



Mission Viejo Environmental Association

mveahoa.com

the Neighborhood

ISSUE #24

MVEA COMMUNITY NEWSLETTER

FALL 2015



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THE DROUGHT & FRONT YARD LANDSCAPE

Governor Brown recently issued mandatory water restrictions for the residents of California. This mandate included requirements to reduce water usage by 25%. We're in a new era," Brown said. "The idea of your nice little green grass getting lots of water every day, that's going to be a thing of the past."

These restrictions affect all California residents and businesses, including Homeowner Associations. So, the relevant question is this: What should the residents of this community do with respect to the maintenance of their front yard landscape? How are you, as an owner in a Homeowners Association, supposed to reconcile this statewide mandate with the CC&R's which state that all owners shall maintain their landscaping in a neat and attractive condition, periodically replacing trees, plants, grass and other vegetation when necessary?



First, please know that the Association, the Management Company and the Board of Directors understand the challenge to both effectively maintain your yard and to be sensitive to the water shortage. Balancing this issue creates difficulties for all Californians. However, the drought is not a license to allow your property and your community to deteriorate in appearance. Weeds need to be removed. Shrubs, plants, bushes or trees that die due to reduced irrigation also need to be removed from planters and front yards. While the drought presents challenging and difficult circumstances, there are options that mitigate the negative impact on the appearance of our community.

The obligation remains for all owners to maintain their yards. This can be achieved by reducing water usage in other areas of the home and/or using timers and irrigation controllers to most effectively use water in your yard. Some owners may choose to consider submitting an architectural application and make changes to front yard landscape by incorporating more drought-resistant plant options. MVEA continues to approve more and more architectural applications requesting the use of artificial turf as a viable alternative to grass in front yards. Driving through the community you will see more and more properties moving toward these low maintenance and low water alternatives. If you would like to discuss the process of front yard landscape changes, please contact the Community Manager to ensure that you take the proper steps to get the approval from the Association prior to starting the project and making the changes. The Architectural Review Committee is committed to making the process as quick and easy as possible to help you make these adjustments.

MVEA BOARD MEETING & NEWS ITEMS

Delegate Elections scheduled for October 15

Ballots for the Annual Election of Delegates have recently been mailed to all homeowners. Mission Viejo Environmental Association is a Master Association composed of nine Increments. Delegates elected every year by the membership of that increment represent the voting power of owners. To run as a candidate you must be a Resident Owner as defined in the CC&Rs. The elections are scheduled for October 15. Please make sure you vote for the candidate of your choice and return the ballot by mail to Action Property Management so they can be delivered to the Inspectors of the Elections on the evening of the 15th. The Inspectors of Elections will compile and tally the votes and announce the results at the conclusion of the Board of Directors meeting that evening. The Delegates represent their respective Increments at Board Meetings and cast the Increment's voting power when they vote to elect the Board of Directors in January at the Annual Meeting of Delegates.

Board of Director Candidates

Two Board of Directors terms expire at the end of this year. The two positions will be up for election in January 2016 at the Annual Meeting of Delegates. The request for Candidates notice is scheduled for mailing to the membership in early November. The term of office is for two years. MVEA has a CC&R provision that calls for term limits on Board of Director service. A Board Member may serve two consecutive terms in office of two years each, prior to stepping down and allowing others to volunteer and run for the Board.

If you have an interest in working with others and serving the Mission Viejo Environmental community, please consider running for one of the two open seats on the Board of Directors in 2016. The duties and obligations of Board members are: addressing the Association's annual calendar items such as reviewing and approving an annual budget; working with Management and the Increment Delegates; resolving homeowner issues that come before the Board; and in general, assisting in charting the course of action for all Association related subjects.

Pro Forma Budget & Annual Policy Statement

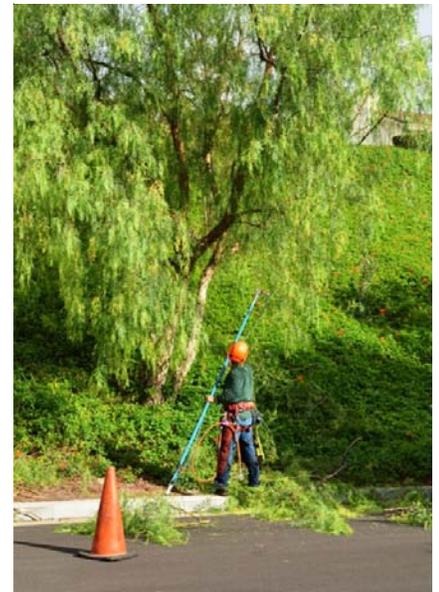
At the upcoming October meeting, the Board of Directors will approve MVEA's 2016 Budget. A draft budget is prepared by Management and then reviewed, discussed and adjusted by the Budget & Finance Committee. The committee makes their recommendations to the Board, and ultimately the Board approves the final figures and quarterly assessments. There are no plans to increase the assessments in 2016.

On behalf of all MVEA owners, Management wants to thank the Budget & Finance Committee volunteers for the work they do every year reviewing and adjusting the budgeted line items, considering allocations, and in general looking after the financial assets of the community making sure the owner assessments are managed and used in a responsible manner. For the past few years the Committee has consisted of: Bill Ernisse, Board President; Dan O'Connor, MVEA Treasurer; Frank Fossati, Water Conservation Sub-Committee Chair; and Donna Bourassa, Delegate, Increment 7 and former Board President and Treasurer.

TREE TRIMMING

Artistic Maintenance will perform the Association's annual tree trimming during the months of September through January 2016. All trees are scheduled for trimming this season, including the "4-year Pines" along Alicia, Melinda and Santa Margarita Parkway.

The Association manages over 7,000 trees across 150 acres of Common Area slopes and greenbelts.





ACTION PROPERTY MANAGEMENT NEWS

The Association through Action Property Management offers an optional electronic statement program whereby, homeowners who sign up for this service will receive email communication for their quarterly billing. You may pay the quarterly assessment in any manner you choose; but you would not receive a US Post Office delivered invoice. This quarterly newsletter usually 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 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.

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>.

VIVO PORTAL AND HOMEOWNER SERVICE FEATURES

Visit the homeowner's portal, VIVO, <http://www.vivoportal.com>, and check your account balance, submit a work order to the Community Care Department, email your community manager, sign up for auto payments on the quarterly assessment, or opt in for electronic billing.

REMINDERS & GENERAL USE RESTRICTIONS

Side Yard Easements

All weather reports for the Fall and Winter Season forecast significant rainfall and a prediction of a dramatic "El Nino" season. If you own a property and have been granted a "side yard easement" from the lot next door, it is your responsibility to ensure that drainage of the area is intact and irrigation water or rainwater does not accumulate in the area adjacent to your neighbor's exterior house wall.



Now, before the rain arrives, is the appropriate time to make sure the drainage in this area runs unencumbered to the street and sidewalk area as originally intended. If water does not drain smoothly, please contact a service vendor to clean out the drain line. 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.

ARCHITECTURAL REVIEW AND WRITTEN APPROVAL

The Architectural Review Committee's purpose is to maintain the architectural character and visual unity of the community by ensuring that construction projects are not detrimental to the appearance of the surrounding area and will be in harmony with the surrounding improvements. ARC applications and forms, as well as the ARC Guidelines are available on the Association's website, MVEAHOA.com, under the Documents tab. There is no charge for the submission.

The Architectural Review Committee generally meets on a weekly basis and completes the process of review usually at that meeting. Management within a week of the meeting generates the approval letters. The Committee's chair is Board Member, Bill Ernisse. Committee volunteers: are Deborah Currie-Teele, Board Member and Delegate from Increment #3; and Connie Beardsley, Delegate from Increment #5. Alternates assisting when needed are Kevin Harper, homeowner and volunteer from Increment #8; and Deanna DeRosa homeowner and volunteer from Increment 7.

Last year the ARC reviewed and acted on over 200 applications: from room additions, and landscape projects; to window replacement, patio covers and exterior painting. To date in 2015 the committee is on pace to review a similar amount of applications. A debt of thanks is owed to the volunteers who meet, review, comment and approve all the applications submitted. The committee is committed to a weekly review of all applications so the Association's process is not viewed as a burden or overly cumbersome on the owner and the improvement projects can move forward in a timely manner. Sincere thanks to this special team for the contribution they are making to the MVEA community!

MVEA 4th QUARTER CALENDAR ITEMS

OCTOBER

- Board to approve 2016 Budget
- Homeowners to elect Increment Delegates on 10-15
- Tree trimming continues
- Common Area Drain inspections and cleanout

NOVEMBER

- Tree trimming continues
- V Ditches & Common Area Drains cleanout continues
- Request for Board of Director Candidates mailing
- Budget and Annual Policy Statement to Membership

DECEMBER

- Board Candidacy Statements due
- Notice to Delegates for January's Annual Meeting & Election of Board Members
- Tree trimming continues
- Common Area Drain inspections and cleanout
- Backflow Testing



2015 BOARD OF DIRECTORS /OFFICERS

Bill Ernisse, 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

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 fourth quarter of 2015:

Thursday, October 15

Thursday, November 19

Thursday, December 17

Tuesday, January 5 Annual Meeting of Delegates to elect Board of Directors

The monthly 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 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.

Your community manager is Stephen Stanton available by phone and email at 949-450-0202 ext. 313 and sstanton@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.

