



the Neighborhood

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MVEA COMMUNITY NEWSLETTER

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MVEA PRESIDENT'S MESSAGE

- DONNA BOURASSA

Every January MVEA's delegates, better known as our neighborhood volunteers, vote to elect a board of directors. This past January, I was elected to be MVEA's president. The past three years I served as the Treasurer with a dedicated group of individuals who strived to accomplish the many goals that had been set. We achieved our goals. Our new board is committed to continue maintaining, enhancing and beautifying our landscape environment while keeping our finances healthy and sound.

"Our new board is committed to continue maintaining, enhancing and beautifying our landscape environment while keeping our finances healthy and sound."

To achieve our goal of keeping the MVEA community one of the best neighborhoods to reside in, we first must have a group of homeowners who take pride in their homes by maintaining and upgrading their surroundings, who also are responsible for paying their assessments in a timely fashion, and who respect and consider their neighbors. Thank you for being all of the above!

The delegates also voted to accept the revisions and modifications of our CC&Rs. The need for the clarification of our CC&Rs had been realized while the past boards found some issues confusing and challenging. To resolve these issues, the CC&R committee met with our legal counsel, **Dirk Petchul**, to help streamline these issues. You should have

received recently a CD copy of the document.

With our national economy struggling, here in Mission Viejo we also feel the pain. Some of our neighbors are experiencing the fallout from layoffs, business closures and real estate challenges to name a few. We must take these factors into account while attempting to maintain the status quo. Our **Water Conservation Committee**, for example, using their talent in state of the art technology and perseverance, saves MVEA many thousands of dollars. With low interest rates continuing to fall, we must diligently explore ways to preserve and conserve our reserves! In order for our slopes and Common Areas to be continually maintained and upgraded, our **Landscape Committee** with past and new members find ways to cut costs, being ever so mindful of our budget.



Our new Board accepts the challenges of keeping our community fiscally sound, while maintaining the beauty that surrounds us called, MVEA. Without the help of you, the homeowner, our elected/nonelected volunteers, our dedicated property manager, **Stephen Stanton**, and **Bemus Landscaping**, and all those behind the scene, this would not be the most successful HOA in Mission Viejo! I invite you to join us at a HOA meeting, you might just find it interesting, and who knows you may just have fun!

Ms. Donna Bourassa
President - MVEA



2013 BOARD OF DIRECTORS

At the Annual Meeting of the Delegates on January 3, 2013, three Board members were elected to new terms of office for two years each. **Peggy Russo** was reelected and is serving her second elected term of office; and Directors **Bill Ernise** and **Bill Aitken** were elected and are serving on the Board for the first time.

Immediately after the Election an Organizational Meeting of the new Board was held to determine who would serve in the officer positions. **Donna Bourassa**, serving her fourth year on the Board, was elected President; and **Joe Tully** also serving his fourth year was elected as the Association's Vice President. Joe also serves as Chairman of the Landscape Committee. **Bill Ernise** will serve as Treasurer; Bill is also the Delegate representative from Increment #7. **Peggy Russo** will act as the Association's Secretary and **Bill Aitken** will serve as the Member at Large. Bill is also a volunteer member of the Water Conservation Subcommittee.

MVEA BOARD MEETING & NEWS ITEMS

Solar Powered Irrigation Controllers

In an effort to continue to save on utility expenses and to conserve energy the Association has agreed to install 14 solar powered irrigation controller systems. The solar powered units will replace Southern California Edison meters and the objective is to save on electrical expenditures in this and future years.

CD Mailing to MVEA Membership on CC&Rs

Management has just recently mailed a compact disc containing the newly approved 4th Restatement of the Association's CC&Rs. Many of the amendments were of an administrative nature like the management agent being allowed to provide a notarized signature on certain documents and the Board being allowed to invest in a Certificate of Deposit for more than a 12 month period. The most widely debated item was the new provisions regarding storage of RVs in the community. See the accompanying article in another section of this newsletter for more information this item.

Annual Audit

The accounting firm of *Inouye, Shively and Longtin* was awarded and is currently compiling the numbers from the financials records of 2012. The Annual Audit will be distributed with other required disclosures to the membership during the month of April.

MVEA, CC&Rs & STORAGE

There are 2892 properties inside 9 Increments that make up the Mission Viejo Environmental Association. During an inventory of properties a few years ago it was observed that approximately 70 properties stored either a boat or a recreational vehicle along a side yard lot. The CC&Rs prohibited the storage of these and other types of vehicles if they were visible to other lots. When the Board of Directors tried to enforce this CC&R restriction an emotional debate ensued on whether it was a restriction that could now honestly be enforced after 25-30 years of allowance and non-enforcement. Indeed, many owners reported that they had received approval from the Developer, or the Architectural Review Committee, or prior Boards to store and shelter the vehicle (or boat). After considerable research on the topic that included: a lengthy recommendation from a committee of bipartisan owners; discussions and a review of City codes on the issue; multiple meetings with the Association's general counsel, and a few different re-writes of the CC&R provision regarding such vehicles; a new Article IV, Section 5, Vehicles was presented to the membership for comment and in January of this year voted on and adopted by the Increment Delegates. The new provision allows for the storage of Recreational Vehicles with certain conditions and restrictions, mostly regarding the amount of the vehicle that is visible to the street and sidewalk.



The conditions that will apply are that the vehicle must be "substantially" screened from the street: the bottom 6 feet of the vehicle must be entirely screened; and less than 50% of each side must not be visible. The visible portions of the vehicle must not contain graphics or signs that "unreasonable" detract from the wholesomeness and attractiveness of the community. The visible portions of the vehicle must be of a color that is not unreasonable or detrimental to the appearance of the surrounding area. It will be the Board of Directors that will determine if the RV complies with the requirements. The Board may consider the use of a tarp or an appropriate vehicle cover to shield portions of the RV from view of the street or other Lots. The RV and the manner of its storage must comply with City requirements and if requested by the Association the owner must provide evidence of such compliance.

COMMITTEES AND THEIR VOLUNTEER ROSTERS

During their January meeting, the Board of Directors appointed chairmen and committee volunteers to fill the Association's Committees.

The Architectural Review Committee will be chaired by Board Member, *Bill Ernisse*, with members *Deborah Currie-Teele*, Delegate from Increment #3, and *Kevin Harper* volunteering from Increment #8. Alternates to the 3 person committee are *Bill Hunt*, Delegate from Increment #1 and *Peggy Russo*, Board Member and past Chair of the committee. The Committee meets on a weekly basis to review and approve all ARC applications. Their weekly meetings are responsible for the timely turnaround of all applications.

The Landscape Committee is chaired for the second year by Board Member, *Joe Tully*. Appointees to the committee are: *Joe Holtzman*, *Margie Hartford*, *Deborah Currie-Teele*, and *Linda Wilkes*. The Committee meets on a regular monthly schedule with Common Area slope inspections during the week.

The Water Conservation Subcommittee is chaired by *Frank Fossati* with members *Joe Holtzman* and *Bill Aitken*. The Subcommittee meets monthly and makes recommendations to the Board on water savings techniques and technology. The Committee has been responsible for bringing an over \$400K expenditure on slope irrigation in 2008 to under \$300K in 2012!

The Contract Renewal Committee is once again chaired by *Donna Bourassa*, Board President, with *Frank Fossati* and *Joe Holtzman* as members. The Committee reviews renewable annual contracts with Management and Landscape.

The Budget and Finance Committee is chaired by Board Treasurer, *Bill Ernisse*, with *Donna Bourassa*, *Joe Holtzman* and *Frank Fossati* as members. The Committee meets to review the Reserve Study and makes budget recommendations for the upcoming Fiscal Year to the Board of Directors.

The Committees perform an important service for the Board of Directors and the Association depends upon the load they carry and the work they accomplish. The community thanks all the volunteers who offer their time and energy to serve on the Committees.



ACTION PROPERTY MANAGEMENT NEWS

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. This 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 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 they are sending to this address and no other.



Recent Tree Trimming

REMINDERS & GENERAL USE RESTRICTIONS

Mail Boxes

All mail boxes elements, whether they are cluster boxes originally issued by the US Post Office or the shared post and cross bars that support usually two to four mail boxes, are the maintenance responsibility of the homeowners that are served by them. Please take a look at the condition of your post and box.



Some are the original installation from 30 years ago and have far exceeded their life expectancy and are now in dire need of replacement. Even a casual look at some of the aged wooden elements will show how drastically this very visible element downgrades the curb and sidewalks. If your mail box is in this deteriorated category, please make arrangements to upgrade as soon as possible.



All mail boxes on the same post and cross bar system should be the same color, size and style of address numerals to maintain the uniformity and the aesthetic of the system. A genuine thank you to those homeowners who have recently installed new mail boxes and posts.

The Architectural Review Committee

The ARC reviews all architectural submissions and 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. **Please be reminded that all exterior painting projects require written approval of the colors prior to work commencing.**

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.

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 the Landscape Committee and Management want to recognize two MVEA homes for their exterior upkeep.



The 23031 Tiagua property in Increment #7 has a sweeping stairway and a three stepped planter which complement the attractive stone work along the side entry. The house and roof color are also tied into the earth tone color combinations. Thanks to owner Ms. Rebecca Garcia for keeping the property so well balanced and maintained.



In Increment #2 the property at 21892 Viso Lane has an attractive front slope sidewalk planter that uses boulders to accent the bronze Flax and Grasses. Thanks to owners, Brian and Lai Ting Yau for always keeping the area weeded and well maintained.



2013 BOARD OF DIRECTORS /OFFICERS

Donna Bourassa, President
Joseph Tully, Vice President
Bill Ernisse, Treasurer
Peggy Russo, Secretary
Bill Aitken, Member at Large

2013 INCREMENT DELEGATES

Increment #1, Bill Hunt
Increment #2, Margie Hartford
Increment #3, Deborah Currie-Teele
Increment #4, Frank Fossati
Increment #5, Connie Beardsley
Increment #6, Dale George
Increment #7, Bill Ernisse
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 first quarter of 2013:

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