



the Neighborhood

ISSUE #13

MVEA COMMUNITY NEWSLETTER

WINTER 2013



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MVEA PRESIDENT'S MESSAGE

- ANTHONY J. ACCETTA

As I look forward to retiring as President of MVEA for the last three years I'm happy and satisfied with many of the accomplishments that MVEA has achieved. I have been privileged to work with many dedicated Homeowners and elected Volunteers, Action Property Management and Bemus Landscape staff to achieve many of our goals. I can report to you that I truly believe our 2,892 homes, surrounding the greater Lake Mission Viejo area, is truly the best managed Homeowners Association in OC, due to the dedicated individuals who are committed to the health, beauty and success of our neighborhoods.

"I am pleased to see that neighborhood home prices are rising again."

Anthony J. Accetta

As a Homeowner you are the most impressive part of Mission Viejo Environmental Association. It's certainly justified to thank the elected Directors and Delegates, but without the strong and caring Homeowners who are committed to the health, beauty and success of our neighborhoods we simply would not be as effective. I see the monthly Architectural Improvement Applications that Homeowners submit and it is great to see neighbors continuing to invest in their homes which ultimately make our neighborhoods stronger and bring up home values.

In October we held our third Annual "MVEA Celebration & Neighborhood Update" at the former Tortilla Flats/LAGO Restaurant. It is getting bigger every year and this year we had about 325 participants. I hope you enjoyed it as much as I

did - the food, friendship, beautiful lake view and enjoyable music made it a very successful event.

Although I likely will not miss our 4 hour Board Meetings I certainly will miss interacting with friends, neighbors, contractors and City officials to solve problems and make improvements. In the last few years we were able to make significant improvements within MVEA even while decreasing monthly assessments. Current owners & prospective Homeowners can certainly see that our low dues and high level of service makes MVEA homes a great place to plant roots.

As I leave the Board I feel confident that MVEA will continue to be well managed and a fiscally strong organization that will work tirelessly to ensure property values are safeguarded. I am pleased to see that neighborhood home prices are rising again. Home buyers continue to look for houses within MVEA due to our beautiful slopes, maintenance of our infrastructure, strong reserve position and the many committees dedicated toward the health and beauty of our neighborhoods.

Just take a minute and think of our name - "Mission Viejo Environmental Association"- Environment plays a significant role in our HOA. Accolades need to go to our Water Conservation Committee & Landscape Committees for huge savings of water and money. For example, in 2007 we spent \$423,000 on water costs and used 169 million gallons of water. In comparison in 2012 we expect to have cut water expenditures to \$274,000 and use only 87.9 million gallons over our approximate 250 acres of MVEA
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ANNUAL MEETING OF DELEGATES

Annual Meeting of the Delegates to Elect Three Board Members

The Annual Meeting of the Delegates is scheduled for Thursday, January 3, 2013, at the Norman P. Murray Center, 24932 Veterans Way, 6:00 p.m. The Increment Delegates elect new Directors to the vacated Board positions every year. After the election the new Board meets to determine who will serve in specific officer positions. The results of the election and the selection of officers will be posted to the Association's website, mveahoa.com after the Annual Meeting.

COMMITTEE VOLUNTEERS NEEDED & WELCOMED

At the upcoming January and February Board of Directors meetings the Board accepts new volunteers to fill existing positions on the Association's Committees. Some active Committees that assist with recommendations to the Board are:

- Architectural Committee
- Landscape Committee
- Water Conservation Sub Committee

If you are interested in helping or finding out more about these committees please contact Management.

MVEA BOARD MEETING & NEWS ITEMS

Delegates Elected

The Increment Delegates were elected in October by ballots of owners in the respective Increments. The term of office starts January 1st and runs through December 31st. Congratulations to these volunteers who perform a valuable service for their community and neighborhoods. The Increment Delegates are as follows:

Increment #1, Mr. Bill Hunt

Increment #2, Ms. Margie Hartford

Increment #3, Ms. Deborah Currie-Teele

Increment #4, Mr. Frank Fossati

Increment #5, Ms. Connie Beardsley

Increment #6, Mr. Joe Lambrose

Increment #7, Mr. Bill Ernisse

Increment #8, Mr. Joe Holtzman

Increment #10, Mr. Richard Florence



The Board and Association welcome two new Delegates to this year's roster. **Connie Beardsley** and **Joe Lambrose** are representing Increments 5 and 6 respectively. The Delegates are primarily responsible for representing the owners in their Increments during the Annual Election of the Board of Directors and on any other voting issues that come before the membership as a whole. They are also important liaisons between the homeowners and the Board, and they represent the interest of their various communities on Common Area landscape issues as well as the overall condition of the properties.

Invasive Plants, Morning Glory and Asparagus Fern

For the past three years the Landscape Committee has been fighting an insect pest that has decimated the ground cover *Myoporum Pacifica*. Something equally sinister is the wide spreading range of invasive plants/weeds into the Common Area slopes. Two notable species are the ever present Morning Glory and the Asparagus Fern. The Morning Glory vine can easily overrun an entire slope section, climbing, covering and eventually smothering out an established groundcover and shrubs; the pretty purple flowering plant has become an invasive weed on the Association's slopes. The prolific Asparagus Fern is near impossible to kill due to the number of seed it sows. The spiky branches choke out groundcover and shrubs and will reduce the chances of many young plants from reaching a full maturity.



In all cases the both plants have their beginnings from a homeowner's planter or garden. Many Morning Glory vines are traced back to an owner's garden or planter gone wild. The vine easily escapes the confines of a rear wall and successfully populates the adjoining slope. This is true in all increments, most notably in #1 #7 and #8. This year the Association has requested Bemus Landscape to wage war by spraying and eradicating all populations of these two pest plants. The Landscape Committee asks that homeowners take a second look at purchasing either these plants and consider removing them from their current planters. Thousands of dollars are being spent on removal of these two weeds and renovating entire slopes. The renovated slope along Anaya in Increment 8 is a result of Morning Glory killing the established groundcover. The recently sprayed slope along Barquilla in Increment 1 is also the result Morning Glory invasion.

Myoporum Update, Good News!



The Landscape Committee believes they may be turning the corner in the battle against the insect pest, Myoporum Thrip. This past summer the committee authorized the test spraying of a new insecticide, Safari, designed to increase the defenses of *Myoporum Pacifica*, the host plant, to prevent the thrip from destroying its leaf system. For the first time in 5-6 years the plant is showing signs of recovery and new unmolested growth. The once decayed and mostly barren toe of slope along Orellana in Increment 5 is now presenting healthy shoots of green leaf systems where only crumpled brown leaves used to be. The Landscape Committee has started to treat the *M. Laetum* trees in hopes of saving them as well. The cost is significantly less than renovating an entire area.

PRESIDENT'S MESSAGE

(Continued from page 1)

landscaping. The water conservation committee with their commitment to reduce over-watering and stop wasteful runoff has upgraded our irrigation systems with new technologies. Landscape Committee's for the last few years have also used more draught tolerant species of trees and plants that reduce the need for heavy watering. Reducing water usage while keeping our slopes & greenbelts beautiful and healthy has been a win-win for everyone.

Do you know how many trees we have in MVEA? I have a good idea-7,592 at last count. Some of our heavy hitters include 1,476 pines, 698 California Peppers, 578 Carrotwood, and 476 Crape Myrtles. These trees are invaluable to MVEA as they do everything from offering us fresh oxygen to filtering particulates from the air, to holding our slopes in place; reduce the need for watering slopes due to shading and even offering our wildlife places to live. In the last few years we have worked toward a balance of planting trees that offer benefits without interfering with views.

Do I have any concerns for the future of MVEA? Yes - my only real concern is if you don't participate and take an active interest in your neighborhood. If you participate you will know when issues are being discussed that impact you and you can voice your views & concerns. I got involved because I didn't believe MVEA was on the best path on a particular issue. I urge you to bring your neighborhood issues and concerns up for discussion. I feel confident today that your issues will be respected and that you will be heard.

MVEA Neighborhoods are amongst the most vibrant in Mission Viejo. Our manicured greenbelts, grassy parklands, flower beds and pathways allow us an opportunity to connect with the outdoors and allow us to stay close to our name "Mission Viejo Environmental Association". As this is my final newsletter I ask you to look toward the center of our Association and view beautiful Lake Mission Viejo, look to the East and enjoy the majesty of the Saddleback Mountains, look toward the rolling Hills of other Orange County vantages and simply look toward your neighborhood and take pride in your City. Finally I bid you a fond farewell as I ask you to keep a watchful eye over MVEA Neighborhoods and remember to keep flying your American Flags!

Anthony J. Accetta, President, MVEA

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 of the area is intact and irrigation water or rain water does not accumulate in the area adjacent to your neighbor’s exterior side 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. 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. All landscape material in this area should not encumber or encroach upon the wall.

The Architectural Review Committee

ARC continues to review all 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.

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.



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 you contact your service and redirect them to use this new P.O. Box.

ACH Payments

Using an Automated Clearing House system for your quarterly assessment automatically debits or “sweeps” from your designated bank account the amount of your quarterly assessment and deposits it into the Association’s account. There is no charge for this service. Forms and applications are now available for submission through the new homeowner portal, <http://www.vivoportal.com>.

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.

OCTOBER SOCIAL EVENT

The Association hosted its third annual community get together at Lagos Restaurant in October for a few hours of food, music and fellowship. The event was more popular than ever with over 300 attendees. The MVEA Board of Directors and Management shared landscape information and introduced the Community Delegates who act as the eyes and ears of the community.

A sincere thank you to all the MVEA vendors that donated to the raffle drawings and help make the Neighborhood Celebration Event of October 7 so notable:

Bemus Landscape

Brian Berg Insurance

Hickey & Petchul, LLP, Attorneys at Law

Richardson, Harman and Ober



BOARD OF DIRECTORS / OFFICERS

Anthony Accetta, President
Donna Hinshaw, Vice President
Donna Bourassa, Treasurer
Joseph Tully, Secretary
Peggy Russo, Member at Large

2013 INCREMENT DELEGATES

Increment #1, Bill Hunt
Increment #2, Margie Hartford
Increment #3, Deborah Currie-Teele
Increment #4, Frank Fossati
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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, January 17th
Thursday, February 21st
Thursday, March 21st

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.