



the Neighborhood

ISSUE #37

MVEA COMMUNITY NEWSLETTER

SPRING 2019



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President's Message

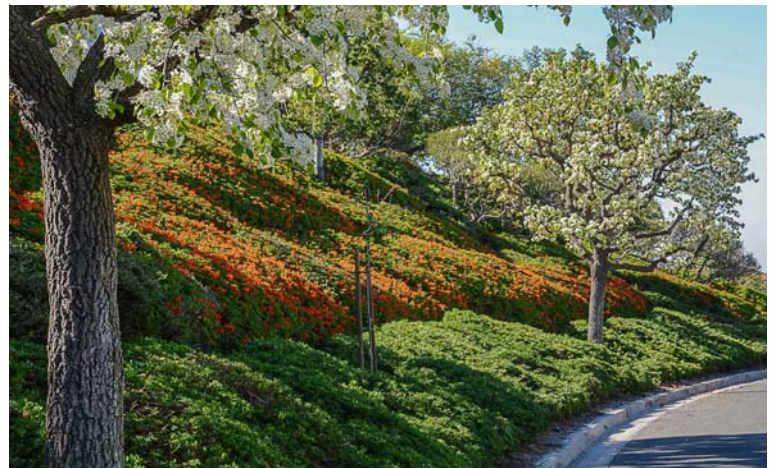
As we enter the 42nd year of the Mission Viejo Environmental Association, I am honored having been re-elected by our HOA Delegates and selected by my peers to serve as your president this year.

We are a team. I wish to express my thanks to the 16 Delegates and Committee members for their volunteer service. Their combined efforts make it easier for the Property Manager and the Board to oversee the landscape maintenance, water conservation and homeowner improvements in our association. As MVEA homeowners we have a huge stake in our properties which might be our largest asset. Acknowledging that our homes and greenbelts are aging, our neighborhoods need to be well groomed to protect our home investments especially as we compete with our neighboring cities real property valuations.

Serving on the landscape committee for the past two years continues to be a very educational experience as we walk the slopes behind many of our 2,892 homes. The volunteer Landscape Committee members are dedicated to making sure that the landscape conditions meet our expectations. Our goal is to do our part to maintain the care of our 230 acres of greenbelts, shrubs and trees.

Over the past year the architectural committee, led by Bryan Beardsley, reviewed 353 applications ranging from landscape modifications to exterior painting, new roofs and the addition of swimming pools. As the last tract of homes in MVEA were built nearly 40 years ago, we recognize the need to perform maintenance. To that end, let me point out that there is a requirement to submit applications for said work to the Architectural Committee before commencing any project. Simply download the application as found on our web site and submit the required documentation for approval. www.mvea.com

As we enter the New Year, I have joined the Architectural Review Committee better known as ARC. One area that we will be monitoring is the completion of ARC approved projects to make sure the homeowners comply with the approved documentation as well as dates of completion.



Due to our Term Limits rules Bryan Beardsley has completed his 4 years on the Board where he served as our Secretary. For his service and leadership, especially as Chairman of the ARC, let me extend a sincere thank you for his contributions and participation.

Our Budget and Finance committee is tasked to make sure our MVEA funds are safely invested and that our reserves remain high for any unexpected emergencies. At the conclusion of 2018 our reserves were funded at 101.03%.

Around 87 percent of our reserves are invested in fully insured 12-24 month CD's that are earning between 2.00% and 2.85%.

If you have any specific MVEA concerns simply contact our Senior Community Manager, Tiffany Kaldenbach, at the Action Property Management office. That number is (949)450-0202. Her email is tkaldenbach@actionlife.com. Official communication should be directed to her at Tiffany Kaldenbach, Action Property Management, 2603 Main Street, Ste 500, Irvine, CA 92614

For questions regarding our CC&R's, Architectural Applications and Community Landscaping schedule, let me suggest going to our association website www.mveahoa.com.

Larry Gilbert, MVEA President

MVEA COMMITTEES & CHAIRS

During their January meeting, the Board of Directors appointed chairs and volunteers to fill the Association's Committees for 2019. The governing documents provide for two standing committees: the Architectural Review Committee and the Landscape Committee. During past years the Board has established and chartered other committees to assist with the work of the Association.

The **Architectural Committee** usually meets on a weekly basis to review and approve all submissions for exterior lot improvements. Board Member, Kerry Russell, agreed to chair the committee. Assisting as volunteer members are Larry Gilbert and Peggy Russo.

Board Member, Joe Tully, agreed to chair the 2019 **Landscape Committee**. The Committee meets regularly to inspect the slopes and greenbelts and review any homeowner Common Area landscape requests. They approve all landscape plant installations and manage a budget of almost \$200,000. Assisting as member volunteers are Peggy Russo and Deborah Currie.

The **Water Conservation Subcommittee** established in 2008 meets monthly with Artistic Maintenance, the Association's landscape vendor, to review MVEA's 92 water bills and all irrigation related expenditures. The WCSC makes recommendations to the Board on water savings techniques and technology. Frank Fossati chairs the Committee. Assisting as member volunteers are Nathan Adams, David Collins, Daniel O'Connor and Joe Tully.

The **Contract Review Committee** is chaired by Board Member, Donna Bourassa. The Committee reviews annual contracts with the Management Company and Landscape as directed by the Board. Assisting as member volunteers are Connie Beardsley, Leslie Danielson, Richard Florence, Frank Fossati, Larry Gilbert, Kerry Russell and Peggy Russo.

The **Budget and Finance Committee** chaired by Treasurer, Donna Bourassa, meets in September to review the Reserve Study and Management's draft budget. They make budget and allocation recommendations to the Board of Directors for the upcoming Fiscal Year. Assisting as member volunteers are Matt Doretti, Frank Fossati and Larry Gilbert.

The **CC&R's Review Committee**. Frank Fossati continues to chair the committee this year to finish the work started in 2017 and to review and make recommendations for potential changes to the governing documents. Assisting as member volunteers are Donna Bourassa, Debra Currie, Richard Florence, Robert Horn, Peggy Russo and Joe Tully.

The above Committees perform an important service for the Board of Directors. The Association depends upon the load they carry and the work they accomplish. The MVEA community is indebted to these volunteers. A sincere thank you to all those who diligently work on these committees. If you are interested in serving on one of the committee's above please take a moment to fill out the Committee Volunteer Form for Board review and consideration. Please contact Action Property Management to request a copy of this form.



SMWD Water Rate Increases

Irrigation water information. MVEA is served by two local water agencies. They are the Moulton Niguel and Santa Margarita Water Districts, (SMWD). All homeowners served by the SMWD received a Notice of Public Hearing that is to be held on March 25, 2019 at 7:00pm at the SMWD Board Room located at 26111 Antonio Parkway, Las Flores, CA 92688.

Based on that proposed rate increase, Landscape Chair Joe Tully, Water Conservation Committee Chair, Frank Fossati and President, Larry Gilbert met with Sandra Jacobs, president of the SMWD Board, to discuss the proposed increases. I.e. To irrigate our association we have 82 two inch meters. The fixed monthly increase on those meters is increasing by 34%. When combined with the increase in variable meter and fixed costs we are facing a \$70,000 unplanned expenditure this year.

As homeowners we take a double hit. Our own meter and water costs are also increasing where we may be paying an additional \$10 per month directly to the SMWD.

Sandra informed us that this increase "is not paying for new water and sewer development in Ladera, Talega, Sendero or any of the new developments in Rancho Mission Viejo. These fixed fee increases are necessary costs for operations, facilities and capital improvements in our Mission Viejo area, and for regional facilities that MV's residents will benefit from."

As availability and cost of water is unpredictable we simply do not know what lies ahead in regards to future cost increases.

Larry Gilbert, MVEA President



Rabbit Control

Animal Pest Management has been hired by the association to try and control the increasing rabbit population throughout the community on the common area slopes and greenbelts. Per the City of Mission Viejo the following notice was required to be posted onsite on the community bulletin board:

“A licensed pest management company conducts regular rabbit control using an air rifle/pellet gun. This method of rabbit control was considered and approved at a noticed public meeting held on November 27, 2018 by the Mission Viejo Environmental Master Association. Comments, concerns and/or questions should be directed to the Mission Viejo Environmental Master Association or Property Manager at Action Property Management.”

If you have any questions or concerns please email Senior Community Manager, Tiffany Kaldenbach, at tkaldenbach@actionlife.com or call 949-450-0202.



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 for the area is intact and irrigation 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. We strongly encourage you to place a garden hose in one of the collection areas and determine if the water drains to the street and curb. 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. Landscape material in this area should not encumber or encroach upon the wall.

Holiday Lighting & Decorations

Holiday lighting and decorations are permitted without ARC approval from November 1st through January 31st only. The deadline to remove all holiday lighting/décor was on January 31st. If you still have holiday lights attached to the exterior of your home or installed in your front yard please be sure to remove them immediately.

Trash Can Enforcement

Please don’t forget that trash cans must be stored out of sight when not being serviced. Which means you must store your trash cans behind your fence/gate, in your garage or rear yard so they are not visible from the street or common areas following the scheduled service pickup. Thank you for your anticipated cooperation.

Common Area Irrigation

The most frequently reported issue to Management from homeowners is regarding irrigation issues. The best way to report leaky valves or broken sprinkler heads is to call Community Care at **949-450-0202**, and report the item directly or email **CCGeneral@actionlife.com**. Phone calls or emails notifying the Community Manager of the problem will delay the response time. The Community Care representative is trained to create the work order immediately and ensure the vendor is contacted to correct and repair the problem. MVEA’s landscape vendor, Artistic Maintenance, has two full time irrigators onsite; and in most instances they are able to correct the problem within 24 hours.

While management and the landscape vendor are constantly on the alert for trouble in the irrigation system, many eyes are better than just a few. The irrigation system is generally set to run during the evening and early morning hours. If you observe the system on during the day, it is likely because the system is being tested and inspected or a newly planted landscape material is getting additional water to promote growth.

If the observation is after regular working hours or on weekends, both Action Property Management and the landscape vendor, Artistic Maintenance, have procedures for getting the information to an after-hours “on call” representative who can address the problem. Call the Action line **949-450-0202** and follow the instructions for placing an emergency call.

ARCHITECTURAL REVIEW AND APPROVAL PROCESS

The ARC’s purpose is to maintain the architectural character and visual unity of the community. Mission Viejo city permits are required for any structural and gas/electrical engineering projects.

The Architectural Review Committee usually meets on a weekly basis and generally turns applications around within a few days. A partial list of items that require architectural applications are exterior painting, artificial turf installation, landscape or hardscape renovations, vinyl window installation, solar panels and re-roofing, pools and driveway expansions. Please keep in mind that storage sheds are exterior modifications and homeowners are required to submit an application and receive approval prior to the project or installation.

MVEA BOARD MEETING & NEWS ITEMS

The Board of Directors meetings are 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. The list of meeting dates for the second quarter of 2019 are:

Thursday, April 18th
Thursday, May 16th
Thursday, June 20th

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 is the designated place for posting all general notices to the Membership as required by the Davis-Stirling Act. The agenda is also posted on the MVEA website, www.mveahoa.com. If a meeting is cancelled advanced notification will be posted on the community website and the community bulletin board.

If you have any questions or concerns please do not hesitate to contact Community Manager, **Tiffany Kaldenbach** by phone at 949-450-0202 and email, tkaldenbach@actionlife.com. The manager's assistant and administrative support team is led by **Rebekah Drake** at ext. 2202 and email address, Managerassistantsoc@actionlife.com. Any official communication from members should be sent to Tiffany Kaldenbach, 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 phone number is 949-450-0202 and 1-800-440-2284. **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 PO Box.

Electronic Statement Option

The Mission Viejo Environmental Association through Action Property Management offers an optional electronic statement program. Homeowners may sign up for the service and receive electronic mailing of their quarterly assessments. Owners may pay the assessment in any manner they choose; but would not receive a US Post Office delivered invoice. You may visit the new website, resident.actionlife.com and opt in for electronic service.



2019 BOARD OF DIRECTORS

Larry Gilbert, President
Joe Tully, Vice President
Donna Bourassa, Treasurer
Matt Doretti, Secretary
Kerry Russell, Member at Large



INCREMENT DELEGATES

Increment #1
Peggy Russo

Increment #2
Shannon McClure

Increment #3
Deborah Currie

Increment #4
Frank Fossati

Increment #5
Connie Beardsley

Increment #6
Gerald (Jerry) Henberger

Increment #7
Donna Bourassa

Increment #8
Robert Horn

Increment #10
Richard Florence