

AUGUST 2006

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

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Editors: Lauri Barwick and
Nina Macdonald

UHILLS SUMMER FIESTA

You are invited to the **UHills Summer Fiesta at Gabrielino Community Park on Saturday, August 12, from 3 - 7 pm**. This community party is being sponsored by the HRB to celebrate the completion of the major phase of construction at Gabrielino Community Park. The party will include fun activities for the whole family: bounce houses, face painting, three-legged races, water balloon toss, court vs. court tug-of-war, dance contest, a community softball game, dog treats for the new users of the dog park, etc. Games and activities will take place primarily between 3-5 pm, and food will be served from approximately 4-6:30 pm. Come and have some fun, enjoy our beautiful new park, meet up with old friends and make brand new ones!

The University Club, who will bring additional grills to the park, will cater the Summer Fiesta. There will be a charge for the food, which will consist of "all you can eat" burgers, hot dogs and chicken hot off the grill, potato and green salads, chips, soft drinks and water, cookies and sno-cones. Children 3 years of age and younger can eat for free, but you must pick up a bracelet for them. Food bracelets will cost \$6 per person if purchased after July 28. Sno-cones also will be sold separately for 50 cents to those who don't want to partake in the rest of the food. Please note that you are not required to purchase food to attend the party and take part in the activities.

Seating is limited at Gabrielino Park so we encourage you to bring along beach blankets, umbrellas and folding chairs for optimum relaxation and enjoyment. Feel free to bring your own additional refreshments, but for safety sake please leave any glass containers at home. Two portable bathrooms and a sink will be on-site for the event.

---Tammy Smecker-Hane, Parks Committee Chair

HRB MEETING - July 5, 2006

1. Call to Order

Attendees: Chris Hane (Co-Chair), Aileen Anderson (Co-Chair), Rachel Gamby, Alan Terricciano, Jeffrey Beckwith, Mostafa Eldefrawy, Komal Dewan, Andrew Herndon, Ron Reid

2. New Business

a. Parking and Transportation – Montessori

The issue of illegal parking on residential streets adjacent to University Montessori, during school events, was discussed. Andrew noted that he has spoken to Montessori management several times and has been assured that parents were directed to park on Gabrielino or in the parking garage before a recent Montessori event. However, HRB members that are Montessori parents confirmed that no such intimation has been provided to parents. Andrew will revisit the issue with Montessori and will encourage them in the interest of being "good neighbors" to be more proactive communicating legal parking options that won't inconvenience nearby residents and suggest that, they should warn parents that Campus Parking & Transportation will be called in case of illegal parking.

b. Illegal Renters - A brief discussion regarding the rules of residency in University Hills ensued. The discussion was tabled until further information is provided.

c. August Meeting/Newsletter - The HRB was asked if a combined July/August newsletter should be considered if there is no August HRB meeting. The HRB decided that there will be an August meeting and both July and August newsletters are needed to highlight the Gabrielino Summer Fiesta in August.

d. Dog Park - The HRB noted that the Dog Park has been received with widespread approval and has proved to be extremely popular with the community. A discussion occurred regarding providing a "turf day" or rest day to allow the park to periodically "recover" and be treated. Several options were discussed and will be presented to the Dog Park Committee for their input.

3. Old Business

a. Monthly Operations Report - The HRB reviewed and clarified the ICHA Monthly Operations report

b. Community Center - ICHA is expecting some revised plans from the Architect in July.

- c. Palo Verde Road - The options presented to the HRB are under review by the affected residents on Murasaki.
- d. Harvey Court Mailboxes - No further discussion has occurred on access to the mailboxes. ICHA Management is considering alternate siting options.
- e. Community Survey - The HRB and ICHA are developing a community survey to prioritize future projects for University Hills. It is projected to be available online in late August or early September. It will be announced via the ICHA email list and the list serv as well as the September newsletter.
- f. Phase 9 Design - Andrew mentioned that the mass grading plan for Phase 9 is under development and is complex due to the hillside and related infrastructure.
- g. Parking – plan for Murasaki test - No action has been taken on this.
- h. Summer Fiesta - HRB confirmed that the UCI Police Dept. Officers-in-Charge and the assigned UHills Community police officers should be issued courtesy invitations to the Fiesta. Also suggested that the Chancellor be formally invited as well. ICHA Management and members of the ICHA Board have already been invited.
- i. Park Toilets - Options for the toilets for the Gabrielino Park are under consideration by ICHA. A Park-Service type toilet is being considered. A permanent structure toilet is on the future wish list for Vista Bonita park, should sufficient funds become available.
- j. Other Campus Reports - Most topics were covered above

There was also a brief discussion by HRB regarding the issue of “house exchange” between interested parties and the ramifications of future housing in University Hills, and its impact on the wait list.

---Respectfully Submitted by Komal Dewan

ICHA JULY 2006 COMMUNITY MANAGEMENT UPDATE

Community Development

The LP3 Community Building conceptual plan is still out for preliminary cost estimating. The architect has advised Management that estimating is taking longer than anticipated. Management is hoping to receive LP3's cost estimates by early July. As noted in the July Newsletter, after the cost estimating confirms the project's feasibility, ICHA will provide an outline of the remaining building design and development process, and the stages during which there will be opportunities to discuss the design.

The Gabrielino Community Park Dog Run opened in early June and appears to be very well utilized. Management continues to receive compliments and thanks for the facility. There is discussion in progress with the Dog Run Committee to consider a weekly rest day where the facility will be closed for regular and periodic maintenance and heavy watering. The balance of the park was opened June 30th to include the BBQ's and turf area access. Restroom plans are still under development.

The Gabrielino Park Fiesta has been set for August 12th from 3 to 7 in the evening. ICHA is assisting with the sale of tickets and other coordination's. Mega thanks to Tammy Smecker Hane and her committee for their tremendous organization efforts. Management will assist with the placement of signs prior to the event. Please see the Newsletter for more details.

Underground infrastructure improvements and site retaining walls for the Santiago Apartments continue. Foundations and related building improvements are in process slightly ahead of schedule with occupancy still anticipated by summer 2007.

Area 9 grading studies continue. A refined Mass Grading Plan is under review by ICHA consultants. Architectural plan refinements continue on two home types. Each plan will offer multiple exterior elevations. Several homeowners have visited management to discuss the area planning efforts. Management invites any interested resident to review the plans available at the ICHA Office.

The U Hills budget was approved by the ICHA Board at the June meeting and was mailed to the community around mid month.

Architectural Review

Three new architectural applications were received in June. Two landscaping (42 Harvey & 32 Frost) and one window revision (12 Joyce) were approved.

Community Maintenance

On Going and Completed Community Improvements and Repair Work

Work in Process:

Townhome Garage Door replacements are underway. Management has received a number of complementary reports from owners

on the quality of workmanship and product being installed. Seacoast Garage Doors anticipates that installations will run into August. The new doors with added windows provide a update and fresh appearance to the Townhomes.

A new **Children's water fountain** has been purchased and will be installed adjacent to the Tot Lot at the Upper pool.

Street Slurry proposals are in process for the majority of streets on the Hill.

Work Completed:

The **Urey Spa Resurfacing** is complete. Umbrellas have been added to all three facilities.

Fuel Modification clearing of grasses and other flammable plant growth surrounding U Hills is complete.

New "**No Parking Signs**" have been installed at all entrances to the Hill. Several additional signs will be added at the Bronte / Murasaki intersection to deal with Palo Verde students utilizing the area.

---Andrew Herndon, VP Community Development, ICHA

IRWD SUGGESTED WEEKLY WATERING SCHEDULE for SPRAY HEAD IRRIGATION SYSTEMS

August

Turf grass: 4-5 days, 3-5 cycles* of 3 minutes

Trees, shrubs, groundcover: 2 days, 3 cycles* of 4 minutes

Percent option: 100%**

CHEAP WAYS TO KEEP YOUR HOUSE COOLER (& HELP THE PLANET)

Our biggest home energy consumption in Southern California is cooling -- unless you take steps to reduce use of your air conditioner. Many of these ideas cost little or nothing. They will save you money and reduce your impact on global warming.

Cool efficiently

- * Use the cooler air at night to cool your house. As soon as the outside temperature drops lower than inside, open all your windows, turn on a window fan to exhaust the hot air and bring in cooler air from other windows. Then as soon as the temperature rises outside in the morning, close all windows to retain the coolness. Close window shades, drapes, or blinds to block any incoming sunlight.
- * Use portable or ceiling fans instead of operating your air conditioner. Even mild air movement of 1 mph can make you feel three or four degrees cooler.
- * Use a fan with your window air conditioner to spread the cool air through your home.
- * Use an ENERGY STAR programmable thermostat with your air conditioner to automatically increase the setting at night or when no one is home.
- * When you come home and the house is hot, do not turn the thermostat below what is comfortable (train yourself to enjoy 80° or even more). Turning the thermostat lower will NOT reduce the time to cool the house, but will cost you a lot of money, especially if you forget to move it back to 80°.
- * Don't place lamps or TVs near your air conditioning thermostat. The heat from these appliances will cause the air conditioner to run longer.
- * Consider installing a whole house fan or evaporative cooler (a "swamp cooler").
- * Add insulation in the floor of your attic, and house walls if possible, the thicker the better to keep your house comfortable.
- * Install white window shades, drapes, or blinds to reflect heat away from the house.
- * Install awnings on south-facing windows. Because of the lower angle of the sun, some trees, a trellis, or a fence can help shade west-facing windows.
- * Apply sun-control or other reflective films on south-facing windows.
- * Check your air conditioner's efficiency. Use a household thermometer to measure the temperature of the cool air coming out and the temperature of the return air at the return-air grill. (Keep the thermometer in place for five minutes to get a steady temperature.) The difference should be from 14 to 20 degrees. Less than 14° could mean low refrigerant or leaks. A unit cooling more than 20 degrees could have a severe blockage.
- * Use a whole-house or attic fan, especially if you live in a multi-story home where the upper floor stays uncomfortably warm. Attics trap fierce amounts of heat and can rise to 150°. A well-placed and -sized whole-house fan pulls air through open windows on

the bottom floors and exhausts it through the roof, lowering the inside temperature and reducing energy use by as much as third compared with an air conditioner. (Or you can just put a small, less expensive fan in one end of the attic to pull air in the other end during the heat of the day.)

* When buying new heating and cooling equipment like a central a/c unit, proper sizing and quality installation are critical to your home's energy efficiency and comfort. Remember: Bigger doesn't always mean better. If the air conditioner is too large for your home, you will not only increase your energy costs, you'll be less comfortable in your home.

* The outdoor porch or post lamp is one of the highest used light fixtures in a home, and is the perfect place to install ENERGY STAR qualified lighting products. Many compact fluorescent lamps (CFLs) will fit easily into existing porch lights. Or install a new ENERGY STAR qualified outdoor fixture that saves energy through advanced CFL technology, a motion sensor and/or a photocell that turns the light on only when someone is present or on at night and off in the morning.

* Replacing single-paned windows with ENERGY STAR qualified windows or choosing ENERGY STAR over the typical clear-glass double-paned alternative can save a significant amount of money on your energy bill. ENERGY STAR qualified windows, doors, and skylights keep your home cooler in the summer and warmer in the winter, making you more comfortable. Many ENERGY STAR qualified windows, doors, and skylights act like sunscreen for your house, protecting your photographs, artwork, furniture, carpets, and wood floors from sun damage. See below for info on the new TAX CREDIT for installing ENERGY STAR qualified home improvements.

Landscape for a cooler house

* Plant trees or shrubs to shade air conditioning units, but not block the airflow. An AC unit operating in the shade uses less electricity.

* Grown on trellises, vines such as ivy or grapevines can shade windows or the whole side of a house.

* Avoid landscaping with lots of unshaded rock, cement, or asphalt on the south or west sides because it increases the temperature around the house and radiates heat to the house after the sun has set.

* Deciduous trees planted on the south and west sides will keep your house cool in the summer. Just three trees, properly placed around a house, can save between \$100 and \$250 annually in cooling and heating costs. Daytime air temperatures can be 3 degrees to 6 degrees cooler in tree-shaded neighborhoods.

Reduce the heat you produce

* Replace all incandescent bulbs with compact fluorescents.

* Plug home electronics, such as TVs, VCRs, computers, printers, cell phone chargers, etc. into power strips and ALWAYS turn power strips OFF when equipment is not in use. (Remember, if any AC adapter is plugged in, it is ALWAYS drawing power, heating your house and costing you money. In the average home, 40% of all electricity used to power home electronics is consumed while the products are turned off.)

* Air-dry dishes instead of using your dishwasher's drying heat cycle.

* Don't use your oven, use your stovetop, or grill outside.

* Turn off your computer and monitor when not in use.

* Dry clothes on a clothesline, not in a dryer, whenever possible.

* Lower the thermostat on your hot water heater; 115° is comfortable for most uses.

* Take showers instead of baths to reduce hot water use.

* Wash only full loads of dishes and clothes.

Don't air-condition the whole neighborhood

* Caulking and weather-stripping will keep cool air in during the summer. See the ENERGY STAR website for excellent brochures on how to find and patch the leaks http://www.energystar.gov/index.cfm?c=home_sealing.hm_improvement_sealing

* If you see holes or separated joints in your ducts, hire a professional to repair them.

* Add insulation around air conditioning ducts when they are located in unconditioned spaces such as attics, crawl spaces, and garages; do the same for whole-house fans where they open to the exterior or to the attic. Use duct insulation material rated at least R-6.

* Check to see that your fireplace damper is tightly closed (if there is any remaining air flow, put an air block in whenever it is not in use, or install tight glass doors across the entire front).

* Use the http://www.energystar.gov/index.cfm?fuseaction=home_energy_yardstick.showStep2 Home Energy Yardstick to compare with averages. The typical household spends \$1,900 a year on energy bills. With ENERGY STAR, you can save up to 30% or more than \$600 per year.

Take advantage of tax credits

The Energy Policy Act of 2005 allows consumers to receive a federal TAX CREDIT up to \$500 for making energy efficient improvements on their home, including installing ENERGY STAR qualified windows, skylights, new heating and cooling systems, and more. In addition, TAX CREDITS up to \$2,000 are available for solar hot water heating, photovoltaics, or fuel cells. Click here http://www.energystar.gov/index.cfm?c=products.pr_tax_credits for complete details. (Remember that a tax credit is money directly in your pocket; it is much better than a tax deduction.)

Thanks to the Department of Energy's Energy Star program, which provides most of these tips (and more) at

<http://www.energystar.gov>

**UNIVERSITY HILLS NEWSLETTER
CONTRACTOR BULLETIN BOARD**

—August 2006—

Type of Service	Contractor	Phone	Reference	Ref phone
All contractors	The End Result	857-1722	Nina Macdonald	856-2592
Air conditioning and heating	Seaside (Victor Serrao, owner)	496-3639	Wendy Goldberg Gilmore	854-7107
Carpet Cleaning	Howard Hoggard	458-6343	Nina Macdonald	856-2592
	Fisher's Carpet Care	951-371-8557	Leslie Purdy	854-9126
Carpet Repair	Howard Hoggard	458-6343	Nina Macdonald	856-2592
Flood Damage cleanup	Howard Hoggard	458-6343	Nina Macdonald	856-2592
House Cleaning	Maria Segura	714-641-3546	Surekha Chandran	854-4234
	Alicia Punay	714 285-0759	Marina Arseniev	725-0816
	Aura Catalan	714 809-0835	Nancy Manetta	509-9514
Painting-interior/exterior	Dave Stephens	350-8256	Nina Macdonald	856-2592
Pet Sitter	Fran Drennan	725-0866	Janet DiVincenzo	854-3714
Re-upholstery	Custom Sofas	721-8866	Nadia Ghent	
Tile Cleaning/Sealing	Howard Hoggard	458-6343	Nina Macdonald	856-2592

Please Note:

Inclusion in this list in no way implies an endorsement by the University Hills Newsletter or Irvine Campus Housing Authority. Listings remain for 12 months and then must be renewed.

To add, change or renew a referral, please use the web site form at <http://www.uhills.org/bboard/bbform.htm> or send a note to U.H. Newsletter c/o ICHA, 22 Los Trancos.