

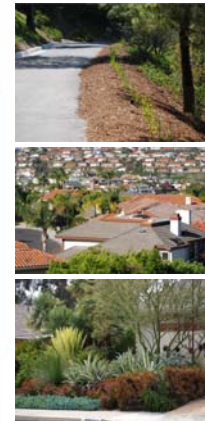


the Neighborhood

ISSUE #10

MVEA COMMUNITY NEWSLETTER

SPRING 2012



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MVEA PRESIDENT'S MESSAGE

- ANTHONY J. ACCETTA

Spring has arrived in Mission Viejo and with it comes the promise of renewal and growth. We can see signs of Spring throughout our slopes and common areas as the flowering trees, ornamental grasses, bright red bougainvillea, daisies and other plants & flowers start to show new growth and vigor.

projects and get some new ideas and fresh perspectives. The Board of Directors is typically at a Meeting from 6:30 pm- 10:30 p.m. the third Thursday of every month. Attending even the first 30 minutes- 1 hour will give you a lot of info on what happens at an MVEA Board Meeting.

“ There is certainly strength in numbers and a more diverse group of homeowners attending will empower us to do even more positive projects and get some new ideas and fresh perspectives.”

Anthony J. Accetta



Your MVEA Team of Volunteers, Delegates, Directors, Management and Landscapers are working hard daily to ensure that our Homeowners Association also springs into action to meet the needs of our community by working to ensure that our property values are protected and that in general MVEA homes remain as the very best neighborhoods of our great City. If you were to attend our Board of Directors Meetings you would see that out of 2,892 homes represented we only get a handful of people attending. Some think that that is positive since we must be doing everything very well. I on the other hand believe that more of you should try to attend. There is certainly strength in numbers and a more diverse group of homeowners attending will empower us to do even more positive

We have instituted a semi-formal 6-month review for our Landscape and Management Companies. Recently, I have met with members of our Board of Directors to review these contracts with staff members to ensure their obligations to our homeowners are met. We met with; 1) Action Property Management; and 2) Bemus Landscape, Inc. I am happy to report that the meetings were constructive, fruitful and are helping to ensure MVEA runs effectively. We take our roles seriously and you can feel confident that our vendors are working daily to make positive impacts on our daily lives.

In a recent discussion with our financial advisors it has been pointed out that we have managed

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IMPORTANT NEWS ITEM

Do Not Pay Your Quarterly Assessment Until You Read This!

Effective with the April 2012 assessment your MVEA account number and the mailing address for your quarterly assessment have changed! The April assessment invoice includes the updated information. To assure accurate processing of your assessment payment, it is important to use and note this new information. The new mailing address is:

**MVEA
PO Box 25013
Santa Ana, CA 92799**

If you use a third party or a bank assisted automatic payment method, you will absolutely need to inform them of the new account # and the new mailing address where the check is to be sent. For those owners on the Automatic Clearing House (ACH) method for assessment payments, no action is required.

MVEA BOARD MEETING & NEWS ITEMS

CD Mailing for Annual Audit

Instead of the usual 9 pages of paper hard copy, the Board of Directors has agreed to try mailing a CD for this years' annual audit distribution. Homeowner Associations are required to distribute to their membership an audit of the Association's financial history for the prior fiscal year. In April homeowners will receive a CD with PDF attachments that can be downloaded for review and storage on home computers. Along with the Audit, the MVEA Enforcement & Fine Policy and a Summary of Architectural Control Procedures will also be distributed on the disc. A cover notice delivered with the CD will advise any owners who do not have access to a computer or who would simply prefer a paper copy to contact Management for this request.

In keeping with the other cost savings and conservation measures the Association will save a few trees by not copying and mailing approximately 30,000 pieces of paper!

Pick Up After Your Dogs Signs

The Board will continue to try and persuade pet owners to pick up after their dogs by purchasing and installing small signs along the greenbelts adjacent to the walking pathways. The recently installed bag dispensers and newly placed trash receptacles have started to make a difference. Thanks again to all those owners who have made it a habit to consistently use bags to pick up after their pets and properly dispose the waste into the containers.



Lake Overview Area

The Landscape Committee has completed the lake "overview" project at the top of the Olympiad/Labrusca walk way. The flat top boulders are intended to be used as resting place to relax, breathe and quietly enjoy the beautiful lake scenery.



Landscape Items

The Landscape Committee is meeting weekly and inspecting each of the 9 MVEA Increments with a renovation plan for the areas hit most severe by the Myoporum Thrip. This insect pest is the cause of the deteriorating ground cover and most of barren areas along the toe of MVEA slopes. Considerable leaf deformation is the result of the feeding activity of the larvae and adult insects. Myoporum Pacificum and Myoporum Laetum were very widely used groundcover and shrubs installed along miles of residential and freeway road margins in Southern California.

"Smart Timers" Available from SM Water District

Santa Margarita Water District is collaborating with the Municipal Water District of Orange County to offer **free** SmartTimers (including installation) for residential properties. A SmartTimer is a weather-based irrigation controller that is programmed to utilize local weather conditions to set the frequency of irrigation on your property. Two timers are available - one that can accommodate up to 8 stations and another for up to 16 stations. Both timers offer advanced remote wireless weather sensors. Interested homeowners should request the controller through the water district's website, smwd.com.



ANNUAL MEETING OF DELEGATES

Annual Election of Board of Directors and Organizational Meeting

On January 4, 2012, the Increment Delegates held their Annual Meeting and voted for the two vacant positions on the Board of Directors. There were four candidates running for the two positions. Joe Tully and Donna Bourassa, both from Increment 7, were elected. Congratulations to Donna and Joe, both will be serving a second term as MVEA Board Members. Thanks to the other two candidates, Dan O'Connor and Matt Doretti who agreed to run for the Board positions. The Association appreciates your interest in the community and hopes to see you helping in different capacities.

During the Organizational Meeting after the Election, the Board voted to appoint and fill the 2012 officer positions as follows:

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





ACTION PROPERTY MANAGEMENT NEWS

Action Property Management has created a new website and homeowner portal called VIVO. Those homeowners visiting the old site, <http://www.myactionlife.com>, will be linked automatically to the new site, <http://www.vivoportal.com>. Any homeowners that previously registered and used the MyActionLife portal will have access to the new site without reregistering. Homeowners that did not previously have a MyActionLife account will just follow the steps to create their VIVO account.

For 5 years Action used the MyActionLife portal and as the company grew they continued to update and add to the site. Last year Action began migrating to a new property management software platform, "Jenark", and this change created a need to rethink how the previous portal worked. The new VIVO website will serve not only Action but all the MVEA homeowners and Board members with a more efficient level of service.

Homeowners, when registered, are able to make online payments; access their account payment and financial history; issue and check work orders; and apply for automatic assessment payments through the ACH program. Currently 430 owners have registered email address information on the Action site.

Also 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. The 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 new 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 a quarterly assessment automatically debits or "sweeps" from a designated bank account the amount of your quarterly assessment and deposits it into the Association's bank account. Your account must show a zero balance to start this automatic payment process. There is no charge for this service. Forms and applications are now available for submission through the new homeowner portal, <http://www.vivoportal.com>

REMINDERS & GENERAL USE RESTRICTIONS

Trash Containers

A reminder to all owners and residents that trash containers and receptacles are not allowed to be stored along the property in a manner that is visible to the sidewalk or street. The Association requests that homeowner store them behind the side fencing and gate. If the gate is a wrought iron or tubular steel, it is recommended that a perforated metal privacy screen is used for concealment purposes.

The Association allows for the containers to be placed on the street the evening prior to the pickup service schedule and to be removed from view within 12 hours of collection. Thanks to all the owners who comply with these requirements.

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. Also keep in mind that the ARC does require an application for exterior painting even if you intend to paint the house the same color. Some existing colors within MVEA are no longer part of the Association's approved color lists.

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 - MVEA.COM

Management has inserted a new tab on the MVEA website's Homepage, Reference Documents & Policies. Visitors to the website 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. Please be aware that you may circumvent this charge by providing the document to the escrow company yourself.

If you lease out your property, please review new "Renters Check List" flyer under the Reference Documents & Policies that should be used with tenants. The flyer itemizes certain CC&R restrictions and Architectural Guidelines that act as the Association's, Rules & Regulations. Owners, at all times, are responsible for the actions of their tenants and owners can be called to an Enforcement Hearing if the tenant is in violation of certain restrictions and does not comply with the Association's written request.

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 Board Members, Delegates and Landscape Committee members want to recognize some of the MVEA homes that have recently completed an exterior renovation or are well kept and add to the attractiveness and appeal of the MVEA communities

In **Increment #1**, this Ganso property recently finished a major renovation with drought tolerant plants along a washed stone scape front yard. Soft accent lighting adds to the evening appearance. Thank you to the Bjornsons for the beautiful project.



Increment #2, at the entry to Atomo, an always well-kept planter and property with wonderful stone work walls and beautiful Pines welcome everyone to this street of beautiful homes. Thank you to Stephen Odenath for maintaining the beautiful corner property.

Also in **Increment #2** along Platino the tremendous display of large mature succulents add a distinct visual quality to this beautiful street. Thank you to Herman Laurance for always keeping the garden clean and vibrant.



Increment #7 clean brick work, new paint and beautiful garden color along the stairway and portico entry an attractive combination along La Caleta. Thank you to David Robbins for the welcome new look.

Message from the MVEA President

(from page 1)

our funds wisely and to date we have not been substantially impacted by the economic downturn of the USA. Your commitment towards MVEA by following through with your obligations to pay quarterly assessments on time remains to be a strength of our Association. As you know, we have reduced our quarterly assessments for the last two years. I hope that we can do it again this year. The true strength of MVEA is based upon our residents doing their part to keep us strong!

There is always room for improvement, but most agree that our neighborhoods are beautiful and much of this is due to the "pride of ownership" and the commitment that you have towards enhancing your individual homes. As I mentioned earlier, Spring is a time of renewal so keep the home beautification projects going, we will continue working to enhancing the slopes and common areas and together we will work to improve our property values and make MVEA an even better place to live and raise our families. Our Landscape Committee will continue to recognize homeowners that seem to go above and beyond with their improvements. We hope to feature YOUR home in an upcoming edition of our newsletter.

Anthony J. Accetta, President MVEA



BOARD OF DIRECTORS / OFFICERS

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

2011 INCREMENT DELEGATES

Increment 1, Bill Hunt
Increment 2, Margie Hartford
Increment 3, Deborah Currie
Increment 4, Frank Fossati
Increment 5, Cathy Niesen Lenz
Increment 6, Dale George
Increment 7, William 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 2011:

Thursday, April 19th

Thursday, May 17th

Thursday, June 21th

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, 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 and can be reached at ext. 344 and sshort@actionlife.com.