



the Neighborhood

MVEA COMMUNITY NEWSLETTER

SUMMER 2012



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MVEA PRESIDENT'S MESSAGE

- ANTHONY J. ACCETTA

If you were to stand in the middle of Lake Mission Viejo and turn your body 360 degrees, a majority of the single family homes you would see would be members of Mission Viejo Environmental Association (MVEA). If you went and drove up Vista Del Lago, are you aware that our HOA even extends to the

help mediate issues (my 14, 12 and 10 year old kids have given me a few life skills as a mediator and most stuff that comes before us is peanuts compared to what I have to deal with at home). MVEA is like a Family, often times with challenges, but for the most part we continue to actively

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Anthony J. Accetta



other side of Los Alisos, and to the homes along Marguerite Parkway across from the Golf Course, and up on the left side of Melinda until you hit Santa Margarita Parkway? The 2,892 homes within MVEA along with our location within the City has allowed all of you to help make very positive impacts upon city politics, the managing of our City, and all of our property values.

make improvements that benefit each and every one of our Homeowners and residents. In the coming months you will see that we have been working on some revisions of the CC&R's that we believe are needed to keep up with the times. You will all have plenty of time to comment on the proposals.

The Leadership within MVEA consists of Delegates from each of our 9 increments and a 5 member Board of Directors. Like past years, we take pride in working to develop reasonable rules & regulations. As president, I like to ensure Homeowners concerns are openly discussed and thoughtful responses are provided to alleviate concerns. On occasion, as you can imagine, we have to

Enjoying our neighborhoods is a fundamental right we need to all embrace. Be a good neighbor and understand, please understand, potential neighbor to neighbor concerns (barking dogs, trash cans being left out, loud music, unkempt yards, etc.) The other day I spoke to a neighbor that was concerned about speeding vehicles. We need to all actively re-commit to keeping our
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IMPORTANT NEWS ITEM

As mentioned previously, effective in April, 2012, your account number and the mailing address for your quarterly assessment have changed! Your assessment invoice includes the updated information. To assure accurate processing of your quarterly assessment payment, it is important to use and note this new information. The new mailing address is:

MVEA
PO Box 25013
Santa Ana, CA 92799

If you use a third party or a bank assisted automatic payment method, you will need to inform them of the new account # and the new mailing address where the check is to be sent. For those owners on the Automatic Clearing House (ACH) method for assessment payments, no action is required. For those owners who would like to apply and use the ACH method for auto payments, the application is now available and required to be completed online at the new homeowner portal www.vivoportal.com.

MVEA BOARD MEETING & NEWS ITEMS

Community Social Event Planned

The Board has agreed to schedule the Association's third annual community event on either the first or second Sunday of October. More details to follow in the next quarterly newsletter. Anyone interested in helping with the scheduling and helping with the arrangements and miscellaneous activities should please call Management. The Association will once again consider the Tortilla Flats Restaurant back patio as the venue, but the agreement is not yet tied down. For the past two years a lunch buffet and deserts were provided for homeowners while Board Members, Increment Delegates and Management discussed MVEA items and projects.

Landscape Items

The Landscape Committee is in the process of completing their review and approval for renovation proposals of the Common Area throughout the 9 increments. The committee has concentrated upon removal of the most visible areas of diseased *Myoporum Pacifica* ground cover and the *Myoporum Laetum* tree/shrubs. Increment #5, the largest by the number of homes and by the amount of Common Area



acreage, recently had \$40,000 worth of approved proposals. Much of the work was targeted along the walking pathways traversing the downslope of the streets Orellana, Valderas and Canaveras. This dollar amount has been allocated as a Reserve Fund Expense and will not affect the month to month Operating Budget which uses a separate allocation for Landscape Extras. The Reserve Fund, "Diseased Plant Replacement", was created a few years ago when it first became known that an insect pest, the *Myoporum* Thrip, was devastating the *Myoporum* ground cover. A portion of homeowner's quarterly assessments funds this item and other reserve items like asphalt walkways and irrigation upgrades. Through prudent fiscal management the Board of Directors and the Committee leadership have absorbed the costs of renovation and replacement of landscape material without an increase in assessments. Indeed, the large scale renovation expenses come when the membership has received a decrease in assessments for the past two years. (See photos to the right to see some of the improvements)

Pathway Lighting

At their April meeting the Board of Directors agreed to try a lighting installation along the walking pathway connecting Adelita to Alicia parkway in Increment #4. The light works off solar power and is activated by a motion sensor so the fixture is only activated when motion is detected. The Board agreed to a 90 day trial period to determine the quality of the fixture and its durability. Comments and opinions from users of this area may be submitted to Management at sstanton@actionlife.com.



MVEA Logo

The Board is requesting input from the membership on a possible new design for the current MVEA Logo. The logo is at the masthead of this newsletter and is used on all Association letterhead correspondence and envelopes. Design concepts might include slopes, waking pathways, trees, lake and valley views, or combinations thereof. Any "graphic artist" homeowner or student who would like to submit a rendering of a new logo design should send it to MVEA c/o Action Property Management, 2603 Main St. Suite 500, Irvine, CA 92614; or to the community manager at sstanton@actionlife.com. The Board will look forward to reviewing all submissions!

LANDSCAPE SHOTS





ACTION PROPERTY MANAGEMENT NEWS

Action Property Management has created a new website and homeowner portal called VIVO. Those homeowners visiting the old site, <http://www.myactionlife.com>, will be linked automatically to the new site, <http://www.vivoportal.com>. Any homeowners that previously registered and used the MyActionLife portal will have access to the new site without reregistering. Homeowners that did not previously have a MyActionLife account will just follow the steps to create their VIVO account.

For 5 years Action used the MyActionLife portal and as the company grew they continued to update and add to the site. Last year Action began migrating to a new property management software platform, “Jenark”, and this change created a need to rethink how the previous portal worked. The new VIVO website will serve not only Action but all the MVEA homeowners and Board members with a more efficient level of service.

Homeowners, when registered, are able to make online payments; access their account payment and financial history; issue and check work orders; and apply for automatic assessment payments through the ACH program.

Also a reminder to all homeowners that Action has recently offered 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 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 new 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>.

REMINDERS & GENERAL USE RESTRICTIONS

House Painting

Exterior house painting is one sure fire method to improve the curb appeal of the street. MVEA has an exterior color palette of approximately 75 pre-approved colors; some colors are for trim only, while others are for walls and the body of the house. Please be reminded that regardless of the current color and the intended new selection, all exterior painting projects require that an architectural application be submitted to the Architectural Review Committee. Paint color selections are from Dunn-Edwards with equivalent and corresponding color references to Vista, Behr, Frazee, Benjamin Moore and Sherwin-Williams. There is no charge for submitting the application and the goal of the committee is to turn around the request in a weeks’ time. Applications and the ARC Guidelines are available on the website, mveahoa.com. The Association has elected not to show the color samples on the website to avoid confusion and possible misrepresentation of the color due to individual preferences on settings for copiers, computer screens, and printer settings.

The Architectural Review Committee

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.

WEBSITE INFORMATION - MVEAHOA.COM

There is a tab on the MVEA website’s Homepage, Reference Documents & Policies. Visitors to the website, mveahoa.com, 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. 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.

HOME, GARDEN & LANDSCAPE RECOGNITION FOR MVEA HOMEOWNERS

This quarter Board Members, Delegates and Landscape Committee members want to recognize two MVEA homes for their exterior upkeep.



In Increment #5, this Cenajo property is seen by all driving into the street from Vista Del Lago. The crisp, clean lines of the house are always kept in top condition with clean veneer stone work, fresh paint, and new color in the entry planter. The Association thanks the Phillips for the pride taken and exhibited in the continual upkeep of this fine property.



This property in Increment #7 on Tiagua had been in a state of neglect with many months of deferred landscape maintenance. The Association thanks new owners Joshua Scaife and Ana Nguyen, new owners in June 2011, for removing dead landscape material and caring for the front yard turf. Their actions have created renewed interest in the complimentary stucco and stone stairway entry and have made a positive and immediate impact on the curb appeal of the street.

Message from the MVEA President

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speeds down for safety reasons. We need to re-commit to watching after what is happening in our neighborhoods to continue to make MVEA neighborhoods the very best in Mission Viejo. Your continued calls and emails on issues impacting us are not just welcomed, but they are requested!

We have started some testing on solar lighting to help illuminate some of our walkways and to further enhance our beautification program. These will not be overly bright lights, but will enhance safety and beauty. If you have some areas we should consider let us know. Many of us enjoy walks with our family and that often means our dogs are with us, I haven't seen a cat on a leash yet- please continue to pick up after your pets. Our Landscape Committee, Architectural Committee, Water Conservation Committee and others are all working daily to enhance MVEA and your property values- please continue to do your part so we can keep this family strong! And remember-keep flying your American Flag- especially for the 4th of July!

Anthony J. Accetta
President MVEA



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, Dale George
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, July 19th
Thursday, August 16th
Thursday, September 20th

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, 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 can be reached at ext. 344 and sshort@actionlife.com.