

SEPTEMBER 2003

<http://www.uhills.uci.edu/>

<http://www.uhills.org/>

Editors: Lauri Barwick and
Nina Macdonald

HRB MEETING MINUTES- Tuesday, August 5, 2003

Present: Jeffrey Beckwith, Brian Cummings, Isabel De Figueiredo, Rachel Gamby, Michele Walot, Andrew Herndon, Ron Reid.

REPORT ON OPERATIONS:

ARCHITECTURAL REVIEW UPDATE: The Virgil plan approved at the July meeting was later found to contain an Architect's error that meant the plan did not meet zoning regulations. A revised plan is being prepared.

UNIVERSITY HILLS DIRECTORY is ready for printing. It will be reformatted to make it more compact and cost efficient to produce. The cost and distribution mechanisms are being assessed.

REPORT ON OPERATIONS: HRB requested that ICHA Management prepare a version of the reports it provides for HRB meetings for printing in the newsletter.

OLD BUSINESS:

PAMPAS GRASS AND BOUGAINVILLEA COMPLAINT: Pampas grass on Owen will be removed and replaced. The Bougainvillea that overhangs the sidewalk on Vista Bonita will be trimmed back.

COMMITTEE REPORTS:

Gabrielino Apartments: Plans for the apartment units on what is currently Parking Lot G are still being worked out. Parking will be below the level of adjacent streets where possible. Jeff Beckwith will attend an ICHA planning meeting on Thursday, August 7.

Landscaping: There was a complaint about the dangers of eucalyptus tree branches falling. Pruning is done periodically but during summer months when additional irrigation causes eucalyptus trees to draw up more water, branches become heavier and are more likely to fall. Where this problem creates a constant danger the trees will eventually be replaced.

The Chair of the HRB wrote a letter to a homeowner who had complained about some landscaping on Gibbs, saying that it is acceptable to the landscape committee and the HRB.

Alder trees near the chess tables in the gulch (south of Vista Bonita) are dying and will be looked at.

Pools: Rachel Gamby received no negative feedback about the proposed pool-heating schedule for 2003-2004 fiscal year that was printed in the July newsletter. The HRB requested that ICHA Management post the schedule outside each of the pools.

NEW BUSINESS:

ARCHITECTURAL REVIEW: Plans for an addition to a house on Twain have been approved with minor modifications from the original proposal. An exterior paint color for a house on Virgil was approved.

PARKING STRUCTURE/OFFICE COMPLEX AND TRANSPORTATION INFORMATION MEETING: Richard Demerjian of Campus & Environmental Planning and Mike Delo of Parking and Transportation have invited University Hills residents to a meeting on Tuesday, August 26 at 6:30 p.m. to discuss both the Parking Structure/office complex that will soon be built across East Peltason from UH. and the Southern Radial and related traffic flow issues that will impact everyone in University Hills. Unfortunately the HRB was told of this meeting too late to include notification in the August newsletter.

The HRB asked ICHA Management to post notices all around University Hills and HRB will use the UH listserve to notify as many people as possible of this meeting.

NEWSLETTER CHANGES: The changes to the newsletter have been received positively. There were a few problems with the change over to the new classified ad rules. Thanks to Lauri Barwick and Nina Macdonald for their hard work in implementing the space and cost saving measures.

VIRGIL COURT WALL: The owner of a house on Virgil who recently constructed a wall enclosing an area in front of his house and the neighbors who are impacted by the wall attended a portion of the HRB meeting to discuss the matter. The wall was constructed without the owner informing the neighbors of the plan or obtaining their signatures. The wall means that the neighbors now have to go through the owner's porch and into the owner's garden to access their circuit-breaker/meter box. Given that protocol had not been followed the HRB favored having owner make an opening in the wall to re-establish the neighbors' easy access to their circuit-breaker/meter box. The parties decided to review the two solutions discussed.

CLOSURE OF DIRT ROAD TO ARC AND FARM SCHOOL: With new Palos Verde II construction having begun the dirt road from University Hills to the Farm School and ARC has been closed. It is expected that construction will begin in August, with mass grading running through the month of September. Phase One Building construction is anticipated to run from approximately October 2003 through August 2004. Phase Two Building construction will run from approximately January 2004 through August 2005.

IRRIGATION COMPLAINT: Sprinklers on Murasaki and in other places around University Hills have been heavily sprinkling the sidewalks in places. ICHA Management will do an audit of sprinklers to check for excess water and faulty sprinkler heads.

---- Rachel Gamby, HRB

LETTER TO THE EDITOR

I live right behind the new pool at Gabriellino and Frost, and there have frequently been gatherings at the pool after pool hours. Last night, for example, there were five cars in the new pool parking lot at 11:45 p.m. The noise wasn't unbearable, but certainly bothersome. What's really bothersome is that this seems to be happening more and more frequently. I finally called the police last night to break up the pool party, but I'd like to remind UHills parents of teens/young adults who drive that several residents live mere yards from the pool, and some of these families have small children. (Somebody at this pool party must have had a key, so must live in the neighborhood...) Pool rules are posted in the pool area, and pools close at 10:00 p.m. Please pay attention and remember those of us who live just a few steps away.

---Tira Palmquist, Twain Ct

OH RATS AGAIN & AGAIN!

Some residents have recently contacted ICHA regarding sightings or evidence of roof rats in and around their homes or common areas. Some rats have been moving very actively while others have been found dead or dying, most likely due to a controlled baiting program.

Roof rats are slender, agile and their tail is longer than the head and body. They may establish nests in Italian Cypress, Algerian Ivy, bougainvillea, oleander, palm trees, yucca, wood and lumber piles, and storage boxes. They prefer to feed on fruit, nuts, pet food left outside, snails, grass seed, and birdseed. Signs of roof rat activity are: damaged, partially eaten fruit on trees or ground; broken snail shells near nesting sites; gnawing on plastic, wood or rubber; greasy rub marks caused by oily fur coming in contact with painted or wood surfaces; rat droppings (dark, oval and about 1/2 inch long); and visual sightings on utility cables, tops of fences, or trees.

Trapping is a successful method of rat control. The most common and inexpensive killing trap is the large-sized "snap trap". For bait you can use peanut butter mixed with oatmeal, fresh fruit, nut meats, and jellied candies. Try several baits to see which is accepted most frequently. Place traps at a right angle to wall so trigger is closest to wall or runway. You can attach traps to pipes or beams with wire, nails, or screws. It is a good idea to pre-bait (use baited but unset trap so rat

becomes familiar with and starts feeding on baited trap); then 2 or 3 days later traps can be set. For better results, set 2 traps side by side.

Trapping alone might not rid your house of these pests; you also need to eliminate nesting sites and food supplies. Harvest fruit as soon as it ripens and pick up all fallen fruit. Never leave pet food outside at night and keep it in sealed containers in the garage. Keep vegetation well trimmed and away from roof, walls, fences, poles, and trees. Seal or screen around outside pipes and inside water lines. Screen off vents in attic, and chimney, oven, and toilet vents on roof.

If performing these abatement activities gives you the willies, try contracting with a licensed pest control operator. ICHA maintains approximately 30 bait stations under the watchful eye of a licensed pest management contractor. The stations are circulated in a rotating pattern that covers all of the University Hills Common Area slopes. These stations are secured in place and are locked closed with bait that is contained inside a feeding area. They are serviced weekly and are rotated about every three weeks.

If you think you have roof rats on your property or nesting in your roof tiles or attic, you can contact the Orange County Vector Control District at (800) 734-2421. They will send a technician to examine the site. They will often provide a bait station that will be placed within your private property. You can also request the following bulletins: "What You Can Do To Prevent and Control Rats," "How To Use Rodent Traps," and "Rat Proofing Your Residence." Some of these are available at the ICHA office, or go on line to www.ocvcd.org. If you happen upon a dead or dying rodent, always use a glove or some type of tool to dispose of the critter. Burying them or tossing them in your trash, inside a plastic bag is the best means of disposal.

---Lauri Barwick, Virgil Ct. / Andrew Herndon, ICHA

ICHA COMMUNITY DEVELOPMENT REPORT FOR AUGUST 2003

COMMUNITY DEVELOPMENT ITEMS

Area 8 Expansion - Mobilization for the grading operation has commenced as of August 1. Fencing, temporary power and related peripheral coordination activity is underway with a start of grading anticipated the week of August 4th.

Peltason Apartment Planning Meeting - The next in a series of ICHA Board Planning meetings for the design and development of the apartment parcel at Gabrielino and E. Peltason Dr. will take place in early August. An HRB representative is slated to attend.

High Speed DSL Data Service -Pac Bel has completed their construction staking of the intended improvement site on E.Peltason Dr. No actual construction will occur until UCI initiates payment to Pac Bel that tie this DSL improvement to the relocation of Telco infrastructure that is being relocated due to the new parking structure improvements at Lot 18-C. UCI's anticipated payment to Pac Bel is tentatively slated for November 2003.

COMMUNITY MANAGEMENT ITEMS

Peltason Parking Lot Structure and Southern Radial - A meeting has been scheduled by Campus and Environmental Planning and Parking and Transportation Services for August 26th. The meeting will be open to everyone in University Hills. General topics will include the new Lot 18-C parking structure and the extension of the Southern Radial to California and to Bonita Canyon.

California Fencing - The security fencing along California to restrict vehicular access to the unimproved areas of the Campus is complete. Pedestrian access portals have been incorporated into the fence.

New University Hills Pool - A recent inspection of the new University Hills pool has identified an issue with the pool edge and the interface with the pool shell. Brookfield Development is researching a resolve.

Reclaimed Water Conversion for the "Mid Hill Zone" is complete. Reclaimed Water (RCW) now serves Area 8 and all areas south of Vista Bonita. RCW is approximately \$0.10 cents per one hundred cubic feet less expensive than domestic water, environmentally sensitive and most likely will be available in a drought condition.

Dog Bag Dispensers will be installed at ten locations by Mid August replacing the existing PVC plastic bag units. Management will request the HRB's review of the program before purchasing additional units. Brian has offered to spearhead a volunteer bag replacement operation utilizing dog owners throughout the community. Management will provide the replacement bags.

COMMUNITY MAINTENANCE INFORMATION

On going and completed Community improvements and repair work.

Work in Progress:

- A new garden park fountain has been ordered to replace the aged and damaged fountain that has been in the park for over 10 years.
- The Gabrielino street light taken out by a car driven by a UCI student will be installed by mid-August. Management will be filing an insurance claim with the driver's insurance carrier.
- The Townhome painting project is underway. Blake, Alcott and Newton are approximately 95% complete. Work has begun on middle Schubert.
- Condo I and Condo II painting will begin as soon as the Townhomes are completely finished.
- Cycling of approximately 30 rodent bait stations across the hill continues under a licensed pest management operator's supervision. A three week rotation of the stations has been effective in combating the active rodent population. A newsletter article will re-address the program and what individual owners can do to rid their property of rodents.

Items Completed:

- A new little league pitcher's mound has been constructed and is operational at the Gabrielino Community Park.
- Fire hydrant testing is scheduled for August 14th.
- Over the last 30 days honey bee swarms have been removed from four locations in the community.
- Fading and damaged traffic control signs across the hill have been refreshed. A new stop sign and street stenciling have been added at McClintock and Joyce at the request of the HRB.

Architectural Reviews

- Two homeowners are protesting the installation of a stucco courtyard wall that interferes with access to their utility meters.
- Plan development for a room addition in a Phase IV home is still underway as additional detail from the architect / contractor is required. The early design was found to be in violation of the City Building and Zoning Codes and was rejected by the owner and Management.
- Preliminary plans for an Area 8 home were reviewed for a two story rear yard addition and are pending approval.
- A window replacement and enlargement request for a Phase 6 home was approved.
- Management received and approved a request for a window addition precipitated by a conversion of a third car garage to a study.
- A painting request for a Phase IV home utilizing a color outside the HRB approved palette will be presented to the HRB for consideration.

---Andrew Herndon, ICHA

FREE FIREWOOD

ICHA Management has negotiated with a contract tree trimmer to stack and leave firewood size logs along the lower paseo by the Children's Tot Lot. These logs are free for the taking and are Eucalyptus, which when seasoned, will burn well. Enjoy!