



# the Neighborhood

ISSUE #29

MVEA COMMUNITY NEWSLETTER

WINTER 2017



Board Meeting & News Items  
PAGE TWO



Tree Trimming & Landscape  
PAGE THREE



Reminders  
PAGE THREE

## President's Message

By Bill Ernisse

As the 40th year of your MVEA ends, it has been a great privilege to serve on your Board the past 4 years. Unlike Congress, MVEA has term limits. This ensures new volunteers an opportunity to provide exciting ideas on maintaining our 233 acres of slopes and greenbelts and protecting the investment in our 2892 homes. Your hard working volunteer Board, Delegates, & Committee Members delivered a very successful year in 2016.

Just to mention a few highlights: Several MVEA corners and pathways were upgraded with solar lighting. As our drought continued, our Landscape and Water Conservation team increased the use of recycled water via a partnership with the water district and our landscape vendor. Mulch was added to several slopes enhancing their appeal. Additional, pet bag & waste stations were installed. Guidelines to assist homeowner with artificial turf installation were approved and are posted on our website. Homeowners can now request email notice for required annual disclosures. These were all accomplished by our dedicated volunteers; and again for the 6th year in a row, no increase in our quarterly fees and none are planned for 2017. Our Reserves remain at the enviable rate of 96%, and our funds earn an interest rate of over 1%.



As our Community continues to age gracefully, it is so rewarding to see homeowners upgrading and their improving homes and yards. Your Architectural Committee processed over 320 applications with an average turn-around time of 10 days. Each homeowner makes a difference in how our area is viewed as well as how well our investment in our home pays off. We have received many compliments on our "paint scheme" concept on the MVEA web. We are happy to report that Home Depot selections for MVEA colors have been added to the website and we are working with Orchard Supply Hardware. As ARC chairman, a quick reminder to ensure that you use our architecture application for all exterior improvements, when in doubt just call Action Property Management.

It has been an honor and privilege to represent you on our Board. It is though the efforts of caring volunteers we can continue to make our HOA the role model in Southern California. Please consider becoming an involved member by volunteering on Committees, as Delegates and as Board Directors.

# MVEA BOARD MEETING & NEWS ITEMS

## ANNUAL MEETING OF DELEGATES

### *Annual Meeting of the Delegates to Elect Three Board Members*

The Annual Meeting of Delegates is scheduled for Wednesday, January 4, 2017, at the Norman P. Murray Center, 24932 Veterans Way, 6:00 p.m. The Delegates will meet to elect three Directors to new two-year terms. Currently there are two candidates running, but the meeting agenda provides for nominations from the floor. If a third Board Member is not elected at the Meeting of Delegates, the Board is empowered to appoint a Resident Owner to the open position. The 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 and the Antela/Lovios bulletin board after the Annual Meeting.

## Delegates Elected

The Increment Delegates were elected in October by ballots of homeowners in their respective Increments. The Delegate term of office starts January 1 and runs through December 31. Congratulations and thank you to these volunteers who perform a valuable service for their community and neighborhoods. The Increment Delegates are as follows:

**Increment #1, Ms. Peggy Russo**

**Increment #2, Mr. Josh Nessa**

**Increment #3, Ms. Deborah Currie**

**Increment #4, Mr. Frank Fossati**

**Increment #5, Ms. Connie Beardsley**

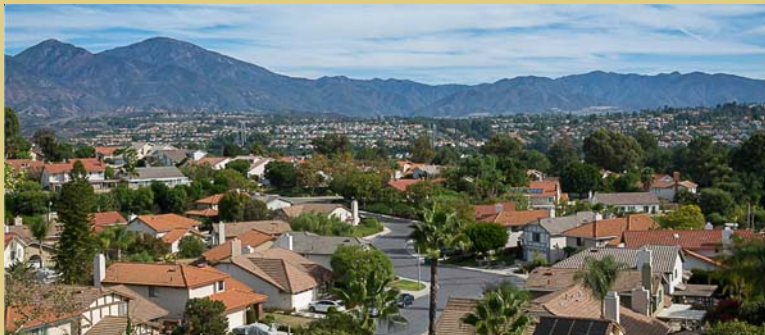
**Increment #6, Mr. Gerald (Jerry) Henberger**

**Increment #7, Ms. Donna Bourassa**

**Increment #8, Mr. Robert Horn**

**Increment #10, Mr. Richard Florence**

The Association welcomes Josh Nessa to the Delegate position in Increment #2. Josh will be serving his first year as the increment representative. The Delegates are primarily responsible for representing the owners in their Increments and voting at the Annual Election of the Board of Directors and on any other voting issues that come before the membership as a whole. Delegates 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. The Association thanks all these volunteers for representing their communities.



## DID YOU SEE SOMETHING?...SAY SOMETHING

Delegate and Board members report that there has been an increase in break ins and burglary within the past few months in the Mission Viejo area. If you see suspicious activity in your neighborhood you should call the non-emergency #949-770-6011 and ask for drive thru inspection of the area; the Sheriff's office will respond.

## THANK YOU AND GOODBYE FOR NOW TO BILL ERNISSE AND DEBORAH CURRIE

Two Board Members will be leaving the MVEA Board of Directors in 2017; **Bill Ernisse** and **Deborah Currie**. Bill has served as Board President for the last two years and prior to that as Treasurer. Deborah served the last two years on the Board in the Member at Large seat. Both have served on the Architectural Review Committee for four years. Under their leadership in 2014 the ARC realigned the Association's exterior color palettes and introduced new color schemes for owner to select from. The paint manufacturer's "links" on the Association website and the discount pricing available to MVEA owners are the result of their volunteer work in this area. Bill as ARC chair was always willing to expedite an application to accommodate an owner's request for a quick turn around and confirm a start date. The Association hopes both will be able to continue to serve the Community in that capacity.

For their volunteerism, their service and their leadership a sincere THANK YOU to Bill and Deborah for giving back to the MVEA Community!



## 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 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.

### Holiday Decorations

The MVEA architectural guidelines provide that all Holiday lighting is permitted through January 30. Please make sure all decorative items and lighting are removed from the homes by the 30<sup>th</sup>.

### ARCHITECTURAL REVIEW COMMITTEE AND WRITTEN APPROVAL

The ARC’s purpose is to maintain the architectural character and visual unity of the community. Mission Viejo city permits are required for structural, mechanical or electrical engineering projects. The Architectural Review 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, re-roofing and landscape modifications. Please keep in mind, there is no charge to submit an application; but if a project is started without written approval, a \$175 fee can be assessed for late submission. Please continue to submit your applications to Management.

### BEHR/HOME DEPOT COLOR SCHEMES FOR MVEA NOW AVAILABLE

The Architectural Review Committee (ARC) and Management have reached out to Behr Paint/Home Depot and requested a line-up of colors, names, and stock numbers that reference their exterior paint selections for MVEA’s 37 standard preapproved colors schemes. We are pleased to report that Behr management agreed to help out and you can now access the Behr color schemes on the [mveahoa.com](http://mveahoa.com) website. Visit the home page and access the tab, Paint Schemes.

The access to Dunn Edwards and Vista Paint color selections by using the links to their websites are also listed on this website page.

Please be aware that submission of an Architectural Application (no fee) is required for exterior painting, even if repainting the existing color from an old preapproved selection or one of the new MVEA schemes. The Committee continues to meet weekly and will turnaround the application very quickly.



### TREE TRIMMING & LANDSCAPE

The Tree Trimming for 2016/2017 continues. Artistic Landscape would expect to finish by the end of February and will be moving into Increments 2 and 5 in January and February. Artistic Maintenance’s tree division was engaged by the Landscape Committee during the Spring and Summer months to provide an updated tree inventory for the Association. The MVEA Common Area slopes and greenbelts have over 7000 trees and more than 100 different species. Costs for the trimming vary from year to year, depending upon if the large Pines along Alicia, Margarita Parkway and Melinda will be included; and how many of the large Sycamores will be trimmed. Generally, the expense is approximately \$100,000 per year.

The Landscape Committee has started doing weekly inspections by Increment and will continue through the Winter months expecting to view and renovate slopes areas as needed. The Association continues to lose mature mid-slope shrubs due to the drought. Normal seasonal irrigation schedules are just not enough to leech away the salt build up along the root systems, causing many of these plants to fail.



# Board Meeting Dates

The Board of Directors usually meet 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 fourth quarter of 2016:

**Thursday, January 19**

**Thursday, February 16**

**Thursday, March 16**

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](http://www.mveahoa.com).

Your community manager is Stephen Stanton available by phone at 949-450-0202 ext. 2110 and email, [sstanton@actionlife.com](mailto:sstanton@actionlife.com). The manager's assistant and administrative support team is led by Rebekah Drake at ext. 2202 and email address, [Managerassistant@actionlife.com](mailto:Managerassistant@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.



## ACTION PROPERTY MANAGEMENT NEWS

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 direct them to use this P.O. Box.

Visit the homeowner's VIVO portal, <http://www.vivportal.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.

### Email Consent Form

In an effort to reduce costs to cut waste and preserve resources, MVEA and Action Property Management are offering email delivery of required statutory disclosures, such as the Annual Budget & Policy Statement and the Annual Audit. Homeowners who want to receive electronic mailings of Association disclosures will need to fill out and sign the Email Delivery Consent Form. You may request the form by calling Action Property Management or downloading it from the website, [mveahoa.com](http://www.mveahoa.com), under the Documents tab.

### Electronic Statement Option

The Mission Viejo Environmental Association through Action Property Management offers an optional electronic statement program. Homeowners who sign up for this service will receive email 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 the new website, <http://www.vivportal.com>, and opt in for electronic service.

### ACH Payments

Homeowners may sign up for automatic assessment payments through a debit system using an Automated Clearing House (ACH) which will debit or "sweep" the assessment amounts each quarter from your designated bank account and pay your Association's account with the deposits. There is no charge for this service. It is an easy and no stress way to pay the quarterly assessment. Forms and applications are now available for submission through the new homeowner portal, <http://www.vivportal.com>.



## 2016 BOARD OF DIRECTORS

**Bill Ernisse, President/Treasurer**  
**Gene Rogers, Vice President**  
**Dan O'Connor, Treasurer**  
**Bryan Beardsley, Secretary**  
**Deborah Currie, Member at Large**

## INCREMENT DELEGATES

**Increment #1**  
**Ms. Peggy Russo**

**Increment #2**  
**Mr. Josh Nessa**

**Increment #3**  
**Ms. Deborah Currie**

**Increment #4**  
**Mr. Frank Fossati**

**Increment #5**  
**Ms. Connie Beardsley**

**Increment #6**  
**Mr. Gerald (Jerry) Henberger**

**Increment #7**  
**Ms. Donna Bourassa**

**Increment #8**  
**Mr. Robert Horn**

**Increment #10**  
**Mr. Richard Florence**