

JULY 2007

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

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The Summer Fiesta needs you!!

Please help plan the summer fiesta. Without your help we can't hold this event. Contact Chris Hane at 509-7195 to volunteer

HRB MINUTES - June 6th 2007

Attending HRB Members: Chris Hane, Mostafa Eldefarwy, Sukumar Pal, Mike McNally, Komal Dewan.

Attending ICHA management members: Andrew Herndon, Ron Reid, Chuck Hayward, Kathy Windsor, Jane Laning, Lara Grady.

Attending ICHA Board Member: Rich Haier

The HRB is still looking for a volunteer to fill the one remaining open position. If you are interested in helping your community by serving on the HRB please contact Chris Hane, 509-7195.

The HRB welcomed the large group of ICHA employees and ICHA Board Chairman Rich Haier to the June meeting. The newer HRB members were introduced to the ICHA staff and to Rich.

Community Center Update

Design development of the community center is progressing, but no news is available at this time. If you wish to see the current designs, then please coordinate a meeting with Andrew Herndon at the ICHA office.

Area 9

As mentioned in last month's minutes, the HRB is interested in pedestrian access from California Road across Area 9 to Bonita Canyon, primarily for children walking to school. ICHA has discussed access with the Campus, especially the boundary trail. Sukumar Pal of the HRB is our representative at CPEC (Campus Physical and Environmental Committee). Sukumar will provide our input and keep us posted on Campus decisions about the trail.

Solar heating of pools

Andrew Herndon is looking to get an independent cost-benefit analysis of solar heating for the lower pools (Los Trancos and Gabrielino). He is in preliminary discussions with an outside consultant for this assessment. Chuck, Rich and the HRB thought that such an independent analysis, without the influence of selling the solar equipment and installation, would allow us to make a decision on the viability of adding solar heat to these pools.

The Urey pool is not considered a good candidate for solar heating due to its limited exposure.

Water Use

Last month's newsletter pointed out how we can know our water usage. This is important as ICHA considers allowing the IRWD to take over water billing for UHills. Our water rates may change to adopt a tiered pricing scheme, similar to other Irvine neighborhoods where excessive water use is billed at higher rates. The additional funds from such a tiered rate could be re-invested into better technology for UHills common area watering and improved maintenance.

Parks

The HRB is looking for volunteers to plan the Summer Fiesta. This was a big hit last year, but it takes a group of volunteers to pull it off. Please contact the HRB to assist us. We need people to help coordinate the outside vendors (food, bounce houses, etc.) and plan activities. This year's event may also be combined with a bike safety event.

Thanks to ICHA for adding umbrellas to the Gabrielino Park barbecue area.

Budget

Lara and Jane presented the UHills budget to the HRB. The budget is noticeably different this year. The Santiago Apartments will be occupied, begin generating revenue and sharing in common area costs.

There will be a \$5/month increase in dues. This cost is being used to offset higher prices and also higher landscaping fees.

The move to an e-newsletter will save a significant amount of money (the budget was not yet final so the exact amount was unclear). These funds have been earmarked for the social budget for the community. Some of these funds will be used for the Summer Fiesta, and Halloween party. We are also seeking input for other ideas for community events.

JUNE 2007 - Community Development Update

Construction documents are in process for the Community Building. As part of the design process, the lead architect is obtaining bids for the additional architectural sub-consultants (structural engineering, etc) to complete this design phase. Management will be coordinating the design architect with the current ICHA landscape architect for Area 9 later this month to sort through edge issues with Area 9, Area 9-2 and the California Avenue edge.

The Gabrielino Community Park restroom is nearing completion and is scheduled to open in June. Related landscaping and irrigation has been completed.

Management will present the U Hills Community Fiscal Year Budget to the HRB at their 6/5/07 meeting. ICHA Chairman, President, Executive Vice President and Director of Finance along with the Community Development representatives will be in attendance to meet the new members of the HRB.

[The HRB is seeking a lead volunteer to coordinate the Community's "Summer Fiesta" picnic in the parks. Thus far, no individual has stepped up to the task.](#)

UHCOA I held their Annual Election and Mrs. Patricia Thompson has rejoined the Board after a two year hiatus. Jeff Beckwith and Carolyn White are returning incumbents. A sincere thank you is extended to Mrs. Marilyn Soley for her volunteer services that have extended over several terms.

UHCOA II Annual Elections are scheduled for early June with a return of the same board members.

Architectural Review

The UHCOA I Board of Directors has selected a Painting Schedule and has sought comment from its membership. A series of computer generated color photos were sent via e-mail to each homeowner and responses were supportive yet limited. The Board proposes to replace all garage doors as part of the exercise. Final bids are under review with painting to begin over the summer.

UHCOA II is also seeking to repaint the entire community and is researching a new color palette.

No new Architectural applications have been submitted this month.

Community Maintenance

On Going and Completed Community Improvements and Repair Work

Work in Process:

Revisions to the spa operating system at Gabrielino Pool will be completed in June to restrict unauthorized use of the facility. Fence jumping and rude and inappropriate exchanges between trespassers and residents have occurred at the facility resulting in police intervention. Residents are encouraged to call the UCI Police if unauthorized access is witnessed or if inappropriate behavior is seen at the facilities.

Miscellaneous benches and bulletin boards have been purchased and will be installed in June in parks and common areas.

Painting of the street light poles in Phases 6, 7 and 8 will begin this month.

Repainting of select park play equipment will be completed this month.

Tree pruning is in progress on Harvey Court and the Gabrielino Apartments, Alcott, Blake, Newton and middle Schubert. Specific removals and thinning will follow on structurally compromised trees at select locations across the hill.

---Andrew Herndon, ICHA

GABRIELINO COMMUNITY PARK RESTROOM NOW OPEN

The new restroom at Gabrielino Community Park is now operational. Two unisex bathroom facilities have been constructed with a design that is intended to manage basic personal needs and at the same time minimize the potential for vandalism. The doors are operated by an electronic (magnetic) device that will lock them down at night and open them automatically in the morning (Open at 6:00am – Close at 9:15pm). No key is needed to enter. Lighting is automatic and hand dryers have been installed to minimize paper waste. An external sink and counter will also offer picnic and BBQ opportunities and convenience. Landscaping has been added and new sun umbrellas have been installed at the BBQ area. PLEASE HELP KEEP THIS AND OTHER PARK AMMENITIES FREE OF VANDALISM

PREVENTING WATER DAMAGE TO YOUR HOME

Over the years, a number of residents have contacted the ICHA Offices in a panic over how to shut off water service to their homes. Most often, their need is associated with private irrigation system malfunctions resulting in leaks or geysers from broken main lines, or a flood from a washing machine service hose connection.

There are currently ten different styles of homes (including the Condos) in University Hills and the one thing that is common to all is that the **MAIN WATER SHUT OFF**, or **PRIMARY SHUT-OFF**, is located in the concrete water meter box at the street edge or parking lot curbside. Each box is marked with an identification tag and within each of the boxes, you will find the meter which measures your water flow and two valves on either side of the meter. Either of the valves when turned with a pair of pliers or by hand, will completely shut off water service to your home and landscaping.

The **SECONDARY SHUT-OFF** for all single-family homes is typically located in the garage, just inside the main garage door and is in line with the main service pipe to the residence. At this location, there is a handle and valve that, when turned, shuts water off to the house. There is also a Pressure Reduction Valve at this

location (read below for more info on this apparatus). Many times, a connection or irrigation tie-in is made in between the primary and secondary shut offs in order to irrigate the yard with unregulated higher-pressure water or non-softened water if a softener cylinder has been added. It is advisable to locate this tie-in point as it often has an isolation valve to shut down the irrigation service without affecting the house flow. The location of the irrigation shut-offs can vary as they have been installed by the owners of the property, but one can normally find them just beyond the meter box (in its own round valve enclosure) or near the point of mainline entry into the garage.

The **Schubert and Whitman Condo** homes have the same type of Secondary Shut-Offs as the single family and Townhomes, however, they are not located in the garages. Some are on the side of the buildings and have embossed tags that have the address of the unit they serve stamped into a round metal medallion, which is attached to the pipe entering the house. The **Schubert Condo** water entry locations are outside the utility closets that house the individual unit hot water heaters and for the two bedroom units, they are located below the ground floor atrium kitchen windows.

Every home in University Hills has a **PRESSURE REDUCTION VALVE** in line at the secondary shut-off location. This device provides regulation of the incoming water to ensure that pressure spiking will not damage appliances or plumbing fixtures. It is advisable to service these valves regularly and in no case go beyond 5 years without service or replacement.

THE WEAKEST LINKS IN YOUR HOME PLUMBING system are the flexible washing machine water lines, particularly the hot water service line and the plastic line to an ice-maker in a refrigerator. At the washing machine, the rubber hose types are the most prone to failure and have been responsible for home damage on the Hill as high as \$40,000. The stainless steel braided type of hose carries a higher rating and typically lasts longer. In any case, replace all hoses on a scheduled basis for maximum protection... they are very inexpensive considering the amount of damage that can result from neglecting them.

A pressure test valve is available in the ICHA office for residents to check out and measure service pressure within their homes. Simply call 824-2424 to reserve the device or drop by to see if it is available.

Other valuable exercises to minimize damage to your home include:

- Annual flushing of your back and front yard drainage system
- Cleaning gutters and downspouts of debris before the rainy season (easily done when material is dry)
- Periodic sewer line treatments or power washing to minimize grease build up and to clear roots
- Adding a sacrificial Zink anode to your home's plumbing system to minimize ionic exchange and pipe degradation

---Andrew Herndon, ICHA



2007 University Hills Summer Aquatics Program

About the Program

The UC Irvine, Department of Campus Recreation will again offer the swim instruction program at University Hills. The Group lesson program is open to children age 3 years and up. **Only University Hills residents are eligible for these swim lessons.**

Instruction begins on June 25, 2007 at the "upper" pool in University Hills. Lessons are scheduled in three two-week sessions meeting 3 days a week (Monday-Wednesday-Friday). Classes are 25 minutes in length and taught between 9:00am and 12:00 noon. Group lessons will have minimum of 3 and a maximum of 5 students. All children who complete the lessons receive a UCI Campus Recreation Swim Certificate. This program is supervised by the Campus Recreation staff. All instructors have completed Red Cross certification in Lifeguard training along with UCI's in-service training program.

Dates Session 2 July 9 - 20

Enrollment: Enrollment takes place at Campus Recreation Services located in the Anteater Recreation Center. The office is open from 8am – 6pm, Monday - Friday. You may pay by cash, check (payable to UC Regents) or credit card (Visa/MasterCard). Take the registration form to the ARC or mail the completed form **(with signed waiver)** to:

Campus Recreation Services
680 California Ave.
Irvine, CA 92697-4515
949-824-3738

Please register at least 10 days prior to the desired session to ensure availability. You will be notified only if we are not able to accommodate your request.

Cost: \$38 No refunds after the 1st class lesson. Changes and refund requests prior to the 1st lesson are subject to a \$10 processing fee.

Levels: Levels 1-4 Please refer back to the May issue of the Newsletter for details. We will attempt to group students by age and ability.

Private Lessons Private and Semi- private lessons are available for children 2.5 and up. These lessons are scheduled Monday – Thursday from 2:00pm - 4:00pm. Please contact Campus Recreation Services at 949-824-3738 for availability.

Cost: \$16 for privates, \$18 or semi-privates (\$9 per student) for a 25 minute lesson. Semi-private children must be at the same level, and must be grouped by the participants.

ARC Swim Lessons Swim classes will also be offered through Campus Recreation at the Anteater Recreation Center. Adult lessons as well as children's classes are offered. Classes at the ARC will go up through level 5. Lessons at the ARC are open to the children of the UCI Community including UCI Students, Faculty, Staff, and non-ARC members.

2007 Summer Aquatics Schedule University Hills

July 9 – July 20	9:00 – 9:30am	Mon/Wed/Friday	1 – Intro to Water Skills 2 – Fundamental Skills
July 9 – July 20	9:30 – 10:00am	Mon/Wed/Friday	1/2 – Fundamental Skills 3/4 – Stroke Development/Improvement
July 9 – July 20	10:00 – 10:30am	Mon/Wed/Friday	1 – Intro to Water Skills 2 – Fundamental Skills
July 9 – July 20	10:30 – 11:00am	Mon/Wed/Friday	2 – Fundamental Skills 3 – Stroke Development
July 9 – July 20	11:00 – 11:30am	Mon/Wed/Friday	1 – Intro to Water Skills 3/4 – Stroke Development/Improvement
July 9 – July 20	11:30 – 12:00pm	Mon/Wed/Friday	1P* – Intro to Water Skills 2 – Fundamental Skills

*Parents are allowed in the pool to assist their children during these designated Level 1P classes. Detailed level descriptions are included on the enrollment form and on the Campus Recreation website: <http://www.campusrec.uci.edu>

****Please see the May Newsletter issue for the Summer Aquatic Program enrollment and waiver forms.**

UCI ARBORETUM EVENT

The UCI Arboretum hosts its next Saturday plant sale on July 28 from 9 a.m. to noon. The plant sale features an assortment of unusual perennials, potted bulbs, and succulents to give your yard a unique touch. Plants such as Gloriosa lily, Crocosmia, cape skyflower, spider crinum, and many others will be for sale.

The UCI Arboretum is located just south of the corner of Campus Drive and Jamboree Road on the UCI North Campus. For more information call (949) 824-5833.

IRVINE RANCH WATER DISTRICT NEWS

Read water district news at <http://www.irwd.com/>