



Mission Viejo Environmental Association

mveahoa.com

# the Neighborhood

ISSUE #27

MVEA COMMUNITY NEWSLETTER

SUMMER 2016



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## PRESIDENT'S MESSAGE

It is hard to believe that half of 2016 is over already. Your volunteer Board, Delegates, and Committees have been very busy helping to ensure our Mission Viejo Environmental Association continues to maintain the highest of standards consistent with our CC&Rs. Many MVEA homeowners have been active with improvement projects on their homes as we have processed over 130 architectural applications already this year. There is no charge for the application so please remember to submit prior to starting any work. Turn-around time is averaging less than 10 days. Members continue to take advantage the MVEA exterior paint schemes and associated manufacturer discounts.

There has been an increase in the number of homes placed on the rental market. It is important that the homeowner understands and communicates to their tenants that they are living within a homeowners' association with certain conditions and restrictions. The owner is responsible for the tenant's compliance to these restrictions. It is the owner that is subject to any enforcement policy violations.

The Landscape Committee has been working feverishly this year to get ahead of our slope inspection schedule and are almost two months ahead of prior years. Additionally, several slopes within the MVEA's 230 acres have been renovated and in partnership with our landscape company, Artistic Maintenance, work orders and new installations are in progress. We are in the process of replacing 8 solar lights that highlight our key street corners accentuating our boulders and quarterly colorful flower beds.

Already this year, the Water Conservation Committee has converted four water meters from domestic drinking water to recycled water. These actions help MVEA support the State requested water reduction. It also saves the Association money. This was an involved and complex process and the team members have persevered. We are very proud to state that MVEA has met or exceeded the conservation targets required of us by the SMWD. Speaking of money, it is important that we remain fiscally responsible. We are pleased to report our budget allocations are working and the Association continues to stay on track. Additionally, it is important to share that MVEA is 98% of its Reserve Fund's target recommendations which is at benchmark level when compared to other HOA's.



This year MVEA is marking its 40th year of incorporation. Your Association is the largest within the City of Mission Viejo with 2892 homes and one of the most respected. It has been an honor and privilege to serve as your President these past 2 years. As I will be personally "termed out" this year, we look forward to welcoming new Board Candidates who want to help make a difference. To ensure that we maintain our investment in our homes with a strong group of volunteers in our HOA, we need everyone's contribution. Please consider becoming an involved member by volunteering on committees, as Delegates and as Board Members.

**Bill Ernise**

# MVEA BOARD MEETING & NEWS ITEMS

## Electronic Disclosures & Mailings

In an effort to reduce costs and support the “Go Green” initiative to cut waste and preserve resources, MVEA and Action Property Management are offering an email delivery of statutory disclosures. Homeowners who want to receive electronic mailings of Association disclosures should contact Management and request an **Email Delivery Consent Form**. The two major items would be the Annual Budget and Policy Statement and the Annual Audit. Currently these items are distributed through US mail as a compact disc to all homeowners. The Audit was mailed as a CD in April and the Budget and Policy Statements are mailed in the Fall. Members who elect this service would receive these items as specific PDF attachments in an email notice and not the CD.

Homeowners are responsible for providing a “wet signature”; thus the need to request the form from Management. Homeowners are required to provide an email address and are responsible to notify the Management Company in writing of any email address changes. Owners may revoke their consent to email delivery and request the Association to mail hard copy of the disclosures.

Election materials and Ballots are not currently available on the list of items the State will allow for electronic mailing.

## Solar Lighting Corners

At their May meeting the Board of Directors agreed to move forward and upgrade the solar lighting at key street corner locations in Increments 1, 5, 6, 7 and 8. The landscape lighting was originally installed to highlight attractive seasonal landscape color used at some high traffic and very visible corner locations. The new lighting elements are brighter and should hold up better to the outside environment.



Installation will be provided by MVEA’s volunteer corps captained by Frank Fossati and Joe Tully. If you are interested in assisting, please call or email Management and provide contact information. The new lighting should be completed by the end of July.

## Artificial Turf Guidelines

The Association has formally adopted Artificial Turf Guidelines. For many years MVEA has allowed owners to install synthetic turf in the front, side and rear yards. As interest in this landscape product has increased and newer products continue to appear on the market, it seemed appropriate the Association adopt guidelines to assist owners in determining what would be acceptable to the Architectural Review Committee.



Essentially, the Association still wants a high grade product to be selected and professionally installed with a strong warranty; no rumped, wrinkled or misfit installations and no product fading. Most feel that artificial turf looks best when it is used in conjunction with “live” flower or shrub beds.



Please be aware that prior to installation an architectural application and written approval continues to be required. The guidelines are available on the [mveahoa.com](http://mveahoa.com) website under Documents/ Architectural tabs.



## PROTECT YOUR LAWN FROM THE CROWS

by *Bill Ernisse*

It is unfortunate, but the grubs are early this year and we could be facing another year of destruction to our lawns. It is time to spread grub dust protection to protect our lawns. Grubs attack the grass by eating the roots and then the crows come to eat the grubs...killing our lawns. If you have not seen it, the turf looks like some wild animal dug up the lawn. Grubs are the product of Japanese Beetles who lay their eggs over a 2-3 week period in June and July (up to 60 eggs buried 3 inches deep). The eggs mature in the soil in approximately 2 weeks. Then small grubs (the 1st stage of larval existence) emerge. Their appearance is a creamy white bug in a “C” shape. They feed off the roots of the grass and other plants throughout July and August making the turf vulnerable to attack by the crows searching out the grubs. With a weakened root system, the grass has no defense and the turf is easily stripped away as the crows search for a meal. The grub will molt 2-3 times until October getting larger & eating more roots providing more food for the crows.

What can we do? To prevent the invasion of crows seeking the grubs, spread “grub dust”, available in our local garden supply centers, twice a year. Spread between the 2nd week of June and 1st week of July and again in middle of October. If you are already under attack, try “Milky Spore Disease Powder” which is an environmentally safe way to kill the grubs.

Lawn replacement is expensive so mark your calendars to alert you to take preventative measures. Good Luck!



## ACTION PROPERTY MANAGEMENT NEWS

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 direct them to use this P.O. Box.

Visit the homeowner's VIVO portal, <http://www.vivoportal.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.

### Electronic Statement Option

The Mission Viejo Environmental Association through Action Property Management offers an optional electronic statement program. Homeowners who sign up for this 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.vivoportal.com>, and opt in for electronic service.

### ACH Payments

Homeowners may sign up for automatic assessment payments through a debit system using an Automated Clearing House (ACH) which will debit or "sweep" the assessment amounts each quarter from your designated bank account and pay your Association's account with the deposits. There is no charge for this service. It is an easy and no stress way to pay the quarterly assessment. Forms and applications are now available for submission through the new homeowner portal, <http://www.vivoportal.com>.

## REMINDERS & GENERAL USE RESTRICTIONS



### WATER CONSERVATION SUB COMMITTEE

Did you know that there is a small group of homeowners who meet on a monthly basis to review and log the Association's 92 water bills? When needed, they have taken the lead on MVEA's water saving measures: like the installation and use of Smart Timers to determine the "right amount" of irrigation water for larger slopes; like the installation of drip irrigation systems to water mature shrubs. The group has been active for 9 years and is the Association's Water Conservation Sub Committee. **Frank Fossati** is the chair and committee members are **Joe Tully**, **Dan O'Connor** and **David Collins**. The Board of Directors has been able to depend on this dedicated group to assist the Association with developing a water use plan when the Santa Margarita Water District required it to address water savings in California's five years of drought.

This year the WCSC managed a work project in partnership with the Santa Margarita Water District to convert four domestic meters to recycled water. The cost of recycled water is less than domestic. The conversion was a major part of the Association's response to the State's proclamation that domestic water use be reduced by 25% against 2013 usage. The work has been completed and the Committee now follows up and monitors the status of rebates to defray some the \$15,000 project cost. Thank you to Frank, Joe, Dan and David for their commitment and contributions to the MVEA community.

### ARCHITECTURAL REVIEW COMMITTEE AND WRITTEN 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 projects. The Architectural Review 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, re-roofing and landscape modifications. Please keep in mind, there is no charge to submit an application; but if a project is started without written approval, a \$175 fee can be assessed for late submission. Please continue to submit your applications to Management.

## Board Meeting Dates

The Board of Directors usually 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. However, during the months of July and August the monthly meetings have been scheduled for the third Wednesday. Thursday meetings will start again in September. 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 second quarter of 2016:

**Wednesday, July 20**  
**Wednesday, August 17**  
**Thursday, September 15**

Meeting agendas are posted on the community bulletin board located off Marguerite Parkway at the corner of Antela and Lovios. This specific location in Increment #5 has been 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](http://www.mveahoa.com).

Your community manager is Stephen Stanton available by phone and email at 949-450-0202 ext. 2110 and [sstanton@actionlife.com](mailto:sstanton@actionlife.com). The manager's assistant and administrative support is Rebekah Drake at ext. 2202 and email address [Managerassistantsoc@actionlife.com](mailto:Managerassistantsoc@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.



### 2016 BOARD OF DIRECTORS

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

### INCREMENT DELEGATES

**Increment #1**  
**Ms. Peggy Russo**

**Increment #2**  
**Mr. David Gibson**

**Increment #3**  
**Ms. Deborah Currie-Teele**

**Increment #4**  
**Mr. Frank Fossati**

**Increment #5**  
**Ms. Connie Beardsley**

**Increment #6**  
**Mr. Gerald (Jerry) Henberger**

**Increment #7**  
**Ms. Donna Bourassa**

**Increment #8**  
**Mr. Robert Horn**

**Increment #10**  
**Mr. Richard Florence**