

# VANTAGE TOWN HOMES

**COMMUNITY NEWSLETTER ~ AUGUST 2009**

## ASSOCIATION BOARD MEETINGS

### **Members are always welcome to attend and participate!!!**

The Board of Directors Meetings are generally held on the 2nd Wednesday of every month at Pinnacle at Mac Arthur Place Apartments Clubhouse located across from the pool area.

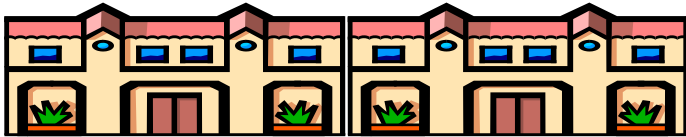
An Executive Session (*closed meeting*) is held from 6:00 pm to 6:30 pm. Homeowners are encouraged to attend the General Session at 6:30 pm to address the Board. The upcoming meetings are scheduled as follows:

**August 12, 2009 - Board Meeting**

**September 9, 2009 - Board Meeting**

**October 14, 2009 - Board Meeting**

## COMMUNITY REMINDERS



**Keep Up The Good Work!!!** – It is our goal to continually see a decrease in the number of violation letters needing to be sent. The Association would like to thank property owners and tenants for following the community guidelines.

## DECLINE IN PROPERTY VALUES

### **Will A Decline In Market Value Reduce Property Taxes?**

Vantage Property Owners should have received a 'Property Value Notice' from the Assessor in July. This notice provides the taxable value that will be used to calculate your September property tax bill.

If you think that the market value of your home is lower than the new taxable value on the notice, you may call the Assessor Department at (714) 834-2727 and speak with an appraiser. If you still disagree, you should file an Assessment Appeal with the Clerk of the Board.

The Assessment Appeal filing period is July 2 through September 15. Any value reduction will be included in the property tax bill mailed in September 2009. Don't wait to get your tax bill to file an appeal, the tax bill may be sent after the September 15 filing deadline!

For more information go to:

**[www.oc.ca.gov/assessor](http://www.oc.ca.gov/assessor)**

## FIRE EXTINGUISHER 101

The Board of Directors would like to thank all owners and tenants who put their fire extinguishers out for servicing in June. This is a yearly service provided to you by the HOA and we greatly appreciate your participation in this event.

**P / A / S / S**

### **Pull, Aim, Squeeze, Sweep**

Use this acronym as a quick reference (it is a good idea to print this reference and pin it next to your fire extinguisher):

**Pull the Pin** at the top of the extinguisher. The pin releases a locking mechanism and will allow you to discharge the extinguisher.

**Aim at the base of the fire**, not the flames. This is important - in order to put out the fire, you must extinguish the fuel.

**Squeeze the lever slowly**. This will release the extinguishing agent in the extinguisher. If the handle is released, the discharge will stop.

**Sweep from side to side**. Using a sweeping motion, move the fire extinguisher back and forth until the fire is completely out. Operate the extinguisher from a safe distance, several feet away, and then move towards the fire once it starts to diminish. Be sure to read the instructions on your fire extinguisher - different fire extinguishers recommend operating them from different distances. Remember: Aim at the base of the fire, not at the flames!!!!

Aside from yearly professional servicing, it's a good idea to inspect your fire extinguisher yourself every 30-60 days. Ask these questions:

*Is the extinguisher in the correct location?*

*Is it visible and accessible?*

*Does the gauge or pressure indicator show the correct pressure?*

## FIRE SAFETY TIP

According to the U.S. Consumer Product Safety Commission, there are an estimated 15,500 fires, ten deaths and ten injuries due to clothes dryer fires each year.

Lint is the biggest culprit here. As you see when you clean your lint filter, dryers produce very large quantities of highly combustible lint.

Most people think their lint traps catch all the lint, and that all they need to do is clean the trap after each load. Not true. A significant amount of lint is not caught by the trap. The lint builds up inside the dryer — even on the heating element!

### PREVENTING CLOTHES DRYER FIRES

#### WHAT CAN I DO?

**Clean the lint screen/filter routinely before or after drying each load of clothes.** If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

**Recommended by Fire Departments:** Keep your dryer vents clean and safe. Have a professional 'dryer vent cleaning service' performed on your vents once a year.

## CREDIT CARD PAYMENTS

### AVOID LATE FEES AND INTEREST CHARGES

Optimum Property Management is now accepting **credit card payments** for your monthly HOA dues payments.

Log onto: **[www.OptimumPM.com](http://www.OptimumPM.com)**

Click on the 'MEMBERS' dropdown menu

Select 'Pay by Credit Card'

New users, Click 'Make Payment'

Enter Vantage and Select Vantage 0987

For your account number, enter ONLY the last 6 digits, including the DASH.

Continue to follow the online prompts.

**Note:** A temporary password is printed on your last billing statement for new users.

**If you should experience any problems with the login process, please contact the Billing Department at: (714) 508-9070, press 1 and a Member Service Representative will be happy to help you!**

**Other payment options are also available online.**

## MANAGEMENT COMPANY

### Optimum Property Management, Inc. (CMF)

A CERTIFIED MANAGEMENT FIRM

17731 Irvine Boulevard, Suite 212, Tustin, CA 92780

(714) 508-9070 Office / (714) 665-3000 Fax

Hours: Monday-Friday 8:00 a.m.-5:00 p.m.

Web site: [www.optimumpm.com](http://www.optimumpm.com)

#### Administrative Assistant

(Architectural Application/Parking/Keys):

Christine Di Dodo, Ext. 299

E-mail: [cdidodo@optimumpm.com](mailto:cdidodo@optimumpm.com)

#### Assessment Billing/Collections:

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E-mail: [billing@optimumpm.com](mailto:billing@optimumpm.com)

#### Escrow Department:

(714) 508-9070, Ext. 2

E-mail: [escrow@optimumpm.com](mailto:escrow@optimumpm.com)

#### Maintenance Coordinator:

Sherman Wiggs, Ext. 245

E-mail: [swiggs@optimumpm.com](mailto:swiggs@optimumpm.com)

#### Senior Certified Community Manager:

Jennifer Sarkis – CCAM, Ext. 237

E-mail: [jsarkis@optimumpm.com](mailto:jsarkis@optimumpm.com)

#### Director of Community Management:

Shannon Thornhill – CCAM, Ext. 228

E-mail: [sthornhill@optimumpm.com](mailto:sthornhill@optimumpm.com)

## TREASURER'S CORNER

Although the HOA is solvent we are concerned with the increase in delinquencies.

**To All Homeowners:** You have made a big investment in owning your property. The only way the association can maintain its property is to receive your monthly dues.

Your prompt payment is appreciated and the Board commends all homeowners who keep their assessments current!

Payments are due on the 1<sup>st</sup> of each month and must be received by the 15<sup>th</sup> to avoid a 10% late charge.

If you find you are behind in payments and would like to set up a 'private meeting' with the Board of Directors to see what options might be available to you, please call Optimum Property Management at (714) 508-9070 and press 1 for a Member Service Representative – Mon thru Fri 8:00am – 5:00pm.

Also, if you're in foreclosure now or worried about it in the future, the following Websites can help:

[www.makinghomeaffordable.gov](http://www.makinghomeaffordable.gov)

[www.hopeforhomeownersact.us](http://www.hopeforhomeownersact.us)

# VANTAGE TOWN HOMES

**COMMUNITY NEWSLETTER ~ SEPTEMBER 2009**

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An Executive Session (*closed meeting*) is held from 6:00 pm to 6:30 pm. Homeowners are encouraged to attend the General Session at 6:30 pm to address the Board. The upcoming meetings are scheduled as follows:

**October 14, 2009 - Board Meeting**

**November 11, 2009 – Board Meeting**

**December 9, 2009 – Board Meeting**

## LABOR DAY

The end of summer is officially around September 22<sup>nd</sup> but we all know that the unofficial end of summer is Labor Day.

The majority of the world celebrates this annual holiday on May 1<sup>st</sup> but, here in the US and in Canada, Labor Day is always the first Monday in September. This year that's September 7<sup>th</sup>.

Traditionally parades, and speeches by labor leaders and political figures, mark Labor Day celebrations. In the US, Labor Day is dedicated to the social and economic achievements of American workers and is generally regarded simply as a day of rest and political demonstrations are rare.

The spirit is to pay a national tribute to the contributions workers have made to the power and prosperity of America.

Forms of celebration include picnics, fireworks displays, water activities, and public art events. Families with school-age children take it as the last chance to travel before the end of summer. A few teenagers and young adults view it as the last weekend for parties before returning to school.

**Have a Safe and Fun HOLIDAY!**

## COMMUNITY REMINDERS

**Keep Up The Good Work!!!** – The Association would like to thank property owners and tenants for following the community guidelines.



However, the 'Trash Can Wars' continue. That is Vantage Townhomes' ongoing campaign to keep our community looking neat on the weekends following Friday's city trash pickup.

Please make sure that you take your containers off the street and back to your garages within 12 hours of the Friday pickup -- preferably, by Friday night.

For cans left out by residence who've vacated the premises, contact Jennifer Sarkis so that she can have those containers properly removed.

Should you miss the normal Friday servicing of our community for any reason and need to schedule an additional trash pickup, Waste Management offers a one-time per owner 'complimentary' pickup. After that you will be charged \$25 per occurrence.

**Bulky Items** – Waste Management also offers 2 FREE trips per unit per year for oversized household items such as washer/dryers, refrigerators, stoves, desks, beds, furniture, etc.. These 2 free trips include a maximum of 4 items each.

For more information or to schedule pickup, please contact:

**Waste Management at (714) 558-7761**

## LEGAL CORNER



The investigations into the 'construction defect' claims against Taylor Woodrow Homes continue and are on schedule according to the recent letters mailed to members by the law firm handling this matter. Inspections of randomly selected properties were held in August and more are scheduled for January of next year.

If you have any questions or concerns or if you would like to submit any issues and/or photos regarding your property, please contact Feinberg Grant Mayfield Kaneda & Litt at any time.

**Attorney** - Joe Kaneda

**Assistant** – Kim Daley

E-mail: [info@feinberggrant.com](mailto:info@feinberggrant.com)

Phone: 949.544-0700

## YOUR BOARD MEMBERS.....

The Vantage Town Homes Association Board of Directors is comprised of five members who work as a team in addition to serving in various designated capacities.

**President** – Patricia Lynch

**Vice President** – Rula Saba

E-mail: [rulansaba@gmail.com](mailto:rulansaba@gmail.com)

**Secretary** - Heather Monroe

**Treasurer** – Rosemarie Geiger

E-mail: [rosemarie@orangecountypropertyservices.com](mailto:rosemarie@orangecountypropertyservices.com)

**Member at Large** – Marta Flores

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**Senior Community Manager** – Jennifer Sarkis

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Phone: 714.508-9070, ext 237

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## FREE IN THE OC!!!



### Orange County Great Park

**Great Park Balloon - Come fly for FREE!!!**

Flights on the Great Park Balloon are FREE of charge! For more information visit:

[www.ocgp.org/visit/balloon](http://www.ocgp.org/visit/balloon)

Also while at the Great Park, check out the Free *Summer Night Concerts and Dances* going on through September 26<sup>th</sup>. For complete information and performance schedule, please visit:

[www.ocgp.org/archives/2009/flights-sounds-of-summer](http://www.ocgp.org/archives/2009/flights-sounds-of-summer)

# VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER • OCTOBER 2009



## ASSOCIATION BOARD MEETINGS

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An Executive Session (*closed meeting*) is held from 6:00 pm to 6:30 pm. Homeowners are encouraged to attend the General Session at 6:30 pm to address the Board. The upcoming meetings are scheduled as follows:

**October 14, 2009 - Board Meeting**

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**December 9, 2009 – Board Meeting**



## HALLOWEEN



Halloween is on October 31st, the last day of the Celtic calendar, and is one of the oldest holidays still celebrated today. It's one of the most popular holidays, second only to Christmas. It was originally a pagan holiday, honoring the dead and was referred to as All Hallows Eve, dating back to over 2000 years ago.

Millions of people celebrate Halloween without knowing its origins and myths. Some people view Halloween as a time for fun, putting on costumes, trick-or-treating, and having theme parties. Others view it as a time of superstitions, ghosts, goblins and evil spirits that should be avoided at all costs.

Ghost, ghouls and monsters aren't the only things to be afraid of on Halloween. Accidents and mishaps increase dramatically when children trick-or-treat.

To avoid the many dangers children face while trick or treating, use common sense. Be aware of potential Halloween hazards and take precautions to eliminate them. Consider heading for an indoor Halloween party to bypass any chaos or danger.

For more *Safety Tips* visit: [www.halloween-safety.com](http://www.halloween-safety.com)

For *Halloween Event Information* in Orange County, go to:

[www.tinyurl.com/OCHalloweenFun](http://www.tinyurl.com/OCHalloweenFun)



## WHAT DOES IT MEAN???

### When my smoke detector chirps?

*The Case of the Beeping Smoke Detector:* It's the middle of the night and all of the Vantage residents are asleep in their beds when, out of the darkness comes, "EEEEEP!".... "EEEEEP!".... "EEEEEP!". You wake up and look around. There's no smoke! There's no fire! There are no birds in the attic! Most likely one of the hardwired smoke detectors is chirping and it won't stop.

It is likely that the reason your smoke detector keeps chirping and beeping is that the battery is low.

Whenever your smoke detector keeps chirping, replace the battery immediately.

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Phone: 714.508-9070, ext 237





## NOISE! NOISE! NOISE!

Management has received multiple complaints regarding noise in the neighborhood. Remember that we have all kinds of professionals living in our community meaning that someone is home at all times and they may be working or sleeping during the day, evening or nighttime hours. All Vantage residents are asked to be respectful of their neighbors. Be conscious of the fact that many residents like to have their windows open and noise travels between units. The motor courts act as echo chambers and amplify music and voices. Please keep noise, in your home, in your car and outside, at a low volume and especially low while entering or leaving the neighborhood and your individual units. Residents who continue to be noisy are subject to be fined.

**Please take this seriously and don't be a noisy neighbor!**

## MORE COMMUNITY REMINDERS

**GATE:** All residents need to have fobs and/or blue and white Vantage hang tags to gain entry into the community. Otherwise, they need to be on the resident/guest form filed with the security guards at the front gate for their unit. Any guest not on the form should be called in to the guardhouse prior to their arrival. If you do not have a fob or hang tag, are not on the permanent resident/guest list or have not been 'called in', the guard is **NOT** allowed to grant entry. Keep in mind to be courteous and polite when dealing with the guards. It is your responsibility for keeping your fob and/or hang tag with you when you leave the community, for keeping your forms up to date and for calling in your guests. If you need to a fob, a hang tag, or to update your resident/guest form, please contact Jennifer Sarkis at Optimum Property Management.

**POOL:** No food or drink should be eaten in or on the edge of the pool. Please be sure to leave your area clean. Remember, NO GLASS items are permitted in the pool area and you are encouraged to be courteous when security is enforcing these rules.

## WELCOME NEW NEIGHBORS

We want to welcome any new families who have recently moved into our neighborhood and want everyone at Vantage to feel like part of our community.

If you have not received your 'Welcome Packet', please contact Jennifer Sarkis at Optimum Property Management so that one can be mailed out to you.



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## HALLOWEEN FACTS & FUN

The first Halloween celebration in America took place in Anoka, Minnesota in 1921.

86% of Americans decorate their house for Halloween.

Over 10% of pet owners dress their pets in costumes.

More than 93% of children, under the age of 12, will go out trick-or-treating.

About 50% of adults dress up for Halloween, while 67% take part in the activities, parties, decorating the house or trick-or-treating.

The next full moon on Halloween night will be on October 31, 2020.

It is interesting to know that there is no word in the dictionary that rhymes with 'orange'.

What do you call a witch who lives at the beach?

*A sand witch*

What do witches put on their hair?

*Scare spray*

How does a girl vampire flirt?

*She bats her eyes*



# VANTAGE TOWN HOMES

**COMMUNITY NEWSLETTER ~ NOVEMBER 2009**

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An Executive Session (*closed meeting*) is held from 6:00 pm to 6:30 pm. Homeowners are encouraged to attend the General Session at 6:30 pm to address the Board. The upcoming meetings are scheduled as follows:

**November 11, 2009 – Board Meeting**

**December 9, 2009 – Board Meeting**

**January 13, 2009 - Board Meeting**

## HAPPY THANKSGIVING



Thanksgiving Day has been an annual tradition in the United States since 1863. It became an annual federal holiday in the United States in 1941 and is presently celebrated on the fourth Thursday in November. Thanksgiving is celebrated primarily in the United States and in Canada where it is held on the second Monday of October.

The date and location of the first Thanksgiving celebration is a cause for much argument. Though the holiday's origins can be traced to harvest festivals which have been celebrated in many cultures since ancient times, the American holiday has religious undertones related to the deliverance of the English settlers by Native Americans after the harsh winter at Plymouth, Massachusetts.

Today, Thanksgiving dinner is held, usually as a gathering of family members and friends with stuffed turkey being the main event. Also, for the people in the US, Thanksgiving is a time for merrymaking and shopping. For many, Thanksgiving is also the time to think about how much they have to be thankful for and to reflect on how they can share more of it with others.

**The Board of Directors and Optimum Property Management wish you, your family and all your loved ones a Cheerful and Happy Thanksgiving Holiday!**

## IT'S TIME TO FALL BACK!

**Turn Back Your Clocks**

**Daylight savings time ends on Sunday, November 1<sup>st</sup> at 2am**



Daylight savings time is also called summer time. When daylight savings time is not observed, it is called standard time, normal time or winter time. Most of the United States begins daylight saving time at 2:00 am on the second Sunday in March and reverts to standard time on the first Sunday in November. In the United States, each time zone switches at a different time.

## LEASH LAWS

The Vantage Townhome Community operates under our CC&R's as well as the Orange County Animal Ordinance and **does** have a leash law. Any dog or animal not under direct control of its owner (or within a vehicle or secure enclosure) and determined to be "at large" by a member of the community can be picked up by an animal control officer and the owner may be subject to a fine by the HOA and the City of Santa Ana.

To report an unrestrained dog or any roaming animal, call Animal Control at (714) 245-8792. You will need to provide a description and the location last seen.

To file a written complaint, you must have signatures of at least two (2) unrelated persons over the age of 18. Anyone can file a complaint, but it must include:

1. Reason for the complaint
2. Name and address of the complainants
3. Name and address of the owner of the dog
4. Time and place of complained acts
5. A list of damages, if any



## HOME MAINTENANCE TIPS

In a home, very few things are maintenance free. While it may be hard for most homeowners to swallow, the fact is that preventative maintenance, with all the time and money it consumes, is still far more cost effective than the crisis management approach of waiting until something breaks and then scrambling to have it repaired. Preventative maintenance can avoid repairs, extend the life expectancy of many components and in some cases, reduce energy consumption. Ideally, preventative maintenance inspections should be performed semi-annually in the spring and fall.

Check the caulking and weather-stripping around doors and windows and clean window wells at least twice a year.

Open and close windows regularly to be sure they operate correctly.

Door frames should be checked to determine their square-ness.

Door frames showing significant movement over a six month period are normally indications of more serious problems.

AC/Heater system filters should be checked monthly and cleaned or replaced as needed.

Clean the clothes dryer exhaust duct - poor maintenance allows lint to build up in the exhaust duct and may cause a fire.

Clean the microwave exhaust hood and air filter - keeping this clean of cooking grease will help keep a stovetop fire from spreading.

Check the water hoses on the clothes washer, refrigerator, icemaker and dishwasher for cracks and bubbles - replace hoses that show signs of leaking to prevent water damage in your home.

The main electrical panel should be checked annually for rust or water marks indicating moisture penetration. A panel which is warm to the touch or smells of burned insulation should be brought to the attention of an electrician. All breakers should be labeled correctly and the area around the panel, for roughly three feet in all directions, should be kept clear of storage.

Attics should be inspected annually for water stains on the underside of the roof sheathing. Look around for rot, mildew, and fungus indicating high humidity levels in the attic.

Check to make sure the insulation is not wet. Check for bare spots and ensure that insulation is not covering can lights.

Attic vents should be checked to ensure that they are not obstructed. Often, birds build nests in these vents. Vents at the eaves are often plugged with insulation.

**NOTE:** Be careful crawling around in the attic. Don't fall through or step on wires. Compressed insulation loses much of its insulating value.



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**Note that the offices of Optimum Property Management will be closed to observe the Thanksgiving Holiday on November 26<sup>th</sup> and 27<sup>th</sup>.**

**For after-hours emergencies,  
please contact (714) 741-2685**



**What did the turkey say before it was roasted?  
Boy! I'm stuffed!**

**Why did they let the turkey join the band?  
Because he had the drumsticks**





# VANTAGE TOWN HOMES

**HOLIDAY NEWSLETTER ~ DECEMBER 2009**



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An Executive Session (*closed meeting*) is held from 6:00 pm to 6:30 pm. Homeowners are encouraged to attend the General Session at 6:30 pm to address the Board. If you voice your opinion and share your ideas, you can help make Vantage a better place to live. The upcoming meetings are scheduled as follows:

**December 9, 2009 – Board Meeting**

**January 13, 2010 - Board Meeting**

**February 10, 2010 – Board**

## CHRISTMAS AROUND THE WORLD



Christmas is a popular festival celebrated throughout the world and every country seems to have a different way of celebrating. It is the most anticipated holiday of the year and signifies love and harmony, joy and happiness.

Though the main theme behind the celebrations is the same everywhere, it is celebrated in various ways across the different countries. The variation in the cultures and traditions of these countries results in different styles of celebration.

Colorful holiday decorations, sharing of gifts, sending 'season's greetings', having festive meals, singing carols, getting together with family and friends, enjoying the spirit of the season and wishing everyone 'Happy Holidays' are some common worldwide Christmas traditions.

**For some fun ways to enjoy the holidays in Orange County, visit:**

**<http://tinyurl.com/HolidaysInOC>**

**The Board of Directors and Optimum Property Management wish you, your family and all your loved ones a Happy and Safe Holiday Season!**

## HOLIDAY REMINDERS



With the holidays almost here, now is a good time to remember the guidelines for hanging your decorations. All residents are welcome and encouraged to put up Holiday decorations but please make sure they are up to safety standards and only in your personal space. There are many ways to enjoy holiday lighting and decorations, however, please do not attach anything to the exterior surfaces of the buildings. It is very damaging to the stucco and wood trim and costly to repair. Suggestions for decorating include winding strings of lights around the balcony railings and using thumbtacks to tack lights up around the doors and windows. Please remember that all holiday lighting and decorations must be removed by January 15th.

When purchasing a live tree, check for freshness - a fresh tree is less of a fire hazard. The tree should be green with needles that are hard to pull from branches and when bent between your fingers, needles should not break. The trunk butt should be sticky with resin and when tapped on the ground, the tree should not lose many needles.

Keep burning candles out of reach from children and pets.

**NEVER** leave a burning candle unattended.

**NEVER** place a burning candle near something that can catch on fire.

Remove all wrapping paper, bags, ribbons and bows from tree and fireplace areas after gifts are opened. These items can pose suffocation and choking hazards to a small child or can cause a fire if near flame.

Before using lights outdoors, check labels to be sure they have been certified for outdoor use. To hold lights in place, string them through hooks or insulated staples, not nails or tacks. Never pull or tug lights to remove them.



## COMMUNITY REMINDERS



**PARKING** is at a premium here at Vantage and residents are requested to observe the parking restrictions. Vehicles are to be parked in garages or driveways at all times.

There seems to be a number of residents parking in the visitor parking and routinely 'safe listing' their vehicles. Street parking and safe listing are for guests only.

Residents must first utilize their garages for parking and extra vehicles may then be parked in the carports located at each building and at the parking area alongside the pool. Blue and White hangtags are required when parking in these areas.

**FIRE LANES:** Residents are reminded that the motor courts at each building are fire lanes and to keep these areas accessible for emergency vehicles. These areas must be kept clear of vehicles at all times, as stated in our CC&R's and by order of the Santa Ana Fire Department. Loading and unloading of vehicles is permitted but a resident must always be present. When vehicles are parked in the motor courts for long periods of time or overnight, they are subject to immediate tow at the vehicle owner's expense.

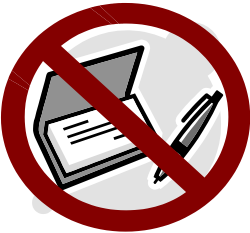
*This is both for your safety as well as that of your neighbors.*

**TRASH PICKUP:** For the upcoming holidays of Christmas and New Years, trash pickup is on Saturday. Please do not put your cans out before Friday evening for pickups on Dec. 26<sup>th</sup> and Jan 1<sup>st</sup>.

Note that Christmas trees will be picked on the first two Saturdays in January.

*Your cooperation is greatly appreciated!*

## AUTOMATIC PAYMENTS



**Auto-Pay Program**  
**Enroll Now? It's Simple!!**

Did you know more and more homeowners are taking advantage of Optimum's ACH program? The ACH program allows a homeowner to make their payments automatically, either every month or when the assessment becomes due – it's simple!!!

For an enrollment form, please contact Optimum's Billing Department at (714) 508-9070, ext 1 or Email: [billing@optimumpm.com](mailto:billing@optimumpm.com) to find out how you can start paying your assessment using Optimum's Automated Clearing House (ACH) program.

## YOUR BOARD MEMBERS.....

The Vantage Town Homes Association Board of Directors is comprised of five members who work as a team in addition to serving in various designated capacities.

**President** – Patricia Lynch  
[plynch@dbtlaw.com](mailto:plynch@dbtlaw.com)

**Vice President** – Rula Saba  
E-mail: [rulansaba@gmail.com](mailto:rulansaba@gmail.com)

**Secretary** - Heather Monroe

**Treasurer** – Rosemarie Geiger  
E-mail: [rosemarie@orangecountyproperty-services.com](mailto:rosemarie@orangecountyproperty-services.com)

**Member at Large** – Marta Flores  
E-mail: [marta-flores@sbcglobal.net](mailto:marta-flores@sbcglobal.net)

**For General Questions, Reporting Problems, or Suggestions, please always contact Jennifer Sarkis at Optimum Property Management.**



## MANAGEMENT COMPANY

**Optimum Property Management, Inc. (CMF)**  
*A CERTIFIED MANAGEMENT FIRM*

17731 Irvine Boulevard, Suite 212, Tustin, CA 92780  
(714) 508-9070 Office / (714) 665-3000 Fax  
Hours: Monday-Friday 8:00 a.m.-5:00 p.m.

Website: [www.optimumpm.com](http://www.optimumpm.com)

**Senior Community Manager:**  
Jennifer Sarkis – Ext. 237  
E-mail: [JSarkis@optimumpm.com](mailto:JSarkis@optimumpm.com)

**Community Manager:** Kathy Small – Ext. 287  
E-mail: [KSmall@optimumpm.com](mailto:KSmall@optimumpm.com)

**The offices of Optimum Property Management will be closing at 12 noon every Friday during December and will be closed during the Holidays on December 23rd, 24th, 25th, the 31st and on January 1st.**

**For after-hours emergencies, please contact (714) 741-2685**



*Season's Greetings from Your HOA Board!*