



the Neighborhood

ISSUE #23

MVEA COMMUNITY NEWSLETTER

SUMMER 2015



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PRESIDENT'S MESSAGE

Bill Ernisse

Amazingly, half of 2015 is over already! Your Board, Committees, Delegates and Volunteers have been very busy this year helping to insure our MVEA Association continues to maintain the highest of standards. Our members also have been active improving our homes. We processed 123 Architectural applications already through June 10th. Our Landscape Committee with support from Artistic Landscape has been extremely busy attempting to fight the drought & recent attacks by vegetation parasites. Additionally, the team is working on a complete overhaul of several slopes in Increment 1. As we are all aware of the significant drought situation, our Water Conservation volunteers have been working all year in partnership with SMWD to insure MVEA takes even more steps in reducing our water usage. It is important to note that through the efforts of the Committee over the past years, MVEA uses recycled water in over 70% of our 233 acres of slopes & turf. However, the team is working to not only reduce our usage of portable water by 25%; but, to convert more during the balance of 2015.



Several homeowners are using the MVEA web site to choose color schemes & take advantage of paint discounts MVEA negotiated with Dunn Edwards & Vista Paints. Also, we have received many applications for solar conversions & drought tolerant plant yard conversions. This activity is excellent; please remember to send in your Architectural Applications (there is no charge) as well as include your neighbors awareness on your submission. Together we do make a difference.

However, while there have been so many positive actions in the first half, we have experienced some vandalism and graffiti on pathways. MVEA has had control boxes & meters significantly damaged along Lanzarote and theft of new path lights installed on the Adelita to Alicia Parkway walkway. Please be on lookout for any suspicious activity or strange cars in our neighborhoods and call the NON-EMERGENCY SHERIFF'S OFFICE @ 949.770.6011.

We welcome feedback on areas we can improve on as well as things that are going well.

Enjoy the summer!

CROW INVASION & GRUBS

by Bill Ernisse

2013 and 2014 brought some of 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; and have your grass cut at least 2 inches high. Already under attack! Try "MilkySpore 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 calendars know to spread the grub dust.

WATER CONSERVATION

HOA LEADERS GATHER AT SMWD WATER SUMMIT

Board Members and Water Conservation Sub Committee Members were among more than 200 community leaders who gathered on April 15th to discuss how to become more water efficient at a summit hosted by the Santa Margarita Water District.



SMWD at its customers are facing increasing pressure to use less water. Governor Jerry Brown earlier in April ordered water districts to cut back use by 25 percent compared to 2013, and the Metropolitan Water District of Southern California also voted to reduce the amount of water supplies to districts by 15 percent. SMWD gets 100 percent of its drinking water from MWD.

SMWD, and its customers, face potential fines from the state and MWD if it does not meet the reductions. Homeowner associations will play a huge role in SMWD meeting the goals: although the large-irrigation accounts make up just 5 percent of the District's customers, they use 35 percent of the water.

While the April 15th summit focused on what HOAs can do as organizations to reduce water use, individual homeowners can do their share, too. Throughout SMWD, homeowners use half their water outdoors, so residents should ensure their sprinkler systems are watering only the turf (not the sidewalk!) and only operating three times a week.

Other water-saving tips:

- **Washing full loads of laundry and dishes can save up to 50 gallons per week**
- **Fixing household leaks promptly can save up to 20 gallons per day**
- **Spending only five minutes in the shower can save 8 gallons a shower**
- **Turning off the water while brushing your teeth can save 2.5 gallons per minute**

Changing appliances and irrigation systems to more efficient systems can save even more water - and may qualify you for a rebate! You can also get up to \$2 per square foot for replacing water-guzzling turf with California-friendly plants.

See www.smwd.com/conservation for more water-saving tips and rebate information.



PEST CONTROL

MVEA uses Animal Pest Management as a pest control vendor for rodent activity. MVEA has approximately 175 "bait stations" usually located next to a rear property wall facing the Common Area slopes. The stations are monitored on a monthly schedule with weekly inspections of activity in pre-selected areas. Homeowners can contact Management if there is a problem area that the vendor should be directed to. Additionally, homeowners may call Animal Pest Management at 800-344-6567 and receive discount pricing for specific pest control services offered for insects, trapping or other specialty services. Their website is <http://animalpest.com>.

SOLAR LIGHTING INSTALLATION

A volunteer force of helpful MVEA members/owners has installed 6 solar lighting posts and panels along sections of the walkway in Increments 4 and 5. The posts lighting are aesthetically pleasing and should prove useful for evening walkers.





ACTION PROPERTY MANAGEMENT NEWS

The Association through Action Property Management offers to all homeowners an optional electronic statement program; whereby, homeowners who sign up for the service will receive email communication and billing for the quarterly assessments. Owners may pay the assessment in any manner they choose; but 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.vivportal.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 direct them to use this P.O. Box.

VIVOPORTAL 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. Owners may sign up for auto payments on the quarterly assessments, or opt in for electronic billing.

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.vivportal.com>.



REMINDERS & GENERAL USE RESTRICTIONS

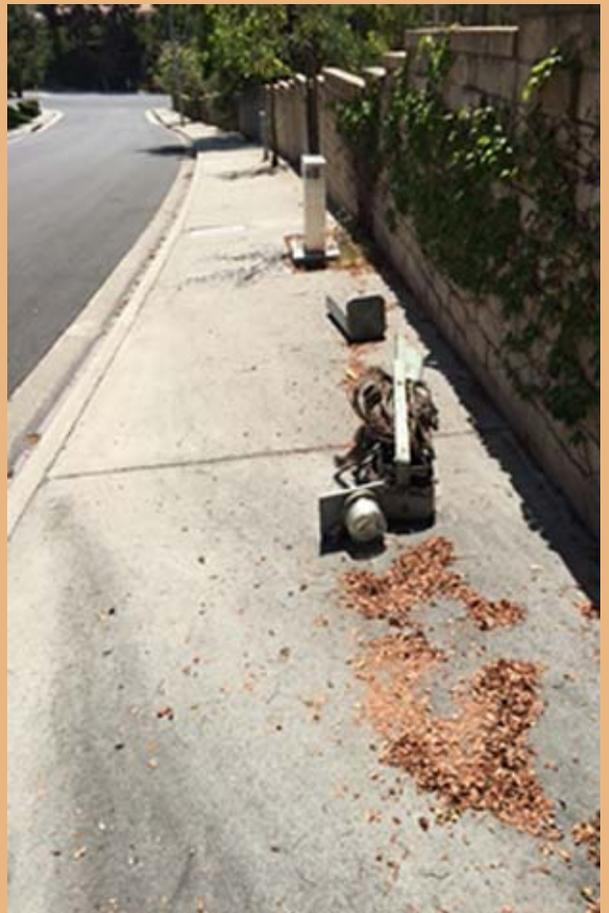
ARCHITECTURAL REVIEW AND WRITTEN APPROVAL

The Architectural Review Committee reviewed 275 applications in 2014, and is on a similar pace in 2015. The committee meets 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.

VANDALISM TO COMMON AREA & UTILITIES

In mid-April, two MVEA electrical meters and controller cabinets were vandalized. The electrical meters were ripped from their locked pedestals along Lanzarote between Alicia & Orsola; the controller cabinets were strong-armed in an attempt to twist and tear them from their footings. A Police Report was been filed. This incident cost the Association over \$7,000 to replace and reinstall these assets. Additionally, an above ground AT&T junction box was vandalized; thus, some homeowners may have lost their phone service. The Association contacted adjoining neighbors and had to ask to "rent" electrical power so Common Area plants would not die from lack of irrigation. Thanks to homeowners, John Lest and Everett Nickolin, for agreeing to provide this service to the community.



MVEA needs everyone's help in the neighborhood to keep a vigilant eye out for these random and reckless attacks. Unfortunately, these actions can lead to even more issues not only on MVEA Common Areas; but also to our homes. If you see any suspicious persons walking or suspicious autos driving in the area, please contact Orange County Sheriffs at the non-emergency number, 949-770-6011. You should not attempt to place yourself in danger by confronting the suspicious individuals. Your cooperation in trying to help preserve our assets is needed and appreciated.

Early in June, the Association was victimized by theft. Recently installed solar lighting was stolen from Increment #4. After requests from an owner in the area who was nervous during evening walks through this connector, a volunteer force tested and installed four lighting posts so the dark walkway between Adelita and Alicia would no longer be a trepidation. One wooden post, with solar panel and LED fixtures attached, was completely removed, while two additional solar panels were stolen from the post fixture. It was very easy to see what a beneficial service the lights provided to this dark shortcut; very hard to understand why some one would want to deliberately remove them. If you have any knowledge or information on this theft please contact the community manager.

LANDSCAPE

The Landscape Committee is in the process of completing their annual survey and inspection of all Common Area slopes. As there are 250 acres of Common Area slopes this activity has taken approximately six months, and is no small accomplishment. The CC&Rs empower this committee to make all decisions on slope maintenance and plant replacement.

Barquilla Slope Renovation

Toward the end of 2014 the Landscape Committee and the Board of Directors asked for a major proposal from Artistic Maintenance to provide a complete renovation of one of the largest slopes in Increment #1, the Common Area across from the single loaded street, Barquilla. The proposal was to include a complete re-build of the irrigation system on the slopes as the original system, now close to 40 years old, was ill-suited for water conservation and efficient top to bottom coverage. The work proposal for the project was received and reviewed. The Landscape Committee, determined to get it right, spent one morning on field trips to visiting other HOA Orange County sites that underwent similar sized renovation projects. The proposal was adjusted and approved in March. The project installation was completed in early June.



The plant palette selected was for low water use plants, over 2,000 of them. Tecomaria, otherwise known as Cape Honeysuckle, was the dominant plant and will act as the continuous ground cover for the entire lower slope. Two different varieties of Pittosporum, were used as the mid-slope shrubs with Bougainvillea selected for color accents. The Association has requested that the water district consider installing recycled water lines for this slope and other areas in Increment #1. Irrigation water used in this increment is currently with domestic water. The recycled water request is currently pending with the Santa Margarita Water District.

Board Meeting Dates

The Board of Directors has scheduled the July and August meetings for the third Wednesday of the month. This is a departure from the normal third Thursday of the month meeting. The location and starting time is the same, 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 the list of the meeting dates for the third quarter of 2015:

Wednesday, July 15
Wednesday, August 19
Thursday, September 17

The meeting agenda is posted on the community bulletin board located off Marguerite Parkway at the corner of Antela and Lovios. This specific location in Increment #5 is designated as the place for posting all General Notices to the Membership as now required by the Davis Stirling Act. The agenda 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. Any official communication from members should be sent to Stephen Stanton at Action Property Management, 2603 Main Street, Ste. 500, Irvine, CA 92614.



2015 BOARD OF DIRECTORS /OFFICERS

Bill Ernise, President/Treasurer
Gene Rogers, Vice President
Dan O'Connor, Asst. Treasurer
Bryan Beardsley, Secretary
Deborah Currie-Teele, Member at Large

INCREMENT DELEGATES

Increment #1

Mr. Bill Hunt

Increment #2

Ms. Linda Wilkes

Increment #3

Ms. Deborah Currie-Teele

Increment #4

Mr. Frank Fossati

Increment #5

Ms. Connie Beardsley

Increment #6

Mr. Jerry Henberger

Increment #7

Ms. Donna Bourassa

Increment #8

Mr. Robert Horn

Increment #10

Mr. Richard Florence

