

the Neighborhood



MVEA COMMUNITY NEWSLETTER

WINTER 2022

Annual Meeting of the Delegates

The Annual Meeting of the Delegates is scheduled for Thursday, January 6, 2022, at the Norman P. Murray Center, 24932 Veterans Way, 5:00 p.m. The 2022 increment Delegates will meet to elect two Directors for a two-year term. Currently there are three candidates running. The Board will meet on January 20, 2022 to determine who will serve in which specific officer position. The results of the election will be posted to the Association's website, mveahoa.com and the Antela/Lovios bulletin board after the Annual Meeting.

2022 Delegates Elected in October 2021

The Increment Delegates were elected in October 2021 by ballots of homeowners in their respective Increments. The Delegate term of office starts January 1st and runs through December 31st. Congratulations and thank you to all you volunteers who perform a valuable service for the community and your neighborhood. The 2022 Increment Delegates are as follows:

Increment #1, Dwayne Ihde
Increment #2, Nicole Bliss
Increment #3, Deborah Currie
Increment #4, Frank Fossati
Increment #5a, Connie Beardsley
Increment #5b, Susan Downing
Increment 6, Marie Whitehouse
Increment #7, Joseph M. Tully III
Increment #8, Robert Horn
Increment #10, Richard Florence

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 may also represent their 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.

ANNUAL NOTICE OF ADDRESS, REPRESENTATIVE AND RENTAL STATUS

If you use an offsite address, including a PO Box, as a mailing address for MVEA mail such as quarterly assessments, audits, budget and annual reports, letters, special notices, it is especially important to comply with Civil Code 4041. If the owner fails to provide written notice to the association on an annual basis the last known address provided by the owner in writing, or, if none, the property address shall be deemed to be the address to which notices are to be delivered. The Civil Code requirement provides all owners will annually notify their Association of the following:

- Their address or addresses to which notices from the Association are to be delivered.
- Any alternate or secondary address to which notices from the Association are to be delivered.
- The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence.
- Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.

While this is not a major consideration for owners who reside at the property and want their mail to continue to be sent to that address; it will certainly be a troubling problem if an offsite owner moves and fails to notify Management of their new mailing address and stops receiving quarterly assessment notices, late notices, fees and liens for nonpayment. This is not an Action Property Management requirement or a Mission Viejo Environmental Association requirement; it is a Civil Code requirement effective January 1, 2018 by the State of California.

Homeowners are now able to use the resident.actionlife.com site and complete the form to comply with the requirement. If you are not registered, please go to the site and register. You will need to know your 12-digit account number. If you are uncertain of the account number, call or Community Care at (949) 450- 0202, or email CCGeneral@actionlife.com.

REMINDERS & GENERAL USE RESTRICTIONS

Holiday Lighting & Decorations

Holiday lighting and decorations are permitted without ARC approval from November 1st through January 31st only. Please make sure all holiday decor is removed from the property by January 31st.

Bird Feeders & Managing Pests

Bird feeders are a great way to enjoy a bit of the outdoors from the comfort of your own home. Many, though, do not realize that in inviting birds to your home, you may also be inviting other pests such as ants, mice, rats, raccoons, opossums, and squirrels. Here are a few helpful tips that can deter those pests from wreaking havoc on your bird feeders and hopefully get you back to enjoying your bird feeders as they were intended.

- **Isolate the Feeder** - Place the feeder away from the fence line or trees and keep it as far away from your home as possible. Please do not place your feeder on the associations slope.
- **Baffle Them** - Baffles attach to the stand and come in various shapes and sizes. They all serve the same purposes which is to keep pests out of feeders. The larger the baffle the better. If small rodents such as mice or rats are your only problem, you should consider adding PVC piping around the pole of the feeder to make it slippery for them to climb.
- **The Right Seed** - Birds are often picky eaters. Using a quality seed mix can help the birds to not waste thereby reducing the temptation for rodents
- **Store Smart** - Ensure that your extra bird seed is properly stored in a airtight rodent proof container.
- **Catch Fallen Seed** - Tray feeders are useful and can be added to your pole-mounted bird feeder. Food on the ground is free pickings for rodents of all sizes. The less food on the ground means the less you will see them around your property.

Governor Declares Drought State of Emergency

On October 19, 2021 Governor Newsom issued a state of emergency. Proclamation effectively expanding the drought emergency statewide. The proclamation follows the Governor's July 2021 executive order, which called upon California residents to reduce water use by 15%. With that said, homeowners are still required to maintain (mow, edge, remove weeds or dead plant material) their front and rear yards in a neat appearance. Homeowners are still required to submit an Architectural Application along with detailed design plans for associations Architectural Committee review and decision first if it's your desire to renovate your yard and go drought tolerant or install artificial turf.



Pro Forma 2022 Budget & Annual Policy Statement

The 2022 Budget was distributed to homeowners along with the required Annual Policy Statement. The Annual Policy Statement is a compilation of disclosures and documents including: the current Reserve Fund Summary; the Association's Fine Schedule; Summary of the Architectural Review policy; and miscellaneous other disclosures that are required by State law to be distributed to all homeowners annually. Don't forget to make the necessary changes to your online bill pay to reflect the new quarterly assessment amount for 2022.



MVEA BOARD MEETING SCHEDULE

The Board of Directors meetings are typically held on the third Thursday of every month at 7:00 p.m. at the Norman P. Murray Center, 24932 Veterans Way, in Mission Viejo. Meeting times/dates are subject to change. Please check the MVEA website or Action Property Management Resident Portal for frequent updates. Homeowners may address the Board on any association related topic during Open Forum. Below is a list of upcoming meeting dates:

- Thursday, January 20th
- Thursday, February 17th
- Thursday, March 17th

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 #5a 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 Action Property Management Resident Portal. If a meeting is cancelled advanced notification will be posted on the community website and the community bulletin board.



ACTION PROPERTY MANAGEMENT

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.