



# VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ JANUARY 2010



## 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. 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:

**January 13, 2010 - Board Meeting**

**February 10, 2010 – Board Meeting**

**March 10, 2010 – Board Meeting**

## MOVING AHEAD TO 2010

We have seen many positive changes in our community in the past twelve months and look forward to continued progress in the coming year. As this year comes to a close, the Board would like to thank all Vantage residents who comply with the CC&R's, pay their dues on time and take an active part in keeping our neighborhood clean and safe.

We would also like to introduce Kathy Small to our residents. Kathy has been working with Optimum Property Management and Vantage Townhomes and has officially taken charge of our community, as our new Community Manager, as of December 2009.

A few reminders as we get through the winter and begin to look forward to spring! These issues come up every month and complying with them is designed to maintain the neighborhood and the value of our investments.

**Parking:** Please continue to follow the association guidelines.

**Pets:** There have been complaints again about unleashed dogs.

**Noise:** Residents with motorcycles – please be considerate!

**Trash:** Note that Christmas trees will be picked up on the first two Saturdays in January and holiday lighting should be removed no later than January 15<sup>th</sup>.

**HOA Dues:** If you have a situation that has prevented you from paying your dues, please contact Kathy Small BEFORE the collection process starts. The Board has the authority to intercept the standard process, if the situation warrants AND you communicate with us.

## NEW YEAR'S RESOLUTIONS



If you are the kind of person who makes New Year's resolutions, the Board has a few ideas for you:

In the homeowners association, advance planning is important and New Year's resolutions are like goals and plans for the future.

As a resident of the community, you can resolve to appreciate those who serve on the board of directors or on a committee. Rumor has it that those are thankless jobs! Let's resolve to say thank you and turn that rumor around.

Another good resolution would be to get more involved in the community. That could mean joining a committee or running for the board of directors when openings come up. You can make a big difference by bringing something to the community. Even if it's just your great attitude! Resolve to become part of the solution.

As your Board of Directors, we resolve to continue to keep the budget in line with the association's needs for the future. We also resolve to continue to provide leadership by conducting the monthly business and developing and establishing long range community goals.

With all these resolutions in place, the association will continue to operate smoothly through 2010 and beyond. Remember that nothing happens without the cooperation of the residents who live here.

**It starts with you!**



## LEGAL CORNER



The investigations into the 'construction defect' claims against Taylor Woodrow Homes continue and are on schedule.

Some homes have required onsite inspections while inspections of randomly selected properties were held in August and more are scheduled for this month. The Board asks that you please be cooperative if your unit is selected for interior testing.

There has been destructive testing inside the units and some issues were found in and around the buildings. At a recent meeting with the builder and our legal counsel, we have learned more regarding the specifics of the defects involved and are now waiting further testing.

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 or attend the next board meeting.

**Attorney** - Joe Kaneda

**Assistant** – Kim Daley

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

Phone: 949.544-0700

**Your patience through this long and difficult process is greatly appreciated.**

## DID YOU KNOW?

### January is National Oatmeal Month



Americans purchase more oatmeal in January than in any other month.

The most popular oatmeal topping is milk, followed by sugar and fruit.

Eighty percent of U.S. households have oatmeal in their pantries.

The most popular uses for oatmeal are: as cereal, as cookies, in meatloaf, and in cakes or pies.

An 18-ounce package of oatmeal contains about 26,000 rolled oats.

The top five oatmeal consumption markets are New York, Los Angeles, Philadelphia, Boston, and Chicago.

Oats were one of the earliest cereals cultivated by humans and were recorded in ancient China as long ago as 7,000 B.C.

*For more information, check out the following link:*  
[www.tinyurl.com/AllAboutOatmeal](http://www.tinyurl.com/AllAboutOatmeal)

## YOUR BOARD MEMBERS.....

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**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

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**Member at Large** – Marta Flores  
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## MANAGEMENT COMPANY

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**Senior Community Manager:**

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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**



**The Board of Directors and Optimum Property Management wish you a Healthy and Happy New Year!**



# VANTAGE TOWN HOMES



**COMMUNITY NEWSLETTER ~ FEBRUARY 2010**

## ASSOCIATION BOARD MEETINGS

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**February 10, 2010 – Board Meeting**

**March 10, 2010 – Board Meeting**

**April 14, 2010 – Annual Election Meeting**



## REMINDERS

**Pets on the Leash!** For the safety of all Vantage residents and to follow the CC&R's, it is required to have all pets on a leash while in community common areas. Although this is a covenant violation in many cases, it is first and foremost an Animal Control violation best handled by the city. For those that see a violation, you can place an anonymous call to Animal Control at (714) 245-8792 and they will issue a citation

**Pet Clean-Up!** We continue to have problems with pet owners not cleaning up after their dogs. This is unsightly and unsanitary, especially for small children in the grassy area near the pool where they play. To minimize this problem, there is a bag dispenser near the pool access gate to encourage all dog owners to carry a plastic bag when walking their dogs and to use them when required. If you notice someone walking a dog without a plastic bag in sight, politely ask them if they have one. Responsible pet owners will not mind being asked or picking up after their dogs.

**Trash Collection!** When placing trash and recycle containers out for pickup, please ensure containers are well secured. It is recommended that trash is tied up in bags in the containers. This will prevent the wind from scattering the trash before and during collection. Your friends/neighbors should not have to clean up your scattered trash. And please remove your trash bins after pickup. They are to be stored in your garages and not in the common areas or storage areas in the motor courts.

**Neighbors working together to resolve concerns is ideal, but not always possible. If you observe a code violation in our community, please contact the appropriate authority.**

## CALL FOR CANDIDATES

The annual meeting of Vantage Homeowners Association is scheduled for Wednesday, April 14, 2010 and will take place at Pinnacle Clubhouse at 6pm. The principle business of this meeting will be the election of TWO homeowners to serve on the Board of Directors as terms expire this year for two directors, Treasurer, Rosemarie Geiger and Secretary, Heather Monroe.

The Board of Directors is responsible for the operation, maintenance and improvement of Association property, as well as for establishing and enforcing policies within the community designed to maintain the value of our homes.

A 'Declaration of Candidacy' application has been sent to all owners of record. The purpose of this application is to provide all interested members the opportunity to submit their name as a candidate to fill the open positions on the HOA Board of Directors. The open positions will be for a two year term and interested members will be running for office.

If you are interested in placing your name on the ballot and serving your community, please fill out the candidate application form and return it to Optimum Property Management no later than 3pm on February 26th.

Please watch your mail in May for an important envelope containing more information about the Annual Meeting and the election procedures. All completed 'Statements of Candidacy' will be included in this official mailing.

For more information or to receive a copy of the application form, please email Kathy Small at Optimum Property Management at [KSmall@optimumpm.com](mailto:KSmall@optimumpm.com) or call 714-508-9070 Ext. 287.

## VANTAGE NEEDS YOU!

**Thank you for your interest and we welcome your decision to become involved!**





## HAPPY VALENTINE'S DAY

Love, Cupid, hearts, chocolates, cards and flowers are everywhere--it's Valentine's Day! On February 14, we celebrate love and friendship. But where did this holiday of affection come from? The origins of Valentine's Day are murky but, if ever there were a holiday that should be celebrated everyday of the year, it's Valentine's Day. Why? It's all about L-O-V-E! And everyone could use a little more of it. Love is what puts a smile on your face and a spring in your step.

For couples, the Valentine's Day gift you choose for your loved one and how you decide to spend the day says a lot about the quality of your relationship, so give something that has real meaning to you. Gifts from the heart don't have to be expensive. Here are some creative ways to express your love:

- Don't just walk into the house that night the way you usually do. Stop and ring the door bell and greet your partner with a little something special.
- Create a "recollection" scrapbook and fill it with your favorite photographs, love letters, keepsakes from special occasions and cherished mementos.

The fact that you are single should not make you feel blue on Valentine's Day. Instead of allowing the mood of the day to get to you, here are some things you can do:

- Stay busy and plan something that will allow you to sidestep all of the couple-focused events.
- Treat yourself.
- Invite some friends over for a singles potluck and a night full of fun and games.

*To find more fun things to do this month in Orange County, go to the following link:*

<http://tinyurl.com/FebruaryFun>

## PRESIDENTS' DAY – February 15th



*Washington*



*Lincoln*

Washington's Birthday is the official name designated to what many of us know as Presidents' Day. During the month of February, the birthday of two of our greatest President's takes place. Both George Washington who was born on Feb. 22<sup>nd</sup> and Abraham Lincoln, born on Feb. 12th.

*To learn more about the Presidents of the United States, visit:*

<http://tinyurl.com/MoreAboutPresidents>

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**Vice President** – Rula Saba  
E-mail: rulansaba@gmail.com

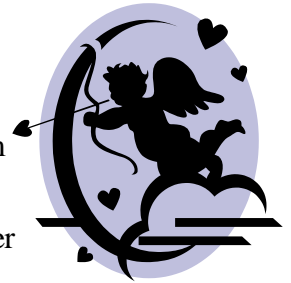
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**Treasurer** – Rosemarie Geiger  
E-mail:

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**Senior Community Manager:**

Jennifer Sarkis – Ext. 237

E-mail: JSarkis@optimumpm.com

**Community Manager:** Kathy Small – Ext. 287

E-mail: KSmall@optimumpm.com

**The offices of Optimum Property Management will be closed on February 15<sup>th</sup> in observance of Presidents Day.**

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



What did the valentine card say to the stamp?  
*Stick with me and we'll go places!*

Knock, Knock.....Who's there?

*Olive.....Olive Who?*

*Olive YOU!!!*

Knock, Knock.....Who's there?

*Justin.....Justin Who?*

*Justin Time, Here's Your Valentine!!!*



# VANTAGE TOWN HOMES



**COMMUNITY NEWSLETTER ~ MARCH 2010**



## ASSOCIATION BOARD MEETINGS

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**March 10, 2010 – Board Meeting**

**April 14, 2010 – Annual Election Meeting**

**May 12, 2010 – Board Meeting**



## REMINDERS



**Trash Collection!** Please remove your trash cans after pickup. They are to be stored in your garages and not in the common areas or storage areas in the motor courts. It has been an increasing problem that cans are blocking the entrance to the motor courts and we need your help to bring the cans off the streets in a timely manner. Be courteous and follow the rules!

## IT'S TIME TO SPRING AHEAD!

**Daylight Savings Time begins on  
Sunday, March 14<sup>th</sup> at 2am**



Set clocks one hour ahead before going to bed Saturday night. It's also a good time to change the batteries in your smoke detectors.

One of the biggest reasons we change our clocks to DST is that it reportedly saves electricity. By moving the clock ahead one hour, we can cut the amount of electricity we consume each day. A good percentage of energy consumed by lighting and appliances occurs in the evening when families are home. We use less electricity during DST because we are home fewer hours during the 'longer' days of spring and summer.

## ANNUAL MEETING UPDATE

As we discussed in the last newsletter, the Annual Election Meeting for Vantage Townhomes is scheduled for Wednesday, April 14<sup>th</sup>. The deadline for nomination submissions to fill the two seats that are expiring this year was on February 26<sup>th</sup>. The Board would like to thank those individuals who have submitted their nominations to run for those seats.

***Your interest and concern for our community is greatly appreciated!***

We urge you to watch your mail this March for the annual election ballots and voting instructions that will be mailed to each and every member. Under the California Civil Code (Secret Ballots) the annual election meeting and voting can be costly and time consuming. In order to comply with California laws, 51% of the community must vote (approximately 47 ballots will make the quorum). If less than 51% of the ballots are received, new board members cannot be elected and another round of ballots must be sent, which adds to the costs incurred and pushes the board meeting off another month. For the past several elections, we have barely received the necessary votes.

Owners may return their ballots by mail, hand deliver it to the meeting or complete the ballot at the meeting after meeting the nominees. If you will be unable to attend the meeting, please return your completed ballot to Optimum Property Management by April 14<sup>th</sup>.

We realize that many people are experiencing some difficult times and may not be interested in association related business, but we must conduct our business according to our By-Laws and the California Civil Codes. Again, these mailings are costly and you as individual owners pay for cost of printing and mailing this material.

**We Can't Do It Alone  
We Need Your Support!**





## HAPPY ST. PATRICK'S DAY



Irish-American immigrants brought Saint Patrick's Day to the United States. The first public celebration of Saint Patrick's Day took place in Boston, Massachusetts in 1737. The first celebration of Saint Patrick's Day in New York City was held at the Crown and Thistle Tavern in 1756. In 1780, General George Washington, who commanded soldiers of Irish descent in the Continental Army, allowed his troops a holiday on March 17. This event became known as The St. Patrick's Day Encampment of 1780.

Today, Saint Patrick's Day is widely celebrated in the United States by the Irish and the Irish at Heart. Many people, regardless of ethnic background, participate in parades, 'wearing of green', music and songs, Irish food and drink, and activities for children such as crafts, coloring and games. It's a time for fun! Some communities even go so far as to dye rivers or streams green. Traditionally, those of Irish ancestry who are caught not wearing green are pinched.

Many parades are held to celebrate the holiday. The smallest of these, The World's Shortest St. Patrick's Day Parade, is said to take place in Hot Springs, Arkansas and is held annually on historic Bridge Street which became famous in the 1940's when Ripley's Believe It or Not designated it 'The Shortest Street in the World'. Boulder, Colorado claims to have the shortest parade, which is also less than a single city block.

The New York parade has become the largest Saint Patrick's Day parade in the world, outside of Ireland. In 2006 more than 150,000 marchers participated in it, including bands, firefighters, military and police groups, county associations, emigrant societies, and social and cultural clubs and was watched by close to 2 million spectators lining the streets. The parade marches up 5th Avenue in Manhattan and is always led by the U.S. 69th Infantry Regiment. New York politicians - or those running for office - are always found prominently marching in the parade. Former New York City Mayor Ed Koch once proclaimed himself "Ed O'Koch" for the day, and he continues to don an Irish sweater and march every year, even though he is no longer in office.

Although the baseball season usually is still in the spring training phase when St. Patrick's Day rolls around, some teams such as the Chicago White Sox and Boston Red Sox wear green uniforms for the occasion.

To find out about the St. Patrick's Day Celebration at the OC Fairgrounds, visit the following link:

<http://www.ocmarketplace.com>



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**What's Irish and stays out all night?**

*Patty O'Furniture!*



**Knock, Knock!**

*Who's There?*

**Irish**

*Irish Who?*



**IRISH YOU A HAPPY ST. PADDY'S DAY!**





# VANTAGE TOWN HOMES



**COMMUNITY NEWSLETTER ~ APRIL 2010**

## ASSOCIATION BOARD MEETINGS

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**April 14, 2010 – Annual Election Meeting**

**May 12, 2010 – Board Meeting**

**June 9, 2010 – Board Meeting**

## CON\$ERVE AND \$AVE

Looking to cut back due to a tight budget or ready to go green?

Here are 10 quick and easy tips to accomplish both:

- Unplug appliances and electronics. TVs, computers and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. “Smart” power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you’re not in the room or not in the house, there’s no need for all the lights to be on.
- Clean and replace furnace or air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- In the warmer months, keep the shades and blinds down on windows. In the colder months, open them up and let the sun in.
- Activate “sleep” features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Lower the thermostat. Wear a sweater around the house and put an extra blanket on the bed at night.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Close vents and doors to unused rooms.
- Wash your laundry with cold water. It’s just as effective.

Check with the Alliance to Save Energy for more energy and money-saving tips or to subscribe to their free online newsletter:

**[www.ase.org](http://www.ase.org)**

## ANNUAL ELECTION MEETING

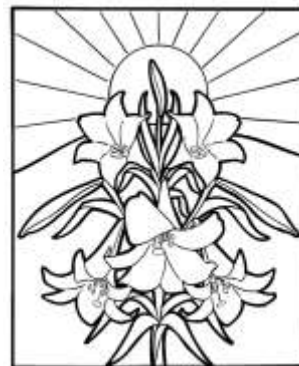
**WE NEED YOUR VOTE!** This year’s annual election meeting is scheduled for 6pm on Wednesday, April 14<sup>th</sup> at the Pinnacle Clubhouse. If you will be unable to attend the meeting, please be sure your completed ballot is received by Optimum Property Management on or before that date.

However, attending the association’s annual meeting is the best opportunity for you to start to become an active community resident. Come introduce yourself to the board, meet the committee members, the manager and your neighbors. Come find out about what’s happening in *our* community and get an update on all current and future scheduled projects.

We would like your ideas, assistance and support in the different aspects of our community life such as our neighborhood committees. The more neighbor support and participation we have through the board and the neighborhood committees, the better we are able to serve our neighborhood and association. We hope neighbors are interested and concerned in the life of our community and will seriously consider attending. If you have any questions or concerns about the community, we encourage you to attend and let us know how you feel. The most important part of the community is you! We, the board members, want to make this community the best for you and your family and we know the decisions we make can directly impact you and the value of your home. We take this very seriously but we can’t do it alone. We need the support of our neighbors.

**Please complete the ballot as soon as possible,  
following the instructions for submission.**

**Please mark your calendars for this important  
HOA event.**



**HAPPY EASTER and HAPPY SPRING!**

## INFORMATION FOR LANDLORDS

If you are an owner who leases your unit, we'd like to make the leasing experience successful and positive for everyone by informing you of your responsibilities. This will help preserve your property value specifically and maintain the association's property value in general.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from living in a rental apartment community. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it's up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association's facilities. You can obtain copies of these and other useful documents from the manager.

We strongly recommend that you have a written lease agreement with your tenant. As a lessor (landlord) of a home in a community association, the lease you use must require tenants to comply with the association's governing documents. In the event your tenant fails to comply with these documents, including the bylaws, or its rules and regulations, a representative of the association will first contact your tenants in an attempt to remedy the problem. The association will send you a copy of any notice sent to your tenant.

If the tenant does not correct the violation, the association will contact you and expect you to remedy the violation using the recourse available to you through your lease agreement. If you are unable to correct the violation, the association may pursue appropriate legal action against the tenant, and possibly against you.

The association asks that you provide the manager with the names and contact information of your tenants. The association will add your tenants to its mailing list, and they will receive the newsletter, notices of social activities and general association-related information. This information will also be used in case of emergency.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience:

- Provide your tenants with copies of association rules.
- Educate tenants about the need to follow association rules, and see that they comply.
- Advise tenants on the proper use of association facilities.
- Use a written lease agreement.
- Make sure your lease requires tenants to comply with all association governing documents.
- Provide the association with contact information for your tenants.

**Renters:** If you don't have a copy of the association rules or you'd like more information about the association, please contact a board member or Kathy Small at Optimum Property Management.

## FREE STUFF

If you've ever had to call directory assistance using your cell phone, you know cell phone companies are charging \$1.75 or more for 411 information calls.

However, an economical alternative is now available. You can get directory assistance on your cell phone (or land line) at 1-800-FREE 411 (or 1-800-373-3411). It's free! Add this number to your cell phone now, before you actually need it. The service is voice activated and offers the option to connect the call. Of course, nothing is entirely free, so be prepared to listen to a brief audio advertisement.

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**May 12, 2010 – Board Meeting**

**June 9, 2010 – Board Meeting**

**July 14, 2010 – Board Meeting**

## HAPPY MOTHER'S DAY

Celebrated every year, **Mother's Day** is an occasion when individuals express the love and respect that they have for their mothers. It's time to pamper her for all she has done for you over the years. On Mother's Day you can tell your Mom that she will always be important to you and that you will continue to love her forever.

While many countries of the world celebrate Mother's Day at different times throughout the year, there are some countries, such as Denmark, Finland, Italy, Turkey, Australia and Belgium that, like the US, also celebrate Mother's Day on the second Sunday of May.

**Ideas for Mother's Day**

Mother's Day is always celebrated the second Sunday of May. These gift ideas will make your mother feel extra special—and give you a chance to show her how much she means to you.

Framed artwork from the kids.

Lunch at her favorite restaurant.

A video from the entire family saying what they like best about her.

Buy her some lottery tickets.

A windowsill garden to plant for a year round treat.

A day of pampering at a spa - massage, manicure, the works!

Wash her car, organize her files or clean out her closets.

Make a donation to her favorite charity in her honor.

Season tickets to her favorite event.



## IN THE GUARDHOUSE



Pinnacle at MacArthur Place Apartments has recently contracted with a new security firm. Effective April 1<sup>st</sup>, **Platinum Security** has replaced the former security company at the front entrance gate. As before, the new company will be attending the guardhouse and controlling access to the neighboring apartment complex as well as our community here at Vantage. Their services will continue to include nightly monitoring/closing of the swimming pool and monitoring for suspicious activities.

Platinum Security will not tow vehicles and the parking rule of 'No Parking' on the streets between 10pm and 7am will still be enforced by our parking services provided by Patrol One. Please 'safe list' your guests' vehicles accordingly.

Just a reminder, 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.

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 purchase a fob or a hang tag, or to update your resident/guest form, please contact Kathy Small at Optimum Property Management.

Keep in mind to be courteous and polite when dealing with the guards. If you have the chance, introduce yourself when you see the new guards on patrol. They will appreciate the contact and you are encouraged to communicate with them anytime you see or hear something out of the ordinary. Of course, always call 911 in emergencies.

**The new phone number for calling in your guests is:**



**1-888-999-0059**



## HOME SAFETY TIPS

Before leaving your residence, secure all windows and doors.

Use both the door knob lock AND the dead bolt lock on every door that leads into the house.

Leave lights on when you are not home.

Leave lights on at night.

Use your **alarm** whenever you leave the house.

Use your **alarm** if you are home alone and when you go to sleep.

Consider having **motion detectors** installed.

Check and make sure that all your windows and doors are locked after a visit from a service person, house cleaner or other guests.

Report any suspicious persons by calling the security guards or the police. Give a physical, clothing and vehicle description.

Look out for your neighbor's house in their absence. Bring in their trash cans, advertisements, mail, and newspapers, if possible.

Lock your car doors and keep the windows rolled up.

Do not leave your electronic door or gate openers in the car.

Do not leave items in plain view inside your vehicle.

Park your vehicle in your garage, rather than on the driveway.

When outside, always be aware of your surroundings.

Prepare a log of your valuables including make, model, serial numbers and brief description. If possible, photograph items especially jewelry.

Purchase a device which will prevent your sliding patio doors from being lifted out of their tracks.

When entering the community, make sure vehicles do not "piggyback" behind you. If this happens, make note of vehicle and physical descriptions, if possible.



## YOUR BOARD MEMBERS.....

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**For after-hours emergencies, please contact  
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**Note that the offices of Optimum Property Management will be closed on Memorial Day, Monday, May 31<sup>st</sup>.**

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# VANTAGE TOWN HOMES

**COMMUNITY NEWSLETTER ~ JUNE 2010**

## 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. 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:

**June 9, 2010 – Board Meeting**

**July 14, 2010 – Board Meeting**

**August 11, 2010 – Board Meeting**

## HAPPY FATHER'S DAY

**Father's Day** is a day to celebrate fatherhood and male parenting. Father's Day is celebrated on a variety of dates worldwide and typically involves gift-giving, special dinners to fathers, and family-oriented activities.

The first observance of Father's Day is believed to have been held on June 19, 1910, through the efforts of Sonora Dodd who thought independently of the holiday one Sunday in 1909 while listening to a Mother's Day sermon in her hometown of Spokane, Washington. She wanted a celebration that honored fathers that were like her own father, William Smart. He was a Civil War veteran whose wife had died during childbirth when Sonora was 16 and he had to take care of their six children on his own.

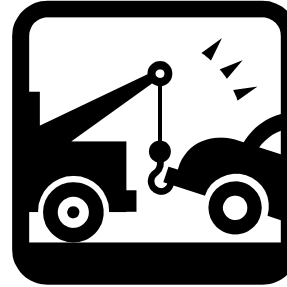
It took many years to make the holiday official and it ran the risk of disappearing from the calendar. Where Mother's Day was met with enthusiasm, Father's Day was met with laughter.

Finally, the idea of instituting a 'Father's Day' was greeted with enthusiasm and in 1924 President Calvin Coolidge supported the idea of making Father's Day a national celebration. Then, in 1966, President Lyndon Johnson signed a presidential proclamation declaring the third Sunday of June as Father's Day.

**Happy Father's Day to all the Dads here at Vantage!**



## FIRE LANES



During the past several property inspections by management, many vehicles were noticed to be parked in fire lanes throughout the community. The motor courts at all the buildings here at Vantage are considered fire lanes.

Parking in the fire lanes is not allowed at any time and **vehicles parked in violation are subject to IMMEDIATE TOW.**

Parking in fire lanes is a very serious offense. Not only is it a violation of the CC&R's and Rules and Regulations here at Vantage but, it's also a violation of State Vehicle Code. By parking in the fire lanes, you're putting the community and its residents at risk. An emergency vehicle may need access to one or more of the units that you are blocking. If that were ever the case, you and the entire HOA could be held liable for damages.

For purposes of loading and unloading, your vehicle may be parked in a fire lane for no more than thirty minutes. Be sure to stay close at all times should it become necessary for you to move your vehicle for an emergency. Make sure you also let your guests know they need to find a legal space to park.

If you observe a vehicle to be parked in a fire lane for more than thirty minutes, politely ask the owner to remove it. Neighbors working together to resolve this concern is ideal, but, we understand, not always possible. If you don't know who the vehicle belongs to, you may also call Optimum Property Management to report the vehicle or call Patrol One directly to have the vehicle towed.

**PATROL ONE (714) 541-0999**

Optimum Property Management and the Board of Directors take this issue very seriously and we appreciate your efforts in keeping our fire lanes clear.

**Thank you for your help and support!**



## ANNUAL ELECTION

Congratulations to both Heather Monroe and Rosemarie Geiger who were both reelected to continue to serve our community.

Thanks to all the members who voted by returning their ballots or attending the election meeting. Your support is always needed but, especially during election time.

Also, a big thanks to John Freys, our Vantage member who volunteered to be our 'inspector of elections' this year and did a great job counting the votes.

We encourage you to continue to attend the monthly meetings and hope to see your name on the ballot for next year's annual election.

## TRASH CANS

When placing your trash containers out on the street for pickup, please be mindful not to block access to the 'A' Units and/or the mailboxes. This is becoming an increasing problem at all the buildings. Be sure to always keep access to the motor courts clear. Please be courteous and move any cans you see that may be causing potential hazards.

## SUMMER IS APPROACHING!!!

Summer officially begins on June 21<sup>st</sup> and pool season is already here! To help promote a fun and safe pool season, the following steps can be taken:

Learn to swim and teach your children to swim.

Never use floatation devices as a substitute for supervision. Please keep direct visual contact with children at all times.

If you need to go to the restroom, remove children from the pool and take them with you.

If a child is missing, check the pool first. Seconds count! Learn CPR.

Please clean up after yourself before you leave the pool area and throw all of your trash in the trash cans provided.

All children under 18 must be accompanied by an adult.

Never leave the gates propped open. Key Fob entry is required at all times.

**Everyone's cooperation is needed to ensure the pool can be enjoyed by all residents.**



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**ENJOY YOUR SUMMER!!!**

### ASSOCIATION BOARD MEETINGS

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

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**July 14, 2010 – Board Meeting**

**August 11, 2010 – Board Meeting**

**September 8, 2010 – Board Meeting**

### TRASH CANS

Occasionally Waste Management can mistakenly miss a can or two when doing our weekly trash pickup. If this happens to you, please call Waste Management and arrange for them to return for your trash and don't forget to tape a note to the cans so that our trash patrol team here at Vantage understands why they are still curbside and doesn't issue a violation on your unit.

Also, when placing your trash containers out on the street for pickup, please be mindful not to block access to the 'A' Units and/or the mailboxes. This is becoming an increasing problem at all the buildings. Be sure to always keep access to the motor courts clear. Please be courteous and move any cans you see that may be causing potential hazards.

And, as always, trash cans continue to be a problem when left out for extended time periods. Residents are asked to place their trash cans curbside no earlier than the evening before pickup and to please remove their trash cans on the same day as the trash pickup. If you will not be able to pick up your empty trash can from the street on the trash pickup day, please ask a neighbor to remove the cans for you. Trash cans that are left in the street after pickup will be picked up by Waste Management and removed for you. If this happens, you will need to contact Waste Management to have new trash cans delivered.

**Waste Management**

**714.558-7761**

### LEAVING HOME SAFE & SOUND

Vacation season is finally here! If a trip away from home is in your plans, remember these tips to keep your home safe and secure while you are gone.

Suspend regular deliveries. This includes newspapers, grocery and diaper service deliveries. Ask the post office to hold your mail until you return and notify UPS if you are expecting a package.

Set timers on lights and radios. Choose timers tested for safety. You can create the illusion that you're at home by setting the timers to turn lights on and off in different areas of your home throughout the evening. If you choose to leave a radio on, please lower the volume so that it cannot be heard from outside your home.

Ask neighbors to watch out. People you know and trust can often be your best defense. Inform your neighbors if you will be gone for an extended period of time.

Securely lock all doors and windows. Did you know that in almost half of all completed residential burglaries, thieves simply breezed in through unlocked doors or crawled through unlocked windows? And don't forget to secure any vehicles you leave behind.

Leave curtains and blinds in their normal positions. If you are concerned about leaving blinds or curtains open on the nights that you are away from home, leave them closed. It is more common to have closed blinds during the day than to have them open at night.

Unplug countertop appliances, home entertainment equipment and computer equipment. To prevent a fire hazard, coffee makers, toasters, hair dryers and irons should be left unplugged. Unplug all TVs, VCRs and computers to protect against power surges in the event of a power outage.

## INDEPENDENCE DAY



**Independence Day** is the national day of the United States and is commonly known as the 'Fourth of July'. It's a federal holiday commemorating the adoption of the Declaration of Independence on July 4, 1776, declaring independence from the Kingdom of Great Britain. Independence Day is commonly associated with fireworks, parades, barbecues, carnivals, fairs, picnics, concerts, baseball games, political speeches and ceremonies, and various other public and private events celebrating the history, government, and traditions of the United States.

### Flag Etiquette

It's always great to see homeowners flying the American flag on holidays such as the 4<sup>th</sup> of July! Just a reminder, if the flag is not taken down at night, it needs to be illuminated and if the flag has become tattered or worn, it should be replaced. You may contact the American Legion in Orange County for proper flag disposal. Their phone number is (714) 538-6311.

### Fireworks for the 4<sup>th</sup> of July

Please remember fireworks are NOT PERMITTED in our community. Plan to attend a local show sponsored by the City rather than partaking in illegal fireworks! In private hands, fireworks create an unacceptable danger to people and a serious fire danger to our community.

Thanks for your cooperation in celebrating the 4<sup>th</sup> safely and legally.

**For information on 4<sup>th</sup> of July Festivities in Orange County:**

<http://tinyurl.com/July4thFireworks>



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**ENJOY YOUR SUMMER!!!**



# VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ AUGUST 2010

## ASSOCIATION BOARD MEETINGS

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**August 11, 2010 – Board Meeting**  
**September 8, 2010 – Board Meeting**  
**October 13, 2010 – Board Meeting**

## RECYCLE THAT CELL PHONE



The next time you're ready to upgrade your cell phone, recycle the old one! If all the estimated 100 million dead cell phones were recycled, the United States could save enough energy to power more than 185,000 U.S. households with electricity for one year, according to the U.S. Environmental Protection Agency

(EPA). Less than 20 percent of unwanted cell phones are recycled each year, according to the EPA.

Recycling can help the environment by keeping usable and valuable materials out of landfills and incinerators. Cell phones are made of precious metals, copper and plastics, which require energy to mine and manufacture. Recycling these materials not only conserves resources, but reduces air and water pollution and greenhouse gas emissions. Earlier this year, EPA teamed up with cell phone retailers, manufacturers and service providers to develop collection programs. Some charitable groups and state or municipal solid waste programs also offer cell phone recycling.

To find out where to mail or drop-off your cell phone and for valuable information on what to do before turning over your old phone, visit [www.epa.gov/cellphone](http://www.epa.gov/cellphone).

**ReCYCLE** it's an easy call.  
YOUR CELL PHONE.

## SOUNDS LIKE A GOOD IDEA

Noise is a concern for every resident and because you live in a community, it's important to understand that some degree of noise is to be expected. At the same time, residents need to consider the consequences of their noisy behavior. To keep everyone happy and maintain civility among neighbors, the association asks that you take a few steps to reduce or eliminate annoying noise.

**Be kind and respectful.** A little common courtesy makes a big difference. Keep your music and television at reasonable levels, turn the ringer on your phone down, and be sure to turn off your alarm clock when you go on vacation and to do your vacuuming at a reasonable hour. Also, before remodeling, discuss with your contractor about acceptable hours and days of the week that work can be done and, if you put in hardwood or tile flooring, use a sound-reducing underlayment.

**Keep a log.** If you're disturbed by a noise problem, note the times and the nature of the noise. Ask the manager to listen and verify the noise as well. There may be a pattern in the noise that can be adjusted.

**Visit your neighbor.** If your neighbor is the source of the noise, try a friendly chat. Sometimes people just don't realize how noise is affecting others. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to make changes to reduce your own noise.

**Contact the manager.** If a polite request doesn't change your neighbor's noisiness, it may be time to ask the manager for help. Have your noise log ready, including attempts to solve the problem yourself.

Reducing noise sounds like a good idea. A quiet, peaceful community, relatively speaking, is a happy community.



## POWER DOWN – \$AVE MONEY



Looking to cut back due to a tight budget or ready to go green? Here are 10 quick and easy tips to accomplish both:

### **Go Green**

**Unplug appliances and electronics.** TVs, computers and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.

**Use power strips.** “Smart” power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.

**Turn off lights.** When you’re not in the room or not in the house, there’s no need for all the lights to be on.

**Clean and replace heater/air conditioner filters.** Dirty filters block air flow, increase energy bills and shorten equipment life.

**Pull the shades.** In the warmer months, keep the window treatments closed on south-, east- and west-facing windows. In the colder months, open them up and let the sun in.

**Hibernate.** Activate “sleep” features on your computer and office equipment. When they go unused for a long period of time, they power down.

**Lower the thermostat.** Wear a sweater around the house and put an extra blanket on the bed at night.

**Turn on the fan.** Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.

**Close vents and doors to unused rooms.**

**Wash your laundry with cold water.** It’s just as effective.



Check with the Alliance to Save Energy for more energy- and money-saving tips or to subscribe to their free online newsletter.

[www.ase.org](http://www.ase.org)

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# VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ SEPTEMBER 2010

## ASSOCIATION BOARD MEETINGS

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**September 8, 2010 – Board Meeting**

**October 13, 2010 – Board Meeting**

**November 10, 2010 – 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 6<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!**

## IDENTITY THEFT

Most—but not all—identity theft now occurs electronically. But your identity can still be easily scored by thieves who make use of what you toss in your waste basket, too.

Trash facilities and recycling centers can be gold mines of personal information for enterprising dumpster divers. That is, unless you shred documents that contain identifying information—charge receipts, credit applications, insurance forms, physician statements, canceled checks and bank statements and even expired charge cards.

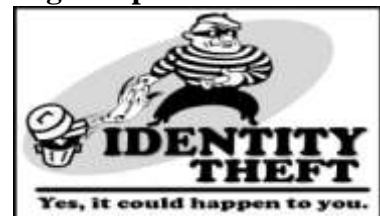
Beware also of those bothersome credit offers you get in the mail and toss unopened into the trash—particularly the pre-approved variety. Clever scammers complete these blank applications, obtain a credit card in your name, charge it to the limit and close the account before you receive the first billing statement. To protect yourself, all you have to do is tear the unopened envelop in half once or twice before tossing it in the waste basket.

Better yet, you can eliminate these prescreened credit offers from your mailbox by calling 1-888-5-OPT-OUT (1-888-567-8688) to opt out. You'll be asked to provide your Social Security number so the consumer reporting companies can match you with your file.

Promptly remove mail from your mailbox. If you're planning to be away from home and can't pick up your mail, contact the U.S. Postal Service at 1-800-275-8777 or online at [www.usps.gov](http://www.usps.gov) to request a vacation hold. The Postal Service will hold your mail at your local post office until you can pick it up or are home to receive it.

The Federal Trade Commission has more information on identity theft and prevention tips at:

**[www.ftc.gov/bcp/edu/microsites/idtheft/](http://www.ftc.gov/bcp/edu/microsites/idtheft/)**





## HOW TO PREPARE FOR THE WORST

September is National Preparedness Month. Simple steps to prepare for emergencies in your homes, businesses and schools include the basics of survival—fresh water, food, clean air and warmth, according to the U.S. Department of Homeland Security's Ready Campaign.

Recommended items for a basic emergency supply kit:

- Water, one gallon of water per person per day for at least three days, for drinking and sanitation
- Food, at least a three-day supply of non-perishable food
- Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert and extra batteries for each
- Flashlight and extra batteries
- First aid kit
- Whistle to signal for help
- Dust mask, to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Wrench or pliers to turn off utilities
- Can opener for food (if kit contains canned food)
- Local maps

You might consider adding these additional items:

- Prescription medications and glasses
- Infant formula and diapers
- Food and extra water for your pet
- Important family documents such as copies of insurance policies, identification and bank account records in a waterproof, portable container
- Cash or traveler's checks and change
- Emergency reference material such as a first aid book or similar information from [www.ready.gov](http://www.ready.gov)
- Sleeping bag or warm blanket for each person
- Complete change of clothing including a long-sleeved shirt, long pants and sturdy shoes. Consider additional clothing if you live in a cold-weather climate.
- Household chlorine bleach and medicine dropper. When diluted nine parts to one part water and bleach can be used as a disinfectant. Or in an emergency, you can use it to treat water by using 16 drops of regular household liquid bleach per gallon of water. Do not use scented, color safe or bleaches with added cleaners.
- Fire extinguisher
- Personal hygiene items
- Paper cups, plates and towels and plastic utensils
- Paper and pencils
- Books, games, puzzles and other activities for adults and children.

**For more information, visit [www.ready.gov](http://www.ready.gov)**

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

## MANAGEMENT COMPANY

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*A CERTIFIED MANAGEMENT FIRM*

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

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

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(714) 741-2685**

## FREE IN THE OC!!!

**OC 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 25<sup>th</sup>. For complete information and performance schedule, please visit:

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

# VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER • OCTOBER 2010

## 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. 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:

**October 13, 2010 – Board Meeting**

**November 10, 2010 – Board Meeting**

**December 8, 2010 – 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)**

## LEASH LAWS

Management has received multiple complaints regarding dogs off of their leashes. 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 with animal control, 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

Please always be responsible and keep your dog on its leash when out in the community. Residents walking their dogs off leashes are subject to a fine if reported or seen by management.



## GARAGE DOOR TIPS

One of the most overlooked “appliances” in your home is the garage door. Its maintenance is not on most people's regular to do list but, there are a few simple things you should do during the year to keep the door rolling along trouble-free. The better you maintain and clean your garage door, the longer it will last. The best way to get the most out of your garage door is to maintain it regularly and, when you notice a problem, to address it immediately before further damage can occur.

You can begin by simply cleaning your garage doors with a mild detergent using a soft car brush four times a year. Washing your garage doors regularly will reduce the buildup of corrosive elements. Avoid using any abrasive cleaners or corrosive chemicals on or around your garage doors.

The first line of defense is to lubricate the moving parts. Apply any light weight oil (WD40 or spray oil is easiest) to all rollers and hinges at least once a year. There are end hinges which hold the rollers in the track, as well as center hinges which pivot as the door moves. Lubricate all pivot points.

While lubricating, you should also check the garage door hardware parts. With repeated use, the hardware on the garage door will tend to loosen over time. If you notice any loose screws, bolts, or nuts, tighten them so hardware parts won't fall out of adjustment.

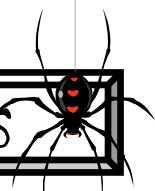
To prevent binding, the tracks should be properly aligned to guide the garage door rollers. If one or both of the tracks needs adjustment, loosen the mounting bolt(s) and use a hammer and a wood block to persuade it in the proper direction. Once the track is realigned, re-tighten the bolt.

You can perform some simple maintenance tasks yourself. Other tasks, such as track and roller repair/replacement, are jobs best left to trained service professionals. It's also a good idea to have your door checked and serviced at least every five years by a qualified service technician to ensure that it continues to work properly and effectively.

Never take a garage door system for granted; always use extreme caution when working on it or near it. Make sure that children understand that the garage door and the garage door opener are not toys. Never let children play with the door or its operating system.



## 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.

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## 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.





# VANTAGE TOWN HOMES

**COMMUNITY NEWSLETTER ~ NOVEMBER 2010**

## 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:

**November 10, 2010 – Board Meeting**

**December 8, 2010 – Board Meeting**

**January 12, 2011 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 7th 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.

## LIGHTS OUT

As a courtesy to our community and for the safety and security of your neighbors and all residents, if you notice a light is out, for example, a carport, motor court, walkway or street/pole light, please call our Community Manager, Kathy Small at (714) 508-9070, Ext. 287 or email her at [KSmall@optimumpm.com](mailto:KSmall@optimumpm.com) so that it can be replaced in a timely manner. The fastest way for management to know a light is out is for you to call and report it. Please have specific address location and/or area available for quickest results.



## HOME IMPROVEMENT REMINDERS



If you're planning construction or home improvement projects in your unit, remember to follow a few simple steps to ensure you don't run into problems with neighbors or the association down the road.

Before construction begins, please obtain a certificate of liability and workers compensation insurance from your contractor that names the association as an additional insured entity. The general liability coverage should be at least \$1 million. This will help protect you, other residents and the association in the event of accidents, damage or injuries during the course of construction.

Remember, if the work is on the exterior of your unit, such as your balcony or patio, you must submit your plans to the Architectural Review Committee (ARC) before work begins.

All work must comply with local building, health and safety codes. The ARC is not responsible for ensuring your compliance, nor does the committee's approval imply compliance with local requirements.

The ARC and the board have the right to inspect the work underway on your property to ensure it complies with the plans they approved.

You will be held financially responsible for any damage to the common elements, limited common elements, other units or property resulting from the work done on your project or by your contractor.

You are responsible for ensuring that main phone, cable, power and other utility lines sustain no damage from your construction project.

All work must be performed between 8 a.m. and 6 p.m. daily—excluding Sunday, when construction is prohibited.

You must arrange to have all project-related debris and supplies removed daily. The association could bill you if it has to clean up a common area disturbed by your project.



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**Note that the offices of Optimum Property Management will be closed to observe the Thanksgiving Holiday on November 25<sup>th</sup> and 26<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 2010**



## 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:

**January 12, 2011 Board Meeting**

**February 9, 2010 – Board Meeting**

**March 9, 2010 – Board Meeting**

## 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.

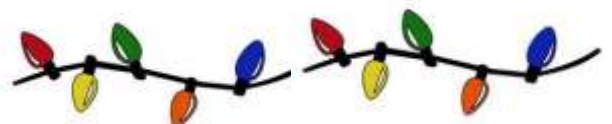
Keep burning candles out of reach from children and pets.

**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. Never pull or tug lights to remove them. Plug no more than three strands of lights into each electrical cord/outlet.





## TRASH ISSUES

It has come to the attention of Optimum Property Management and the Board of Directors that plastic trash bags are being put out on trash day that are not contained in the appropriate trash bins.

In an effort to maintain the appearance of the Vantage Town Home Community and to decrease the presence of rodents, please abide by the Associations Rules and Regulations Section A, Item 3(b), which states that **'all trash and garbage must be properly disposed of in the appropriate trash bins. Littering is prohibited.'**

If you are a new resident and do not have trash cans, you must contact Waste Management for delivery of your trash bins as soon as possible.

**Residents are asked to clearly mark their trash bins with a street address and unit number** and to place their trash cans curbside no earlier than the evening before pickup. When placing trash and recycle containers out for pickup, please ensure containers are well secured. It is recommended that trash is tied up in bags in the containers. This will prevent the wind from scattering the trash before and during collection.

Also, when placing your trash containers out on the street for pickup, please be mindful not to block access to the 'A' Units and/or the mailboxes. Be sure to always keep access to the motor courts clear. Please be courteous and move any cans you see that may be causing potential hazards.

Please remove your trash bins after pickup. They are to be stored in your garages and not in the common areas or storage areas in the motor courts. If you will not be able to pick up your empty trash can from the street on the trash pickup day, please ask a neighbor to remove the cans for you. Trash cans that are left in the street after pickup will be picked up by Waste Management and removed for you. If this happens, you will need to contact Waste Management to have new trash cans delivered.

Occasionally Waste Management can mistakenly miss a can or two when doing our weekly trash pickup. If this happens to you, please call Waste Management and arrange for them to return for your trash and don't forget to tape a note to the cans so that our 'trash patrol team' here at Vantage understands why they are still curbside and doesn't issue a violation on your unit.

**Be courteous and follow the rules! Note that if you are found in violation, you will be called to a hearing and a \$200 fine may be assessed to the account of the unit owner.**

**TRASH PICKUP:** Trash collection is every Friday, except following a holiday weekend when it may be collected on a Saturday. Please watch for postings on the mailboxes for notices that may relate to trash collections such as the holiday tree pickup dates in January.

**Waste Management 714.558-7761**

*Your cooperation is greatly appreciated!*

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**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 22rd, 23th, 24th, and the 31st.**

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*Season's Greetings from Your HOA Board!*