

## OCTOBER 2006

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Editors: Lauri Barwick and  
Nina Macdonald

### U HILLS TRAFFIC CONCERNS TO BE ADDRESSED... STOP OR PAY THE PRICE

Due in part to an increase in drivers failing to stop at posted intersections in U Hills, the UCI Police Department will initiate stepped up enforcement throughout the community. With elementary students gathering for bus pick ups and campus classes resuming, officers will be enforcing speed limit restrictions, failure to stop and failure to abide by school bus safety requirements. **PLEASE** drive carefully and respectfully.

### HRB MEETING – Sept. 5<sup>th</sup>, 2006

ICHA Trailer

**Attendees:** Aileen Anderson, Chris Hane, Rachel Gamby, Jeff Beckwith, Mostafa Edelfrawy, Alan Terricciano, Andrew Herndon, Ron Reid, Jane Laning (ICHA Sales), Kathy Windsor (ICHA Director of Marketing)

#### New Business

##### 1 Summer Fiesta and Parks Committee

The Summer Fiesta was a huge success. The HRB asked ICHA to look at the future budgets to make this an annual event.

Tammy Smecker-Hane announced her retirement as the Parks Committee Chairperson. Tammy's tenure included the refurbishment of all the UHills playgrounds and the Fiesta. Many thanks to Tammy and the Parks Committee for a very productive last couple of years. Anyone interested in joining the Parks Committee should contact the HRB.

##### 2 Jeff Beckwith

Due to health reasons Jeff Beckwith will be resigning from the HRB effective immediately. Jeff has been a valuable member of the HRB spending a lot of time on campus planning issues and mitigating construction issues for UHills. Thanks a lot to Jeff and get well soon!

Sukumar Pal will join the HRB until the next elections. Sukumar was the top non-winner in the last HRB election. Welcome Sukumar!

##### 3 ICHA Sales Meeting

The HRB would like to thank Jane Laning and Kathy Windsor for coming to our meeting for a discussion of issues concerning the sale and re-sale of UHills homes and condos.

Kathy Windsor gave us a review of the process that ICHA uses to locate potential buyers of UHills homes. ICHA maintains a master list of interested buyers, segregated by priority (see <http://www.icha.uci.edu/eligibility.htm> for the groups) and ordered by application date. Each person on the list can express interest in up to 10 models of homes. When a home is available the ICHA office contacts the people on the list who expressed interest in that specific model. Kathy strongly encourages anyone on the list to make sure they list 10 home styles. You will not be contacted for homes that do not match your interests.

Today the interest list contains approximately 1000 names. This is a bit of an over-estimate as the list is not culled or actively managed to remove people no longer eligible or no longer interested in a UHills home. There are around 100 new recruits (the highest priority class) on the list at this time. A house or condo will almost never get beyond the new recruit category, as invariably one of them will make an offer.

- How do potential owners move up, down, or off the list?

Other than new recruits losing their recruit status, there is no "movement" within the list. People will be removed once they are not eligible, purchase a home/condo in UHills, or inform ICHA they are no longer interested.

- Does declining a specific home have any influence on the list?

No.

- What can ICHA do to help facilitate homeowners exchanging homes?

Today people interested in an exchange should publish their interest in the UHills newsletter. This is the simplest way to express your desire to exchange a house. However, in the last 5 years only 3 exchanges have been performed. While it seems there could be empty-nesters who would like to trade-down in house size, ICHA has not seen any interest from existing owners to do so. Some reasons suggested by ICHA for this include emotional attachment to their home, property taxes and other costs. A homeowner trading down in house size may wind up with higher property taxes because of the sale.

The University has the option to purchase any home that comes up for sale in U Hills, and all exchanges must be approved by the EVC's Office. This means that it is possible the University could invoke its right to buy a house/condo effectively vetoing an exchange. This has not yet been done.

Alan Terricciano suggested that ICHA tell new recruits that there is an eager market for larger homes. These recruits could then perform an immediate exchange if offered a home too expensive for their means. The HRB supported this idea, especially for the future lottery of Area 9 homes.

- How is our maximum re-sale price accounted in our local property taxes?

DISCLAIMER this is not tax advice. If you have specific questions you should consult a tax attorney.

Jane Laing informed the HRB that the OC assessor's office is aware of our sales restrictions and re-sale price formulas. Due to the complexities of the tax assessment process it is impossible for ICHA to relate our max re-sale price directly to either the assessed home value or land value as stated in your tax assessment.

Newer owners in UHills should be aware of a 1992 lawsuit that ruled UHills residents are required to pay property tax on our possessory interest in our leased land.

---Chris Hane, HRB

## **SEPTEMBER 2006 COMMUNITY MANAGEMENT UPDATE**

### **Community Development**

The HRB is conducting a community wide survey to determine what the community's interests are for outdoor features and facilities that might be affiliated with the development of the Area 9/1 site (Community Building). Additionally, questions have been included that pertain to other aspects of University Hills living.

The Gabrielino Park Fiesta held on August 12th was a resounding success with over 450 participants. The Park Committee Chairperson, Tammy Smecker Hanes organized the event and collected feedback after the party. A recommendation to make the event an annual celebration is being forwarded to the HRB. The recommendation will include a request to increase the Community events budget taking into consideration that the community has grown to over 900 homes and apartments.

Campus Design and Construction Services is nearing the completion of roadway surface renovations on East Peltason Dr. from Bison to Anteater Drive. Work began in mid August and will culminate with a light slurry coating. Management requested the use of asphalt products that will reduce road-generated noise for the homes along Schubert Ct and the Las Lomas Apts.

Audits are nearing completion for both of the UHCOA I and UHCOA II condo communities.

### **Architectural Review**

Approximately nine new architectural applications were received in July and August. There were no issues with any of the applications.

The HRB has asked Management to contact all Area 8 homeowners who have not yet landscaped their rear yards. Owners will be required to submit design plans within a reasonable period of time. They will then be required to

establish a completion date satisfactory to the HRB. If they disregard the HRB's request for a timely completion, the issue may be referred to ICHA for resolution.

### **Community Maintenance - On Going and Completed Community Improvements and Repair Work**

#### **Work in Process:**

- Management is renegotiating the Campus Service contracts to include park mowing, street sweeping and billing for water and sewer services.
- Select specimen trees are being pruned in early September.

#### **Work Completed:**

- Townhome garage door replacements are complete.
- A new children's water fountain and related hardscape has been installed adjacent to the tot lot at the upper pool.
- A plumbing leak at the Gabrielino pool was detected and repaired. New jet motors were installed at the Urey spa.
- The Whitman Condo flat roofs have been completely replaced in conjunction with the condo reserves.

*---Andrew J. Herndon, ICHA, VP of Community Development*

### **CRIME SURVIVORS ANNUAL EVENT**

The Non-Profit Organization Crime Survivors will be hosting its Annual Walk/Run and Health & Safety Expo on October 14, 2006 at One Civic Center Plaza, Irvine.

Patricia Wenskunas, herself a crime victim, founded Crime Survivors, Inc and created the event "to ensure that the public knows victims' rights and needs, and to provide resources, support and information to empower crime victims to survive and thrive."

The organization ([www.crimesurvivors.com](http://www.crimesurvivors.com)), is supported by a number of civic and law enforcement agencies, corporations, and local businesses, and has partnered up with many other non-profit organizations.

Information can be obtained by calling Crime Survivors, 949/872-7895. Corporate and non-profit booths and teams are also available. 5K participants can call the same number or log onto [www.active.com](http://www.active.com). The pre-registration fee is \$25.00 and will include the 5k Walk / Fun Run, T-Shirt, Medal, Goody Bag, Entertainment and Health & Safety Expo. The fee on the day of the event will be \$30.00, and will include the same.

The day will begin at 7 a.m. with registration, followed by a Warm up with the OC Sheriffs Academy at 8:15. A special guest will present at 8:30 a.m., followed by a Survivors Dove Release at 8:45 with the walk/run starting at 9. Health & Safety Expo will be from 7 a.m. to 12 noon. For more information contact Patricia Wenskunas at (949) 872-7895, or visit [www.crimesurvivors.com](http://www.crimesurvivors.com).

### **UCI ARBORETUM EVENT**

*The Art of Flowers.* The annual Fall Art and Flower Festival will be held on Saturday, October 7, from 10 a.m. to 3 p.m. at the UCI Arboretum. Admission is \$2 and includes an outdoor art sale by Orange County Fine Arts, Inc., and the Arboretum's Fall Bulb and Perennial Sale featuring unique South African bulbs and fall blooming perennials. For more information call (949) 824-5833. The UCI Arboretum is located in the UCI North Campus at the corner of Campus Drive and Jamboree Road.