

the Neighborhood



Wildfire Preparedness and Home Protection for HOA Residents

Wildfire season is a reality for many communities in Orange County, and taking proactive steps to protect your home can make a critical difference. The Orange County Fire Authority (OCFA) recommends a combination of **Defensible Space**, **home hardening**, and emergency planning to reduce the risk of wildfire damage.

Defensible Space

Creating Defensible Space around your home helps protect your property and provides firefighters with a safer environment to defend your home. Ideally, Defensible Space should extend **at least 100 feet** from your house, garage, and other structures or to your property line. For most homes, this includes the front, side, and back yards.

Vegetation management guidelines within 100 feet of your home include:

- Remove all dead or dying plants.
- Remove plants on the Undesirable Plant List and replace them with drought-tolerant, fire-resistive plants.
- Trim or remove vegetation to create proper vertical and horizontal separation.
- Remove dry leaves, twigs, pine needles, and other combustible debris from your yard, roof, and rain gutters.
- Within 5 feet of your home, install hard surfaces, reduce vegetation, and eliminate combustible mulch.

It is not necessary to remove all vegetation. Proper mowing, weeding, pruning, thinning, spacing, and plant selection can significantly increase your home's chances of surviving a wildfire. Consult a geologist before beginning maintenance if your property has slope stability concerns.

Emergency Preparedness

As wildfires approach, be ready to evacuate with all necessary items, often referred to as the **6 P's**:

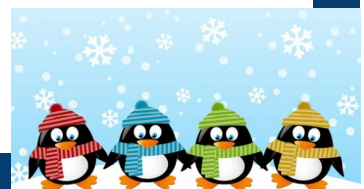
1. **People and pets**
2. **Papers, phone numbers, and important documents**
3. **Prescriptions, medical equipment, and eyeglasses**
4. **Pictures, family keepsakes, and other meaningful items**
5. **Personal electronics and data storage devices**, including chargers
6. **Plastic credit cards, ATM cards, and cash**

Load everything into your car, including your Disaster Supply Kit and Go Bag. Back your car into the driveway, close windows and doors, and keep keys with you for a quick departure.

At home, take the following precautions:

- Close all windows and doors.
- Shut off air conditioning and fans.
- Close fireplace flues.
- Leave lights on, including porch lights.
- Move outdoor combustible items away from the house or bring them inside.
- Turn off propane tanks.
- Close garage doors.
- Connect garden hoses to spigots and ensure they can reach all areas of your home.
- Do not leave sprinklers on or water running, as this can reduce critical water pressure.

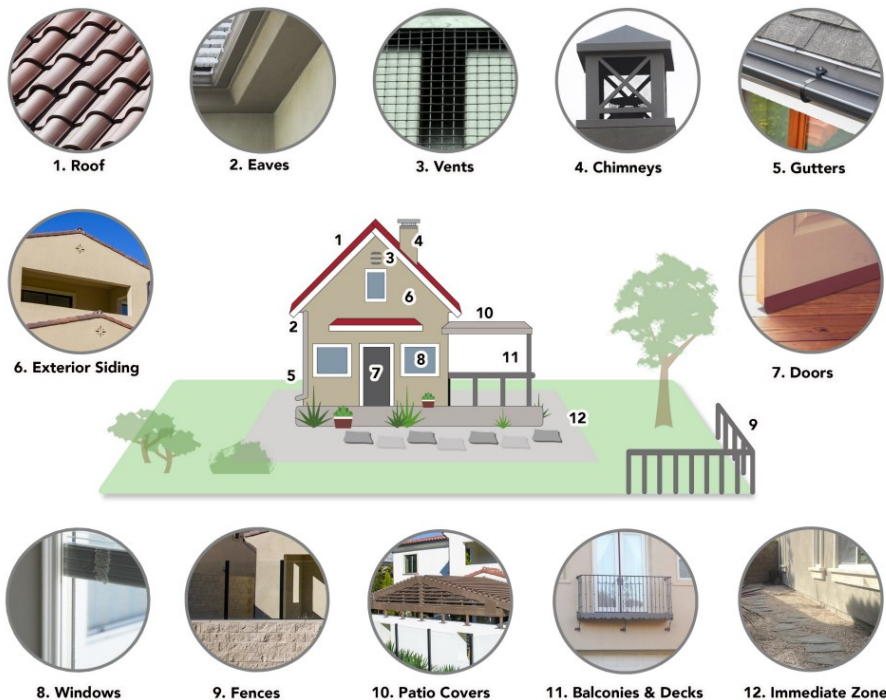
For more information or to schedule a **Wildfire Home Assessment**, visit the OCFA website at www.ocfa.org/RSG or call (714) 573-6774.



Home Hardening

All new homes built in the **Wildland-Urban Interface (WUI)** are required to meet minimum standards to resist ember intrusion, direct flames, and radiant heat. Existing homes can be retrofitted to meet these standards. Key recommendations include:

1. **Roof** – Use ember-resistant materials; fill gaps with ignition-resistant material.
2. **Eaves** – Seal gaps with caulking and paint.
3. **Vents** – Install 1/8-inch metal mesh or ember-proof vents.
4. **Chimney** – 1/2-inch spark arrestor; clear vegetation at least 10 feet away.
5. **Gutters** – Install guards and remove combustible debris regularly.
6. **Exterior Siding** – Seal gaps with caulking and paint.
7. **Doors** – Ensure tight fit with weather-stripping.
8. **Windows** – Multi-pane, with at least one tempered pane; metal framing recommended.
9. **Fences** – Non-combustible or ignition-resistant; maintain vegetation clearance.
10. **Patio Covers** – Ignition-resistant material with sealed gaps; metal flashing recommended.
11. **Balconies & Decks** – Ignition-resistant materials; seal gaps; remove combustible items above and below.
12. **Immediate Zone (within 5 feet of home)** – No woody vegetation or combustible items (e.g., trash bins, patio furniture, mulch).



For specific permit requirements, refer to **California Building Code (CBC) Chapter 7A** and the **California Residential Code (CRC)**.

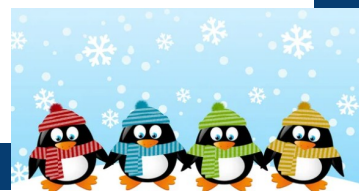
Important HOA Reminder

Please remember that all exterior modifications, including vegetation removal, plant replacement, or home hardening improvements, require submission of an Architectural Application through the HOA. This ensures that all updates are consistent with community standards and approved prior to work being completed.

For additional guidance, homeowners may visit the **OCFA website** or contact the HOA management office for more information regarding local requirements and architectural compliance.

By following these guidelines, you can significantly reduce the risk of wildfire damage and help keep your home, your family, and your community safe.

Want to see what zone your home is in? Visit: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>



HOA Landscape and Slope Vegetation Management

As part of ongoing community maintenance and compliance with OCFA guidelines, it's important to note that wildfire-related vegetation requirements affect not only individual homes but also HOA-managed slopes and landscapes. These areas are subject to specific regulations to reduce wildfire risk and maintain visual consistency throughout the community.

Vegetation Height and Maintenance

In many HOA landscape areas, vegetation is required to be maintained at **2 feet or less in height**. Some plant species, such as tecomaria, will regrow slowly after pruning and may initially appear as sticks, while other species, including acacia and pink melaleuca, may need to be removed. These older plants can become stressed when cut too low and may not recover effectively. Residents should be aware that landscape renovations and updates will be ongoing to ensure compliance.

Horizontal Spacing Requirements

Groundcover and Shrubs Less Than 2 Feet in Height:

- No horizontal or vertical spacing required.
- Groundcover must not exceed 2 feet in height.
- Shrubs cannot exceed 6 feet in height.

Shrub Group Sizes:

- Shrubs should be planted in groups of three or fewer.
- Groups must be separated by **three times the height of the tallest shrub**, or **15 feet minimum**, whichever is greater.
- Shrubs taller than 2 feet must be **at least 15 feet from the edge of the canopy** measured horizontally.
- On **slopes greater than 40% (2:1)**, horizontal spacing must be **six times the height of the tallest shrub**.

Tree Group Spacing:

- Trees or branches should be located at least **10 feet away from any enclosed structure**.

Vertical Spacing Requirements

Trees Less Than 15 Feet in Height:

- Maintain a **minimum of 2 feet vertical spacing** between vegetation.
- No vegetation is allowed directly under the tree canopy.

Trees 15 Feet or Taller:

- Maintain a **minimum of 6 feet vertical separation** from vegetation below.
- Any vegetation under trees must be maintained at a **maximum height of 2 feet**.

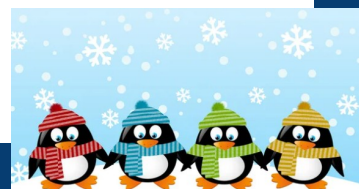
Per the **OCFA**, the goal of vegetation management is to **reduce wildfire risk by modifying the characteristics of vegetation adjacent to homes and structures**. Proper horizontal and vertical spacing, as well as the removal or replacement of stressed or non-compliant plants, ensures that slopes and landscapes remain visually cohesive and meet community and regulatory standards.

Coyotes in Our Community: What Residents Should Know

Mission Viejo is home to a variety of wildlife, including coyotes. While sightings are not uncommon, it's important for residents to know how to safely coexist with them and reduce potential conflicts.

What to Do If You See a Coyote

- **Keep your distance:** Do not approach or attempt to feed coyotes.
- **Keep pets safe:** Always supervise pets when outdoors, especially during early morning and evening hours when coyotes are most active.
- **Make noise:** If a coyote approaches, make loud noises, wave your arms, or throw small objects in its direction to encourage it to leave.
- **Secure trash and food sources:** Ensure that trash cans are closed and that pet food, birdseed, and compost are not left outside.



What NOT to Do

- **Do not feed coyotes:** Feeding coyotes, even unintentionally, can make them less fearful of humans and more likely to return.
- **Do not leave water out:** Providing water can attract coyotes to residential areas.
- **Do not corner or provoke:** Never try to handle or capture a coyote.

Tips for Residents

- **Remove attractants:** Keep yards free of fallen fruit, uncovered trash, and pet food.
- **Educate neighbors and children:** Teach children to never approach wildlife and to report coyote sightings to adults.
- **Report sightings if necessary:** Contact local animal control or the City of Mission Viejo for guidance on persistent coyote activity.

By following these guidelines, residents can help ensure both community safety and the humane treatment of local wildlife. Awareness and proper precautions go a long way in maintaining a safe and enjoyable neighborhood for everyone.

For more information, visit the [City of Mission Viejo's Wildlife & Coyote Resource Page](#) or contact the [Animal Services Department](#).

Upcoming 2026 Assessment Increase

The 2026 budget has been carefully planned to balance the community's needs with fiscal responsibility. To meet operating expenses, fund reserves, and maintain our common areas, the Board of Directors has approved a **6.54% increase in the 2026 Homeowners Assessment**.

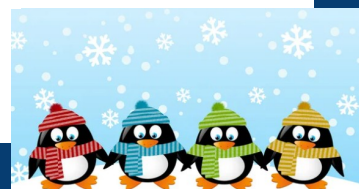
Assessment increases have been kept to a minimum while ensuring that essential maintenance, improvements, and reserve funding continue uninterrupted. Residents can expect the HOA to maintain high standards for landscaping, utilities, and overall community upkeep throughout the year.

Important Payment Information:

- Homeowners using **MVEA-funded Auto Pay** will see the new assessment amount automatically updated, no action is required.
- For those paying by check or through bill pay, please update your payment as of **January 1, 2026** to avoid late fees.

The Board encourages all homeowners to use Auto Pay to simplify payments and avoid late charges. For details on your individual assessment, please refer to the below Exhibit.

Increment Type	2026 QUARTERLY ASSMT.	2025 QUARTERLY ASSMT.	% CHANGE IN ASSMTS.
1	196.41	184.35	6.54%
2	196.41	184.35	6.54%
3	196.41	184.35	6.54%
4	196.41	184.35	6.54%
5 A & B	336.63	315.96	6.54%
6	196.41	184.35	6.54%
7	301.59	283.07	6.54%
8	301.59	283.07	6.54%
10	196.41	184.35	6.54%



2025 Board of Directors



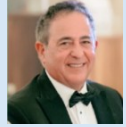
Kevin Krasner, President



Deanna DeRosa, Vice President



Peter Vallier, Secretary



Michael Jamshidi, Treasurer



Joe Lanzisera, Member at Large

A Message for the Season



“Coming together is a beginning; keeping together is progress; working together is success.”

— Henry Ford

How do I contact our management company?

Action Property Management is headquartered in Irvine, California, and can be reached using the following contact information:

- **Corporate Office Address:** 320 Commerce, Suite 200 Irvine, CA 92602
- **Phone Numbers:** Local: (949) 450-0202 Toll-Free: 1-800-440-2284

For all **quarterly assessment payments**, please use the following **mailing address**:

MVEA
P.O. Box 25013
Santa Ana, CA 92799

Note: If you use an online banking service to pay your assessments, be sure to update your bill pay settings and direct your payments to the PO Box above to avoid any delays or misrouting.

You can also visit our website at www.actionlife.com to access the **Live Chat feature**, available Monday through Friday from 7:00 AM to 5:00 PM for real-time assistance.

INCREMENT DELEGATES—2025

- Inc # 1 - Richard Schweinberg
- Inc # 2 - Michael Jamshidi
- Inc # 3 - Deborah Currie
- Inc # 4 - Frank Fossati
- Inc # 5A - Connie Beardsley
- Inc # 5B - Fred Van Veen
- Inc # 6 - Marie Whitehouse
- Inc # 8 - Marion D Anthony
- Inc # 10 - Richard Florence

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- Inc # 7 - Linda Shepard
- Inc # 8 - Daniel Day
- Inc # 10 - Richard Florence

UPCOMING BOARD MEETINGS

Meetings are held on the third Thursday of every month at 7:00PM at the Norman P. Murray Center, 24932 Veterans Way in Mission Viejo.

Homeowners may address the board on any HOA related topic in our open session during Open Forum for a maximum of 3 minutes.

Upcoming Dates:

- Thursday, January 15th
- Thursday, February 19th
- Thursday, March 19th

