

the Neighborhood



MVEA COMMUNITY NEWSLETTER

FALL 2022

Delegate Elections scheduled for Thursday, October 20th

Ballots for the Annual Election of Delegates have recently been mailed to all homeowners. The Mission Viejo Environmental Association is a Master Association composed of ten Increments. The Delegates elected annually, represent the voting power of the owners. Delegate candidates must be resident owners of the property. The election is scheduled for Thursday, October 20th. Please return your ballot by mail to Action Property Management and they will be delivered to the Inspectors of the Elections on the evening of the 20th. The inspectors 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 voting power of the Increment when they meet to elect the 2023 Board of Directors in January at the Annual Meeting of Delegates.

Board of Director Candidates

Three Board of Directors terms expire at the end of this year. All three seats will be up for election in January 2023 at the Annual Meeting of Delegates.

The Request and Notice for Board Candidates is scheduled for mailing in early November. The term of office is for two years. If you have an interest in working with others and serving the Mission Viejo Environmental community, please consider running for one of the three open seats on the Board of Directors in 2023. The duties and obligations of Board members are: addressing the Association's Annual Calendar items such as reviewing and approving an Annual Budget; reviewing financials; working closely with Management, other Vendors, Committee Members and the Increment Delegates; resolving homeowner issues that come before the Board; and in general, charting the course of action for all Association related subjects. The Chair of the Architectural Review Committee and the Landscape Committee are required by the CC&Rs to be a member of the Board of Directors.

If you are interested in running but have some questions on board candidate qualifications, duties or even time commitment please do not hesitate to contact Senior Community Manager, Tiffany Kaldenbach by phone at 949-450-0202 or email, tkaldenbach@actionlife.com.

2023 Committee Volunteers

If you are interested in serving on one of the committee's listed below please take a moment to fill out the "Committee Volunteer Form" for Board review and consideration during the January 2023 General Session Meeting. Please contact Action Property Management to request a copy of this form.

- Landscape
- Architectural
- Budget & Finance
- Contract Review

REMINDERS & GENERAL USE RESTRICTIONS

Side Yard Easements Drainage Reminder

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 for the area is intact and irrigation or rainwater does not accumulate in the area adjacent to your neighbor’s exterior 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. We strongly encourage you to place a garden hose in one of the collection areas and determine if the water drains to the street and curb. 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. Landscape material in this area should not encumber or encroach upon the wall.

Holiday Lighting & Decorations

Holiday lighting and decorations are permitted without ARC approval from November 1st through January 31st only. Please make sure all holiday décor and lights are removed from the property by January 31st.

Pro Forma Budget & Annual Policy Statement

The Budget & Finance Committee is in the process of reviewing and making any needed adjustments to the 2023 Pro Forma Budget. The budget will be finalized and approved by the Board of Directors at the October meeting. The 2023 Budget is distributed to homeowners along with the required Annual Policy Statement. The Annual Policy Statement is a compilation of disclosures and documents including: the current Reserve Fund Summary; the Association’s Fine Schedule; Summary of the Architectural Review policy; and miscellaneous other disclosures that are required by State law to be distributed to all homeowners annually. Please make note of the assessment increase for the increment you reside in effective January 1, 2023 and make any necessary adjustments especially if you who pay your quarterly assessments through direct bill pay.

MVEA BOARD MEETING & NEWS ITEMS

The Board of Directors meetings are held on the third Thursday of every month at the Norman P. Murray Center. Meeting dates are subject to change so please check the associations website or Action Property Management Resident Portal for the most current date/time schedule. Open Forum is scheduled at the end of every meeting for the homeowners. Homeowners may address the Board on any association related topic during Open Forum. Below is a list of upcoming meeting dates:

- Thursday, October 20th Election at 4pm**
- Thursday, October 20th General Session at 5pm**
- Thursday, November 17th General Session at 7pm**
- Thursday, December 15th General Session at 7pm**

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 #5a is the designated place for posting all general notices to the Membership as required by the Davis-Stirling Act. The agenda is also posted on the Action Property Management Resident Portal. If a meeting is cancelled, advanced notification will be posted on the community website and the community bulletin board.

If you have any questions or concerns please do not hesitate to contact Senior Community Manager, Tiffany Kaldenbach by phone at 949-450-0202 or email, tkaldenbach@actionlife.com. The Manager’s Assistant assigned to MVEA is Timothy Snyder at email address, Managerassistantsoc@actionlife.com. Any official communication from members should be sent to Tiffany Kaldenbach at Action Property Management, 2603 Main Street, Ste. 500, Irvine, CA 92614.