligned sprinkler heads that are spraying onto sidewalks. Owners should be familiar with their own controller settings, run times for turf and planter areas, and sprinkler head alignments to ensure that any waste is kept to a minimum.



The website, wateruseitwisely.com provides and suggests 100 ways to conserve water use in homes and yards. Selected below are a few taken from the landscape section:

- * Use a trowel, shovel, or soil probe to examine soil moisture depth. If the top two to three inches of soil are dry, it's time to water.
- * Check your sprinkler system frequently and adjust sprinklers so only your lawn is watered and not the house, sidewalk or street.
- * Minimize evaporation by watering during the early morning hours when temperatures are cooler and winds are lighter.
- * Apply water only as fast as the soil can absorb it.
- * If water runs off your lawn easily, split your watering time into shorter periods to allow for better absorption.
- * Adjust your watering schedule each month to match seasonal weather conditions and landscape requirements.
- * Use sprinklers that deliver big drops of water close to the ground. Smaller drops and mist often evaporate before hitting the ground.
- * Use a rain barrel to harvest rainwater from gutters for watering gardens and landscapes.

2014 BOARD OF DIRECTORS

The Board of Directors accepted the resignation of Vice President, **Mr. Bill Aitken**, from the 2014 Board of Directors and appointed **Mr. Al Arakawa**, homeowner from Increment 7 to the open position. Al will serve the remainder of the 2014 term and will serve as the Member at Large officer position.

The Board, Management and the Association thank Bill for his service as Board Member and Landscape Chair and wish him the best of luck with his plans.

The Board took the opportunity to reassign the officer positions and the roster of officers and positions is as follows: **Ms. Peggy Russo**, President; **Mr. Dan O'Connor**, Vice President; **Mr. Bill Ernise**, Treasurer; **Mr. Gene Rogers**, Secretary; and **Mr. Al Arakawa**, Member at Large. Dan O'Connor was recently appointed as the new Landscape Committee Chair, a position formerly held by Mr. Bill Aitken.

MVEA BOARD MEETING & NEWS ITEMS

TREE TRIMMING

Artistic Maintenance has finished the tree trimming throughout the nine Increments. Artistic was challenged with the late start date of January due to the contract change and was able to get through the 7,000 plus trees in the inventory. The tree trimming process will start again in the Fall of this year. The normal 5-month schedule is September through January.



NEW APPROVED PAINT SCHEMES & DUNN EDWARDS WEBSITE



At their June meeting the Board of Directors formally adopted color schemes recommended and presented by the Architectural Review Committee. These exterior color schemes are available for on line viewing through the Association's website, MVEAHOA.com or the Dunn Edward site for Homeowners through their Color-Ark page.

If you access through the MVEA site, select the Documents tab, Architectural, Approved Exterior Painting Schemes. The New Painting Schemes & Discounts page prepared by the ARC has the link embedded in the document. When the Dunn-Edward page arrives, enter your zip code in the appropriate box and submit; wait until a drop down bar appears and open to select Mission Viejo Environmental and submit. It is easier to do than explain. There is also a number code for a 37% discount on retail pricing for MVEA homeowners!

There are 36 new schemes available. Pre-approved existing home colors remain available for consideration. ***All owners need to be aware that an architectural application (no fee) is required if you are repainting the exterior of your home, even if you are re-painting the same color. The application must be submitted and approved by the ARC before beginning the project.***

SLURRY SEAL COAT AND WALKWAY REPAIRS

At their June meeting, Board of Directors will review bids and proposals to recoat and repair the walking pathways throughout the Association. This large-scale project is done every four years and the expectation is that July will be the target month for the work to start. It may take two weeks to renovate and repair or resurface existing sections and a waiting period of another couple of weeks prior to finishing with a slurry seal coat. Please honor the caution and pathway closed signs the vendor will be using as they go about their work.



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 2014:

Thursday, July 17

Thursday, August 21

Thursday, September 18

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 sstanton@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.

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

Bag Dispensers and Common Area Trash Receptacles



Over the past few years, the Association has installed "doggie bag" dispenser stations and trash receptacles along many entry areas to the MVEA asphalt walking pathways. Thank you to all the pet owners who regularly use this service and many thanks to those who take it upon themselves to keep the walkway free of waste and trash left by others. You are providing a wonderful service to your neighborhood and community. It is astonishing, however, to still see that within sight distance of a bag and container station that some are refusing to do their share and allow their pet's waste to remain and foul the walkway. Shame on those dog owners for overlooking their business and leaving it to others pick up after them. Everyone needs to make the effort; it is expected and required.

Animals & Pets

The Association's Use Restrictions regarding pets provide that animals must be on a leash held by a person capable of controlling the animal. They also state that that an owner has the duty and responsibility to clean up after their pet. Owners also take responsibility for any unreasonable noise caused by their animals.

Trash Containers

Trash pick-up occurs on different days in MVEA depending upon your neighborhood. The Association requests that your trash containers be placed out no earlier than the evening before the scheduled day and removed from the street the day of pick-up. Please do not leave them on the street any longer, as they create a visual nuisance and detract from the community's curb appeal. The container should be stored out of site behind a side yard gate or in the garage. If behind an iron gate, please look into using a perforated screen to conceal the containers. An example is posted on the MVEA website under Documents Tab and Architectural menu.





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, and 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 frequent submitted projects are for exterior painting, vinyl window installation, solar panels and re-roofing.

Please keep in mind that even exterior painting requires a submitted application and written approval prior to work starting. It is very unfortunate when a house has been painted and the color is beyond the range of approved MVEA colors and an owner is faced with the late fee application of \$175 and the real possibility of repainting with another color.

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.



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
Mr. Joe Holtzman
Increment #10
Mr. Richard Florence

