

MARCH 2006

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HOMEOWNERS' REPRESENTATIVE BOARD (HRB) ELECTIONS

The current Homeowners Representative Board will hold elections for the three two-year positions on the Board. Candidate Statements and ballots are printed in the center of this Newsletter. **Please take a moment to vote and return the ballot by hand or by mail to the ICHA Office, 22 Los Trancos Dr., Irvine, CA 92617, no later than 4 p.m. on MONDAY, MARCH 13, 2005.** Election results will be posted in the April Newsletter. If you have any questions, please contact HRB co-Chair Rachel Gamby: rgamby@cox.net.

HRB MEETING MINUTES - Tuesday, February 7, 2006, 4:00 p.m.

Attendees: Aileen Anderson, Jeff Beckwith, Rachel Gamby, Wayne Sandholtz, Alan Terriciano, Andrew Herndon

1. Apologies: Brian Cummings, Komal Dewan

2. New Business

UCIPD Chief of Police, Paul Henisey, joined the meeting for the first hour to introduce himself to the HRB and familiarize himself with University Hills issues. Chief Henisey stated that he wants to be in touch with the HRB and attend HRB meetings regularly. UCIPD is moving to a Community policing model and will soon be assigning a Patrol Officer and a Sergeant to U-Hills. Chief Henisey plans to introduce these personnel to the HRB at future meetings. Chief Henisey outlined some upcoming changes and improvements. He explained that the UCIPD dispatch unit is presently understaffed and serves both the campus and the Medical Center. It has at times been overwhelmed when there is only one dispatcher on duty. He is in the process of trying to increase staffing to ensure that response in simultaneous emergencies is better. UCIPD now has two motor officers and radar units and will be able to monitor vehicle speeds and issue speeding tickets more easily and frequently. A range of U-Hills issues were discussed including:

- Problems created by multiple cars being parked on Murasaki by students who appear to be sharing a parking permit on campus: three cars come up the street, two park and the third transports the other drivers onto campus. Parking and Transportation are responsible for parking enforcement and can be contacted after hours and on weekends at 949-824-7486 until 2:00 a.m. if non-resident parking is occurring. The HRB requested ICHA Management post a "no non-resident parking" sign on Russell at the entrance from Anteater, and on Twain at the entrance from California. Signs will be identical to those already in place in other areas of U-Hills.
- Parking on Murasaki is still an issue for residents due to parking only being allowed on one side of the street. The HRB requested that ICHA re-explore the possibility of an exception being made to allow parking on both sides.
- The traffic speed report is not yet completed, but it looks likely that the speed limit on Anteater drive will be set higher than the 35 miles/hour initially planned by CEP. The HRB registered disappointment that the campus did not design the street to permit a speed limit no greater than 35 miles/hour. Chief Henisey said his department will patrol Anteater Drive regularly and issue speeding citations to those vehicles exceeding the higher speed limit.
- The high incidence of vehicles running stop signs and red stop lights in University Hills and on campus near University Hills, particularly at the Los Trancos/Vista Bonita and East Peltason/Anteater Drive intersections and the increased speed of traffic approaching the Engineering Gateway pedestrian crossing since the removal of the Gabrielino stop sign. Chief Henisey said he would continue patrols and increase surveillance of trouble spots.
- Vandalism of light bollards, etc.
- Recent soliciting activity by newspaper and magazine salespeople.
- Opportunistic Wireless internet users have been seen in U-Hills. It is recommended that you encrypt your wireless internet software.

Residents' Proposed Community Center Architectural Program – ICHA Management indicated that ICHA Management was largely pleased with the documents that were submitted to ICHA by the HRB on January 20, 2006. However they did have some changes they wanted to make prior to presenting them to the ICHA Board at the Tuesday, February 14, 2006 meeting. ICHA Management said that an agreement would have to be reached by ICHA Management and the HRB before the documents could be made an agenda item. The HRB registered dismay that such a request was going to be made with so little time to consult with the Community Center Committee, when ICHA had had the documents for over two weeks.

At the HRB's request ICHA management previously compiled a community e-mail list for all resident addresses in U-Hills. However, access to the list is governed by ICHA Management. This limited access resulted in a serious failure of communication regarding the community center. Specifically, the Community comment period on the documents that the Community Center Committee developed effectively did not happen because ICHA Management's email went down and they were unable to send out an email from the HRB notifying all residents of the comment period, web-link for the community center documents for review, and the community input meeting. The U-Hills listserv was consequently the only real-time communication method the HRB had at its disposal to alert residents that the documents were on the web and available for review and comment. The message ICHA did eventually send out only invited people to the meeting and did not refer residents to the web posted documents, and that message was only received by residents the day before or, in many cases, on the day of the meeting. The HRB strongly represented that such a lack of back-up to get out time-sensitive community messages is not in the best interests of the community and that the HRB is the logical back-up alternative. ICHA said they would review the legality of sharing their database. The HRB requested that, at a minimum, the U-Hills Webmaster be given access to the database to ensure that a backup plan is in place.

Community Survey to collect residents' preferences for future community facilities/services. ICHA Management provided copies of the 1997 survey the HRB did as a model starting point for the development of a new survey. The HRB will draft a new survey for discussion and review at the March HRB meeting. It was agreed that the survey will gather resident preferences whether or not to post "No Solicitation" signs at the entrances to U-Hills.

Phase 9 – The HRB questioned ICHA Management as to why no information concerning Phase 9 has been presented to the HRB or made available to U-Hills residents. ICHA Management responded that they are planning to have a town-hall meeting at some point. The HRB pointed out that one-off town hall meetings are not an effective means to communicate with residents. Instead information should be made available via a web site as it comes to hand. The HRB requested that the information that ICHA presented at the campus CPEC meeting in August or September of 2005, be made available to residents online as soon as possible, and updates be added as they become available. All U-Hills residents will be impacted by Phase 9 and we would like to be informed of what is being planned, as it is being planned.

HRB Election Update – The February HRB Election had to be postponed due to lack of self-nominated candidates. At the deadline for the February Newsletter we had only two candidate statements. We needed a minimum of three. The call for self-nominations was repeated in the February Newsletter and it is hoped that the election will proceed in March.

The HRB has received complaints about dogs being off-leash both in and around U-Hills. Dog owners are reminded that dogs must be on a leash. Call Irvine Animal Control if you have an encounter with an off-leash dog.

The HRB received a complaint about the street trees on Frost being dead. ICHA responded that they have treated the roots and fertilized them and those that do not respond this Spring/Summer will be replaced.

3. Old Business

Monthly Operations Report – See Below

- At the HRB's request ICHA Management agreed to send an update to all Townhome residents (Alcott, Blake, Newton and Schubert) regarding the Garage Door Replacement Schedule
- Architectural Reviews – TV antennae continue to be installed by many residents without submitting an Architectural Application. Residents should be aware that antennae installed without an approved application may need to be re-installed to meet U-Hills standards. Please note: Area 8 homes have

infrastructure in the house to support installation of antennae and get homeowners quality results. Please call ICHA Management at 949 824-2424 if you need information.

Committee Reports

- Subcommittee meeting with Campus Planning – Aileen and Jeff reported that street signs on Anteater will be changed from illuminated to reflective to reduce light pollution for nearby residents. The campus has been making efforts to reduce the impact of the parking structure on residents. The large ever green trees and the changes to the entrance lights have improved the light pollution enormously. The campus is still researching the optimal screen for the lights that are visible on the upper levels.
 - o EH&S Engineering Gateway noise test follow-up – the HRB requested that Andrew follow up with the Engineering Department contact on this issue. The noise has not been an issue lately but the HRB fears that it will be when a new compressor is installed. The HRB recommends that a wall be built as a permanent protection for residents.
- Dog Park Committee –Brian will host a dog park meeting to go over park rules, Saturday 2/11/06 at 4:30PM. HRB will then send final rules to Andrew.
- Parks Committee –Komal submitted a written report stating that the Parks Committee thanks the HRB for approving the budget for the January 15 "low-key" new playground equipment party which was a success.
- Pool Committee – Wayne had nothing to report.

February 2006 Community Management Update **Community Development**

Gabrielino Park expansion continues. Irrigation is nearing completion and is anticipated to be finished this week. Rock accents and specimen trees will be the next amenities installed. (Approximately 20 smaller trees will be installed with the assistance of the Dog Run Committee and dog owner Volunteers). Lighting is underway. Slope shrubs and ground cover will be next in sequence. Fine grading and turf installation will follow with the chain link fencing being installed last. BBQ additions will be installed after the landscaping maintenance period is complete. A 30 to 90 day maintenance period will be necessary to mature the turf areas prior to allowing residents use of the facilities. Tentative opening of the dog run is early April.

The missing "Jacobs Ladder" for the Los Trancos playground Tot Lot has arrived from Denmark and will be installed as soon as the installer is available.

The Murasaki / Anteater landscaping and hardscape improvements are complete. The CA Ave / Anteater entry monument was landscaped this past week with only boulders remaining to be placed on 2/7. Mulch will follow. Accent lighting will be placed to very discretely wash the wall and several accent trees. The utmost caution will be taken to insure no light washes towards the adjacent homes.

Grading for the Santiago Apartments is complete. Building Pads have been cut and underground improvements are under way. Foundations are anticipated to begin in May with vertical construction to tentatively scheduled to begin in May / June.

The procurement of a replacement trailer with meeting room capacity is in process and anticipated on site by the end of April.

The Pool(s) Heating expense for the first six months of this fiscal year is \$26,000, slightly over half of the budget earmarked for the operations of the pools through June 30th of this year. Operations of all pool and spa facilities over the Winter Academic Break peaked at \$7700 (December 9 through Jan 4) due to cool weather and increases in natural gas costs. Management requests the Pool Committee and HRB review these statistics and their relevance to the balance of the fiscal year pool-heating schedule.

Community Maintenance

On Going and Completed Community Improvements and Repair Work

Work Completed:

Pool One pressure testing is complete. Several pipes were found to be leaking under the deck areas. Miscellaneous tree removals and follow up pruning have been completed.

Work in Process:

Management is working with the Dog Run Committee to resolve various sign and finish items for the facility. Tennis Court lighting operations under review by lighting consultants. Street slurry bids are being requested for application this Spring

*Reserve Report Updates are in process for incorporation in the 2006 / 2007 Fiscal Year Budget
Pool One leak repairs are under review. Tentative construction is being targeted for March. Several underground pipes
are seeping water and will require deck removal and replacement.*

Architectural Review

One new Schubert architectural application for a wrought iron fence has been received and is under review.

SATELLITE DISH INSTALLATION NOTIFICATION

Residents are reminded that satellite dish installations are governed by the community Architectural Guidelines, which require review and approval of the devices and mounting locations by the HRB prior to installation. Dishes are permitted. The problem is that they are not the most attractive hardware to see on the face of our homes. ICHA, with the HRB's support, reviews each resident application to insure the discreet location of the dish, mounting hardware and wiring so as not to detract from a building's front elevation.

Of particular interest is that the newest homes in Area 8 have had conduits installed within their structures to assist with the wiring and placement of these types of antennae. Please contact ICHA Management representatives for an architectural application and a little coaching prior to allowing any dish or antenna installations to occur on your property.

CANDIDATE STATEMENTS

Komal Dewan

My name is Komal Dewan, and I have been a resident of McClintock Court for the last 4.5 years. I am an urban planner and architect by profession. My husband is on the faculty at the Paul Merage School of Business and we have two adorable kids that love the new parks! I have been a member of the HRB for the last 1.5 years, having taken over the remainder of a vacated position. I feel very fortunate in being a University Hills resident and have watched in delight as many of the HRB's current projects such as the new playgrounds, as well as, the streamlined and reinvigorated process for the Community Center have come to fruition. I think this HRB has been very effective in championing the cause of UniHills residents, and I take great pride in being a member of this Board. I would like to continue to serve the community in this capacity. Thank you for your vote.

Mostafa Eldefrawy

My name is Mostafa Eldefrawy. I have been a resident of University Hills for the past 6 years. I am interested in serving as an HRB board member in order to contribute to the University Hills community. I have an engineering background with an eye for the arts. I support the dog park and the community center (smaller version).

Chris Hane

My name is Chris Hane. I have been a resident of UHills for 10 years, first on Thompson Court, and now on Eliot Court. I am a software product manager for ILOG, Inc. where I help craft logistics decision support applications. I am also an AYSO soccer coach. My wife, Tammy Smecker-Hane, is on the faculty of Physics and Astronomy and chair of the UHills Parks Committee. We have two children who attend University Montessori. I am enthusiastic about the rapid pace of development in UHills. The number of changes in the past few years, compared to when we first moved here, is truly exciting. However, I do realize that the changes bring the need for careful consideration of the wide range of needs of UHills residents. Thanks for considering me for the HRB.

Sukumar Pal

It is my great pleasure to offer my candidacy as a HRB representative. I am Sukumar Pal and have been working in UCI for last 16 years. Since we moved to Irvine, we had a dream to live in University Hills. Finally, we got our dream home at 1 Whitman Court in 1997. My family consists of my wife, Sima and my daughter, Srijita. The wish for serving for the community is not new to me. In 2002-2004, I was selected to serve in the Parent Site Council of Turtle Rock Elementary School. Currently, I am in the Review Board of the Indo-US Professorship Program, sponsored by the American Society for Microbiology. My main goal is to enhance fruitful communications between ICHA and the residents of University Hills so that living in University Hills is more pleasurable and meaningful.