

Canyon Creek

SPRING, 2007 NEWSLETTER

MANAGEMENT COMPANY

Total Property Management

2 Corporate Park, Suite 200

Irvine, CA 92606

(949) 261-8282

FAX (949) 261-6958

Manager - Linda Tietz

(ltietz@totalpm.com)

Customer Service - Stephanie Carter

(scarter@totalpm.com)

Web site: www.canyoncreekhoa.com

Gary Brenkman, webmaster

Masters Protection Services (949) 742-0628

Irvine Police Department (949) 724-7000

BOARD OF DIRECTORS

President	Shelley Armstrong
Vice President	open
Treasurer	Gary Brenkman
Secretary	Larry Kroll
Member at Large	Phil Lisle

COMMITTEE CHAIRPERSONS

Architectural	Jeannine Roche
Building/Grounds	open
Landscape	open
Social	Geri Chinarian
External Affairs	David Melvold
Welcoming	Nilima Parikh

Interested in serving on one of these committees or serving as its chair? Call **Linda** at Total Property Management to volunteer..

SUBMIT YOUR NEWS

If you have an item for this Newsletter, please contact **Shelley Armstrong** (2 Rincon), editor.

BOARD MEETING DATE

The next meetings will be held at 7:00 p.m. on April 9 (2 Rincon), May 14 (17 Sonrisa) and June 11 (5 Vispera). Meeting dates and locations may be changed to accommodate director's schedules. You are always welcome!

SPRING IS HERE AND

...THE POOL HEAT IS ON

The pump and supply rooms, located between the shower and the restrooms, have been remodeled because of extensive water damage. The pool equipment has now been reinstalled and the pool and spa are fully operational. Come check out the new shower which was remodeled at the same time to coordinate with our new pool tile. Thanks to **Gary Brenkman** and **Larry Judd** (17 Sonrisa) and **Shelley Armstrong** (2 Rincon) for selecting the tile and pattern, and to **Shelley** for overseeing the project. The shower has an automatic shut off so you don't need to try to turn it off yourself. The temperature is preset, but there is a small button on the control should you need to adjust it. The pool and tennis courts are open nightly until 10 pm and until 11 pm on Friday and Saturday nights for your enjoyment. The pool remains heated mid-October. The spa is heated year-round.

Last summer, some teens burned holes in the tabletops and these are in the process of being replaced. Parents, we ask that you talk to your preteens and teenagers now about proper behavior and the trust you put in them to act properly when in the association common areas.

...THE SWALLOWS RETURN

Canyon Creek has been home to many swallows over the years. This breed returns to its place of birth each year to make their nests in the spring. Their nests are made from mud which they can easily get from the Hines Nursery so they love it here! You may hose down the mud to prevent them from building a nest but once their nests are more than half built, it is illegal to get rid of them until after the eggs have hatched. Unfortunately, by then, they have left bird poop everywhere. So be vigilant in watching your home. Also, **Safety First Pest Control** (714-821-9006) can install rigid plastic bird netting as a deterrent. (This company also has traps to catch raccoons, possums, etc.)

HAVING A LARGE PARTY?

If you are having a party, please do not print our gate code on your invitation or tell every guest our entry code. Please instead get a one-time special code that can be printed right on your invitation. Contact **Carroll Lund** (9 Vispera) at c.d.lund@sbcglobal.net) and he will give you a code.

POOL KEYS

Also, if you find pool keys, please notify **Carroll** so he can reunite them with their owner.

VENDOR LIST

On our website, there is a list of vendors that other homeowners have used and been pleased with. You'll find this list a good source for handymen, plumbers, painters, etc. This list is ready for some updating now, as we always are looking for new vendors and also teenagers once listed as babysitters, dog walkers, etc. are now off to college and we need some new names. If you have someone to recommend, please go to the website where you can easily add them to the list.

STREET CLEANING

Did you know that regular street cleaning extends the life of our streets? That's why the Association pays for street cleaning every two weeks throughout the year. Unfortunately, the cleaners are finding too many cars parked on the street which is preventing them from doing their best job. Please try to move cars off the streets on the **1st and 4th Tuesdays** each month for street cleaning. Thanks.

NEW MANAGER

We welcome **Linda Tietz** as our new property manager. You'll find Linda very approachable and helpful.

REAL ESTATE SIGNS

If you are thinking of selling or renting out your home this year, please alert your agent that they need to use the Canyon Creek script logo on their signs rather than the logo with the mountain. Signs can be ordered from **Reichert's Signs** at 800-513-9999. Also, they may borrow the new Canyon Creek open house signs from the association at no charge by contacting **Total**.

MAILBOXES

If your mailbox number is missing or the latch is not functioning properly, do not fix it yourself but call **Total** to report the problem and our handyman will fix it for you. Remember, the mailboxes are owned by the Association not the homeowner, and as such, the Association wants to maintain them. Also, use of weedwackers near the base of our mailboxes damages the finish and removes the paint. Please use care when trimming your grass and ask your gardener to do the same. We appreciate those that have replaced their grass with small plants to prevent this damage and encourage you to do so also. Please also watch that vines don't attach themselves to the mailbox posts as they will damage the paint. Thanks.

NEED YOUR DECK RESEALED?

The Reprise plan decks need periodic resurfacing or may be subject to leaks, mold, etc. A number of people in the neighborhood with this model (F) recommend **Crank Bros. Deck Co.** You can reach them at 949-646-9356.

ADDRESS NUMBERS

Is the lighted address number box on the front of your house unlit, peeling off or just looking shabby? You can order a new one from **Sign Design** at 714-773-1237.

SIGNS AT ENTRANCE GATES

We now have plastic sign boxes for posting announcements at the gates. You may use this box for lost pet signs, etc. Just call **Shelley Armstrong** (2 Rincon) to get the boxes. Please do not tape anything on our gates. Thank you so much.

LEMONADE STANDS

While we love to see lemonade stands in the neighborhood, please tell your children not to tape their sign to our gates or any of our equipment, and tell them they may not ride the gates as it's extremely dangerous.

SECURITY ISSUES

The Board will continue to have the patrol service here each weekend and have contracted with them to be here daily during Irvine public school's spring break. We will do the same in the summer.

BOARD & COMMITTEE NEWS: THE BOARD

Elections were held at the February annual meeting and all four incumbent Board members were reelected: **Shelley Armstrong** (2 Rincon), **Gary Brenkman** (17 Sonrisa), **Larry Kroll** (16 Vispera), **Phil Lisle** (5 Vispera). Thanks to the returning Board for your many years of service. **Dianne O'Keefe** (9 Tamizar) decided not to serve on the Board this year because of family commitments. Thanks **Dianne** for your good service to Canyon Creek. We hope you'll serve on the Board again in the future. With Dianne's departure, the Board has an open position. If you are interested in serving, please contact **Total**. And remember, all residents are welcome to attend the monthly Board meetings. Minutes from these meetings are posted near the tennis court entrance.

SOCIAL COMMITTEE

Thanks to **Geri Chinarian** (10 Rincon) and right-hand man, husband, **Sam Chinarian** (10 Rincon) for their hard work on our three annual activities—the spring egg hunt, held just last Saturday, the summer barbecue and the Halloween parade. Thanks too to the many people who volunteered to help them. Next up, an early summer barbecue. If you are willing to lend a hand, give **Geri** a call.

EXTERNAL AFFAIRS COMMITTEE

Canyon Creek resident **David Melvold** (24 Sonrisa) is President of NIVA (North Irvine Village Association) and as such attends city council meetings, planning meetings and keeps us abreast of future development that might affect us. Thanks Dave!

ENTRANCE UPGRADE/DÉCOR COMMITTEE

Thanks to **Monica Younger** (26 Rincon) and **Ruth Ann Evans** (39 Sonrisa) for their tasteful décor in the guardhouse these past few years. **Larry Judd** (17 Sonrisa) has volunteered to take on this job of changing the décor each season.

LANDSCAPING COMMITTEE BUILDING/GROUNDS COMMITTEE

If you would be interested in serving on either of these committees, call **Total**.

ARCHITECTURAL CONTROL COMMITTEE (ARC)

Jeannine Roche (8 Trovita) has volunteered to chair this important committee. **Vance Bennett** (10 Trovita) has joined Jeannine and **Susie Matta** (1 Ramada) on this important committee. Our thanks to **Michelle Carr** (8 Vispera) who has now moved out of state for chairing this committee.

AND SPEAKING OF THE ARC:

...DON'T FORGET THE ARCHITECTURAL APPLICATION!

The Resident Handbook states, "applications and approval from the ARC is required prior to commencement of any improvement that meets any of the following criteria:

1. All exterior changes or alterations to the existing house, ie. doors and windows, paint, garage doors, lighting, roofline or roof surface, room additions and alternations, etc.
2. Landscape in front or side yards that will be visible from the Common Area that, when mature, will be higher than 6 feet.
3. Handscape in the front or side yards visible from the Common Area.
4. All exterior structures or improvements, regardless of location, front side and back yards, that exceed 6 feet above ground level and/or extend above the height of the closest fence or wall.
5. All mechanical equipment to be placed outside of a house regardless of location."

Applications can be obtained online on our website or by contacting **Total**. The application must be returned to **Total** with neighbor homeowner signatures, the proper brochures, color samples, etc. Incomplete applications will be returned. The Committee will no longer accept applications not submitted through **Total**. Please remember also that the Committee has 30 days from receipt to review your application so you must schedule your workers accordingly.

Don't forget that you must be in compliance with city codes and that many modifications need a city permit. Since many people are doing backyard remodels, you might be interested to know that code requires that built-in barbecue grills be at least 2 feet from the property line and that outdoor fireplaces be at least 3 feet from the property line.

THE CC&R's STATE...

That decisions on architectural applications should be made based on the following:

- Quality of workmanship and design
- Harmony of external design with existing structures
- Location in relation to surrounding structures, topography
- Finish grade elevation

PAINT COLORS

Approved paint colors are available for viewing from the ARC. However, you are able to select colors from most paint companies and provide chips to the ARC for approval.

WELCOMING COMMITTEE

Warm welcome to our newest neighbors:
The Parsons Family 8 Vispera

ATELLITE DISHES...

Dishes must be mounted so they are not visible from the Common Area and homeowners must take into consideration the view from neighboring homes and minimize visual impact wherever possible. Taller dishes will place these dishes in the easiest location but you must make sure they follow these rules (see page. 21 of the Resident Handbook).

STREET REPAIRS

Many streets in our neighborhood have excessive cracking, worn areas, etc. even though our streets were resurfaced just a few years ago. The Board has been meeting with various contractors about the merits of a complete street renovation versus patching and repairing. At this time, because of the very high cost of a complete renovation, we are unable to make significant repairs in the very near future which will last until such time as we can undertake the larger project.

BARKING DOGS

Because our homes are so close together, continuous barking is objectionable and unneighborly. While we expect dogs to bark at workmen, trucks, etc., prolonged barking/begging to get into your house many times per day or night is not appropriate. Two solutions we recommend are keeping your dog inside or using shock collars or other methods to prevent the barking.

SPEEDING

Please slow down on our streets and please remind your teenagers/college students that children are often playing in the streets so to drive slowly.

REMINDERS

—If your name is not at the entry key pad or on the roster which is sent out periodically or the information is incorrect, please contact **Total**.

—In case of a power failure, we have battery backup at the front gate so it will continue to operate.

—Please remind children/teens not to ride on the gates.

—Please remind children/teens not to shake the pool gate in an attempt to open it.

HOLIDAY LIGHTING

The Board approved monies last December for holiday lighting but the budget did not allow for an extravagant display. Thanks to **Roger & Lynn Kliminski** (1 Sonrisa), **Jeff Flynn** (24 Rincon) and **Bob & Shelley Armstrong** who added numerous strings of lights to improve the display at our entrances.

CANYON CREEK WEB SITE & EMAIL (www.canyoncreekhoa.com)

Check out our website and get architectural applications, rules and regulations and email updates too! Suggestions? Call or email **Gary Brenkman** (17 Sonrisa), webmaster.

HAVE YOU NOTICED...

That these newsletters are coming out less frequently? That's because so many people have signed up for our email updates on our website that many messages are being sent via email. Go to our website and sign up today! Or return the tear-off below to 17 Sonrisa.

Please add my name to the Canyon Creek group email:

Name

Address

Email address