



the Neighborhood

ISSUE #15

MVEA COMMUNITY NEWSLETTER

SUMMER 2013



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MVEA PRESIDENT'S MESSAGE

- DONNA BOURASSA

As summer approaches with its' warm sunny days and cool evenings, we find ourselves spending more time enjoying all of what our community has to offer. MVEA's pathways are surrounded by flowering trees and shrubs on well-maintained slopes. And, because of the care and dedication by our Landscape Committee, Bemus Landscaping, Stephen Stanton our property Manager, and you, our home values continue to rise.



In order to maintain and increase our property values it takes each homeowner's commitment to improve and enhance their individual property. Working together, neighbor to neighbor makes for a desirable community. Whether you are considering removing your old wood shake roof, painting the exterior of your home, or taking on a new landscape look, don't forget to see if an ARC application is needed, it can save you a lot of hassle, and money.

At this time last year, MVEA's Board of Directors had batted down a location for our Association's Annual Homeowners Get Together. This Fall event enables homeowners to meet their Increment Delegate and Board Members to learn more of what the Association is doing for the betterment of their community. This year has brought a few challenges in finding a location that can provide space and be cost effective now that Tortilla Flats has closed. We are still researching the possibilities of other properties that may fulfill MVEA's requirements. We will keep you informed of our progress as the time nears.

Remember each of you are invited to attend the Board meetings whether to share a concern you may have, or just to keep informed, MVEA belongs to you, so come and join in.

Have a safe and wonderful summer.

Ms. Donna Bourassa
President
MVEA

WANTED DEAD NOT ALIVE!

There are two unwanted plants that have made inroads on the association's slopes and greenbelts; Morning Glory and the Asparagus Fern. Invasive plants are non-native plants infesting the ecosystems of our slopes. These plants are introduced into the landscape by being planted as ornamentals in pots and gardens by some homeowners. Once invasive plants are established, they survive and spread onto the association's slopes, crowding and covering other vegetation. Invasive plants damage our slopes and green belts by taking over and killing existing plants. Your association spends thousands of dollars each year to protect your slopes from the damage these plants cause. Please consider replacing these "unwanted villains" with friendly noninvasive plants.



Morning Glories

This weedy vine will twine all over the slopes, covering the ornamental plants to the point of smothering them. It is usually introduced by seed or invasive roots from resident's homes. Its success as a weed lies in its thick fleshy roots which travel long distances just

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MVEA BOARD MEETING & NEWS ITEMS

ANNUAL AUDIT DISTRIBUTED TO MEMBERS

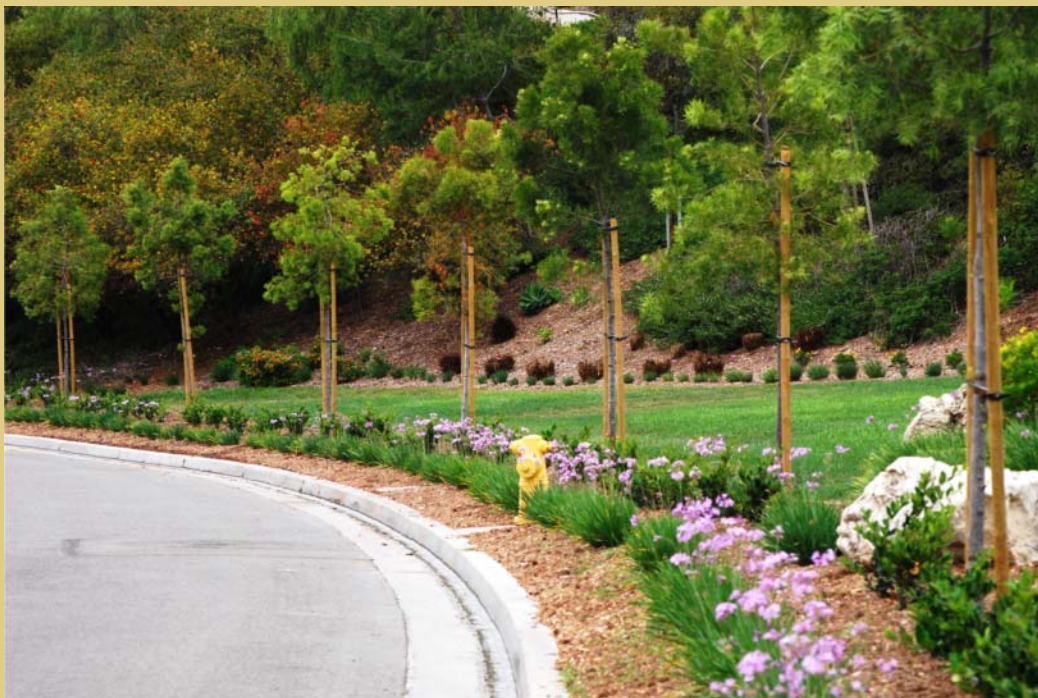
The Association recently mailed out the 2013 Annual Audit with MVEA Enforcement & Fine Policy and a Summary of Architectural Control Procedures. All items are required annual disclosures to the membership. This was the second year the mailing was done using a compact disc providing the information. With 2892 homes in MVEA and approximately 14 pages of material the Association saved more than 40,000 pages of paper. However not everyone uses a computer or wants a CD or electronic copy and if you request the items from management a hard copy will be sent. Very pleased to report that less than 10 owners requested hard copies this time around. When the CD mailing format was used for last year's Budget, approximately 30 owners requested a hard copy.

ARCHITECTURAL REVIEW COMMITTEE TAKES ON EXTERIOR COLOR CODES

The ARC is currently working to review and update the exterior paint color palette by contacting the local paint manufacturers and distributors to ensure that the color names and stocking codes are still accurate for the approved color schemes used in MVEA. The ARC had recently become aware that some manufacturer's color codes were no longer valid even though the color was still available. At one time a few years ago all the major Mission Viejo paint distributors had a binder available that residents could ask for and to assist them in identifying and selecting an MVEA approved color scheme. The ARC's intention is to work with these local distributors to reestablish this service and ensure that new binders are available for MVEA residents and if possible to provide access of the approved colors by distributor website. Thanks to the ARC volunteers, Bill Ernisse, Deborah Currie-Teele and Kevin Harper, for not only meeting every week and ensuring that owners receive a quick turn around on their architectural applications; but for taking on this exterior color project.

LANDSCAPING UPGRADE IN INCREMENT 7

The Landscape Committee has recently finished a major upgrade and renovation along the large greenbelt area at Labrusca in Increment 7. The new trees are Podocarpus trees also known as a Fern Pine. The trees are evergreen and their installation has already given a statelier look to this greenbelt. Rows of Society Garlic and Ligustrum make up the ground cover and should provide complimentary color for the area. The new installation should deter and prevent the annual joyriding pranksters from making tire circles in the soft wintry turf of this community park area.



OWNER LANDSCAPE PROJECTS

One of the most satisfying and rewarding improvement projects is to design and implement a new landscape plan for the front and rear yards. Please submit an architectural application prior to proceeding with these projects. When front yard landscaping is removed and just a barren plot of dirt remains, it is pretty easy to check the MVEA ARC log to determine if plans were submitted for that address. Even if it is new turf replacing old; submit the application and outline what your plans are. If the application was not made, you will most likely receive a Cease & Desist letter. This is the formal manner in which the Association follows up on its obligation to administer and enforce the architectural process.

The only exceptions to this application requirement are listed in the ARC Guidelines for Landscape as: minor alterations to existing landscaping, such as replacement of dead turf or plants; installation of annual bedding plants/flowers; addition of up to five shrubs; and routine repairs to irrigation systems. Thank you to all those owners who work up a new landscape design for their homes and submit the application to the committee.

WANTED DEAD NOT ALIVE

(From page 1)

under the soil surface. Since morning glory is a perennial weed, control lies in removing the r



Asparagus Fern

The Asparagus Fern (not a real fern) is native to Southern Africa and is often grown in pots and used by florists. Its leaves are leaf like resembling hair or bristles and this plant grows in clumps that can be several feet long. Don't let this evasive weed fool you. Its small thorns prick and its berries are toxic!

*Joe Tully - Vice President & Landscape
Chairman, MVEA*

REMINDERS & GENERAL USE RESTRICTIONS

ARCHITECTURAL REVIEW AND WRITTEN APPROVAL

All owners need to be aware that, like virtually all homeowner associations, MVEA is an “architecturally controlled” community. What that means is any alteration or modification to the exterior of the property requires submission of an architectural application and subsequent written approval from the Association prior to starting the project. There is no charge for the application regardless of the project. There is a \$175 charge for an application made after the project has already started. Owners will find that if a permit is required from the City of Mission Viejo for any exterior projects like patio covers or balcony decks; the City will need to see the Association’s approval letter or form before they issue a work permit for the project.

The stated goal and objective of the architectural submission and approval process is to assure continuity in exterior designs which will preserve and improve the appearance of the community. Part of the application is a neighbor awareness form. It does not mean an adjoining owner has to approve and sign off on the project, but it does require that an adjoining owner becomes aware of the project and have an opportunity to discuss any impact it may have on his property. Some projects that are occasionally overlooked but do require an application are: exterior painting (even if it is to be the same color); landscaping upgrades; and storage shed installations.

The MVEA architectural application is available to download and print from the website. Click the Documents tab and look for forms. If you are curious as to the Association’s guidelines used to determine if your project is in keeping with approved materials, open and browse through the ARC Guidelines pdf.



ACTION PROPERTY MANAGEMENT NEWS

VIVO PORTAL AND HOMEOWNER SERVICE FEATURES

Visit the homeowner’s portal, VIVO, <http://www.vivportal.com>, and check your account balance, request a work order, email your community manager, sign up for auto payments on the quarterly assessment, or opt in for electronic billing.

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.

WEBSITE INFORMATION - MVEAHOA.COM

Visitors to the Association’s website, mveahoa.com, can click the tab, Reference Documents & Policies, and find the new CC&Rs available for review or download. 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 Association wants to recognize these homes for their exterior appearance and providing a beautiful aesthetic to their neighborhoods.

Via Porton, Increment 1

This home on Via Porton with its beautiful turf and rock gardens is always well cared for. The brick and stucco exterior with wooden support beams are always kept in the best of condition. From the rounded stone entry and crisp brick lines to curved planter wall and bonsai Black Pine, this home has a unique harmony and balance. Thank you to Bev Fulton for always maintaining the property with an artistic flare.



Labrusca, Increment 7

The three car garage and front balcony set with a rich stone facade are always noticed on Labrusca. The shaped shrubs, manicured garden, stone pillars topped with entry lights and well maintained post boxes make it one of the street's finest homes. Thank you to Jamie and Constance Makuuchi for the care and pride taken with their home.



Barlovento, Increment 7

This Barlovento home with the wide-sweeping stairway along the sidewalk and potted entry plants always seems to say "welcome". The brick steps and wall cap design match the Spanish tile roof and both compliment the soft white stucco exteriors. The shrubbery is beautifully shaped and always fresh garden colors make this one of the street's highlight homes. Thank you to owner Stanley Miller.



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, July 18th
Thursday, August 15th
Thursday, September 19th

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 ssanton@actionlife.com. The manager's assistant and administrative support is Selah Short at ext. 525 and email address sshort@actionlife.com.