



Mission Viejo Environmental Association

mveahoa.com

# the Neighborhood

ISSUE #16

MVEA COMMUNITY NEWSLETTER

FALL 2013



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## MVEA PRESIDENT'S MESSAGE

- DONNA BOURASSA

Just in case you are wondering what has been going on in our homeowners association since our last newsletter, well, MVEA's Board of Directors continues to operate within our budget figures in a positive and healthy direction. Water conservation methods are still being implemented, our reserves are strong and most of our homeowners continue to stay on track with their assessment payments.



As the Board President and past Treasurer, I am grateful to all of those who volunteer with me, in being diligent and in keeping this wonderful HOA as successful as it is. I am also grateful for the guidance and consistent support from our Community Manager and the Action team who are on the frontline whenever our homeowners need assistance. When you travel through the streets and pathways of MVEA's association, you see the beauty of the well maintained slopes, green belts, and trees. All of these are MVEA's assets. Our partnership with our landscape contractor, Bemus Landscape, continues the upkeep and management of these assets, and helps provide for higher real estate values. In order for all of this to work well, you, our homeowners also need to keep your homes in proper maintenance and compliance as well for all of our neighborhoods to keep their values. Let's all do our part.

As we enter into the fall season, like clockwork, we all know that school will begin; MVEA will host its annual "meet the board and delegates get together"; the Annual Delegate Election is scheduled; and of course, setting back your clocks! Speaking of MVEA's annual get together and celebration, it will be held on **Sunday, October 13th**, at the Arroyo Trabuco Golf Club in the Trabuco Ballroom Garden between 3:30-6:30pm. Please make certain you rsvp/register for this event, **you must be on the list to attend**. This is different than in the past so please make a note of this and act as soon as possible. There will be music, food, beverages and of course meeting your Board of Directors, Delegates and our Management. There will a raffle, a no-host bar and simply put a good time mingling with your neighbors. Oh! And for those of you who don't like your neighbors, you can always find some new ones!!

Remember, we have the most successful Homeowners Association in this City. It's because of you, those who volunteer, those who vote and those who show they care. Speaking for the entire Board of Directors, we look forward to seeing you at our annual event, to shake your hand and to hear your suggestions and ideas for a more successful homeowner's association. See you then!

Ms. Donna Bourassa. President MVEA

## SUNDAY, OCTOBER 13TH MVEA CELEBRATION & NEIGHBORHOOD UPDATE!

The Board of Directors invites all MVEA homeowners to a Community Celebration and Neighborhood Update planned for **Sunday, October 13th 3:30-6:30 p.m., at the Arroyo Trabuco Golf Club, 26772 Avery Parkway**. The Association's event will be held outside in the Garden Courtyard. Meet and greet your Board of Directors, the Increment Delegates, and Committee Members, who volunteer their time each month to assist in making decisions and providing input for work projects and ongoing maintenance throughout the Association. Learn what is going on in your neighborhood. Discuss, in an informal setting, the beautification plans for MVEA Common Area slopes and high traffic areas. Interact with the Board of Directors, Action Property Management and Bemus Landscape. A ranch style BBQ buffet will be served; door prizes will be raffled and given away.

**The Arroyo Trabuco GC requires a head count for the event to determine the number of tables and chairs, and the amount of food needed, so please register through the Association's website, [www.mveahoa.com](http://www.mveahoa.com), or call (949) 716-1225.**

# MVEA BOARD MEETING & NEWS ITEMS

## **MVEA 2014 Budget**

The Association's fiscal year runs from January 1 through December 31. One of the most important items the Board is presented with each year is to adopt and approve an annual budget and quarterly assessments. MVEA's Budget and Finance Committee typically reviews and fine-tunes Management's original budget draft and makes a recommendation to the Board for their formal approval. It is a State requirement that each owner receive a copy of the pro forma budget 30 days prior to the beginning of the fiscal year. The Board will approve the 2014 Budget at their October meeting and homeowners should expect their CD copy in November. Hard copies will be available to owners requesting them.

## **Delegate Elections scheduled for October 17th**

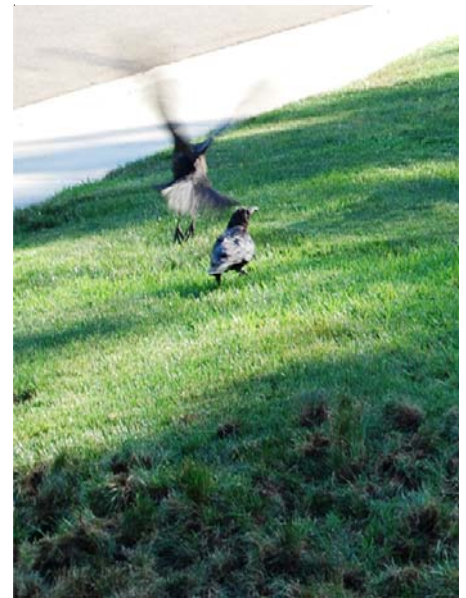
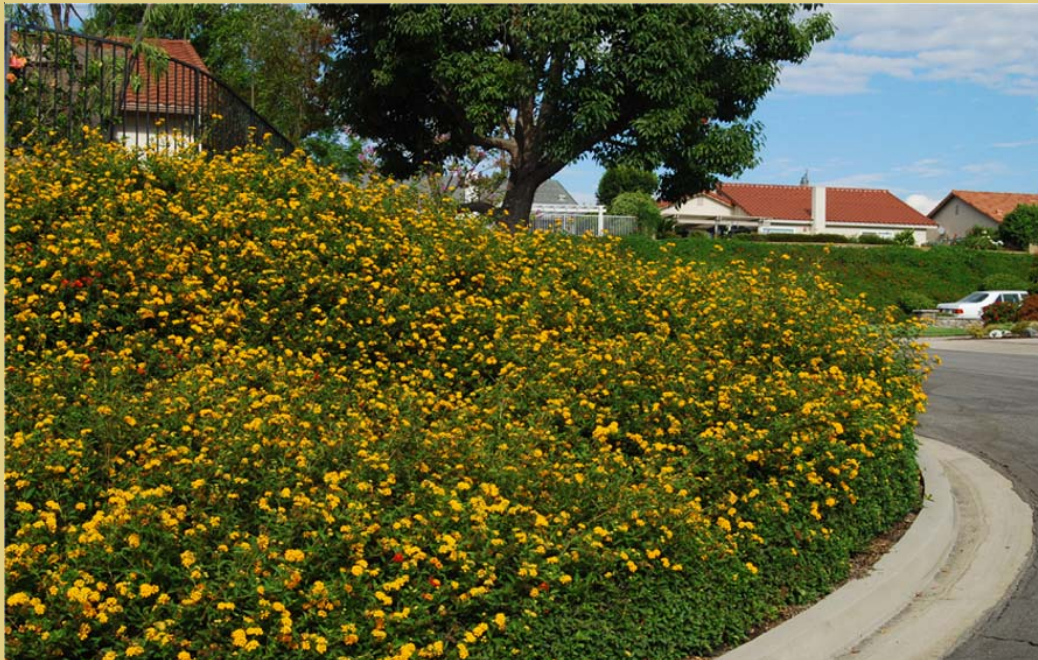
Management is preparing Ballots for the Increment Delegate elections. Ballots will be mailed the last week of September and should be returned to Management so they can be delivered to the Inspector of the Elections. Please cast your vote and return the ballot to Management prior to October 17th so they can be tallied and compiled. The results will be announced at the conclusion of the Board of Directors meeting that evening. The Delegates represent their respective increments at the monthly Board Meetings and cast votes for the election of the Board of Directors in January at the Annual Meeting of Delegates.

## **Board of Director Candidates**

Two Board of Directors terms expire this year; both Directors have served two terms each. The Association's governing documents provide for term limits of no more than two consecutive terms of office (four years of service). The two vacancies on the Board will need to be filled by new volunteers. A formal Request for Candidates is scheduled to be mailed to the membership in early November. If you have an interest in serving the Mission Viejo Environmental community, addressing the Association's annual calendar items, working with Management and Increment Delegates resolving issues that come before the Board, and in general assisting in charting the course of action for all Association related subjects; please consider running for the Board of Directors in 2014.

## **Insurance Services**

Brian Berg Insurances Services, Inc. in Lake Forest, CA was again awarded the Association's 2013-2014 insurance policies. The Board reviewed proposals from insurance brokers and agents at their August meeting. The insurance year runs from September 1, 2013 through August 31, 2014.



## **GRUB & CROW INVASION**

*by Bill Ernisse*

2013 has brought the worst destruction to our lawns in decades. Grubs have attacked the grass eating the roots & the crows come to eat the grubs....killing our lawn. It looks like a wild animal dug it up.

Grubs are the result of Japanese Beetles laying their eggs in July (up to 60 eggs 3 inches deep) or 2-3 week period. The eggs mature in the soil in 2 weeks. Then small grubs (the 1st stage of larval existence) emerge. They look creamy white & in a "C-shape". They feed off roots in grass & other plants throughout August.

The grub will molt 2-3 times until October, getting larger & eating more roots causing more food for the crows. What can we do?

To prevent future attacks, spread grub dust twice a year (2nd week of July & again in October) & have your grass cut high (at least 2 inches).

Already under attack! Try "Milky Spore Disease Powder" which is an environmentally safe way to control & kill grubs. Your gardener & local Garden Supply retail shops can also help with other ideas.

Lawn replacement is expensive, so mark your 2014 calendars now to spread the grub dust.



# ACTION PROPERTY MANAGEMENT NEWS

## VIVO PORTAL AND HOMEOWNER SERVICE FEATURES

Visit the homeowner’s portal, VIVO, <http://www.vivoportal.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](http://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](http://cityofmissionviejo.org) and their blog at [missionviejolife.org](http://missionviejolife.org) to stay up to date on the City news and events.



## GENERAL REMINDERS

### Mail Boxes

The Association thanks those homeowners who have listened and responded to the call to inspect and renovate their mailbox elements. The Board and the Delegates continue to ask homeowners to inspect their mailboxes and the post and cross beam systems for upgrading. This is an owner responsibility and should be considered a part of normal exterior maintenance items. The mail boxes themselves should be all the same color and size; and the style of address numerals should be uniform on all the boxes. A freshly painted post system with new boxes and address numbers add a significant amount of curb appeal to the community. Again, thank you to those owners who have recently upgraded. To those who have not and need to, please consider it as a good Fall project.



### Trash Containers



Trash containers, when not on the street for pick up, should not to be visible from the sidewalk or to other properties. This means that they cannot be stored on the driveway, or the front/side yard landscape area, or in front of a side yard gate. It also means that they cannot be stored behind a sideyard gate or fence if they can be seen through that gate or open fence material. The website has a picture of perforated metal “privacy” screen that can be used to



help conceal the trash can and resolve this issue. Click on the Architectural Tab on the MVEA homepage, and then click the bulleted item at the bottom of the Architectural Page.

The storage of any material along the side yards should not be seen from the streets or sidewalk. If the side yard is visible to the street and is used to store items like old appliances, work tools, ladders, etc., the area needs to be concealed by a fence and a solid or at least a screened gate. Please submit an architectural application prior to any installation of the screen material as some styles like woven reeds or fabric or not approved materials.

### Street Lights

Homeowners should be aware that Southern California Edison at 1-800-990-7788 is the appropriate contact for any street light service issues. Neither Action Property Management nor the City of Mission Viejo is able to dispatch a repair crew for the utility.



Mission Viejo Environmental Association



4th Annual

# Residents Celebration



LIVE MUSIC  
RANCH CUISINE  
NO HOST BAR  
RAFFLE PRIZES

You're invited to an afternoon of fun and sun in a beautiful garden setting at the golf club. Mingle with your neighbors & meet your Board Members & Delegates. Entertainment, Complimentary Food & Community Update! Come & Enjoy!

RSVP BY OCTOBER 4, 2013  
Go to [www.mveahoa.com](http://www.mveahoa.com) to register  
(949) 716-1225

**\*\*\*Registration Required for Admittance\*\*\***



ARROYO TRABUCO GOLF CLUB  
Trabuco Ballroom Garden  
26772 Avery Parkway, Mission Viejo  
[www.arroyotrabuco.com](http://www.arroyotrabuco.com)

SUNDAY  
OCTOBER 13  
3:30—6:30 PM



## 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 third quarter of 2013:

Thursday, October 17th  
Thursday, November 21st  
Thursday, December 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](http://www.mveahoa.com).

Your community manager is Stephen Stanton available by phone at 949-450-0202 ext. 313 and by email at [sstanton@actionlife.com](mailto:sstanton@actionlife.com).

The manager's assistant and administrative support is Selah Short at ext. 525 and her email address is [sshort@actionlife.com](mailto:sshort@actionlife.com).

