



VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ JANUARY 2011



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

ANNUAL BUDGET 2011

Our 2011 Annual Budget was approved by the board members at the November meeting. You will be happy to learn that there will be no increase to our monthly HOA dues compared to the 2010 dues.

This decision comes even with the major decrease in revenue we have been experiencing as a result of all the foreclosures in our community. People tend to quit making HOA payments while in foreclosure and the HOA gets stuck holding the bag for unpaid HOA dues. This has been an ongoing and unanticipated cost to the HOA and our monthly dues have not been budgeted to pay for this cost.

The Vantage Townhomes Board of Directors has been doing all it can in other areas to make up for the losses and will continue to hold the line on your monthly dues through careful management of all expenses and by implementing cost effective strategies without compromising on the value of services provided. The last resort is to raise the dues. However, if the other measures in effect prove to be inefficient this year, we may see an increase in our HOA dues for 2012 to insure that our community will continue to thrive.

All of the budget information, including a detailed spreadsheet of income and expenses has been mailed to each member in your annual budget package. If you have any questions about your HOA fees or how they are dispersed, you are encouraged to make note of the schedule above and to attend the Homeowners Association Board Meetings.



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 2011 and beyond. Remember that nothing happens without the cooperation of the residents who live here.

It starts with you!



LEGAL CORNER



The 'construction defect' claims against Taylor Woodrow Homes continues and the Association's previously filed complaint for damages was served on the project developer as of November 4, 2010. A response was filed on the developer's behalf on or about December 6, 2010.

We are now at a point where our claims will be formally at issue before the Court. We are also attempting to enter into a stipulated timeline providing for the completion of any additional discovery deemed necessary as well as any additional sessions of mediation.

We remain hopeful that out of court settlement discussions and mediation will be productive and result in a resolution of the Association's claims without the necessity of a trial before the Superior Court. In the alternative, the Court will set a trial date which will likely be scheduled for sometime in late 2011.

If you have any questions or concerns, 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

Phone: 949.554-0700

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

CALL FOR CANDIDATES

If you are interested in placing your name on the ballot and serving your community, watch your mail for a 'Declaration of Candidacy' application which is being 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. The deadline for submitting your application will be in February and the election will be held in April. Look for more information in upcoming newsletters and watch your mail for election materials and information.

Vantage Needs YOU!

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

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

Secretary - Heather Monroe

Treasurer – Rosemarie Geiger
E-mail:

rosemarie@orangecountyproperty-services.com

Member at Large – Marta Flores
E-mail: marta-flores@sbcglobal.net

**For General Questions, Reporting Problems, or
Suggestions, please always contact Kathy Small
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

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 December 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 2011

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:

February 9, 2010 – Board Meeting
March 9, 2010 – Board Meeting
April 13, 2010 – Annual Election Meeting

MEMBER CONTACT INFORMATION

Except for telephone numbers, members have the right to inspect and copy the association's membership list. A membership list is defined to include the member's name, property address and mailing address. The courts have recently expanded this to include e-mail addresses as well.

The member requesting the list shall state the purpose for the request, which purpose shall be reasonably related to the requester's interest as a member. If the board reasonably believes that the information in the list will be used for another purpose, it may deny the member access to the list. If the request is denied, in any subsequent action brought by the member, the association shall have the burden to prove that the member would have used the information for purposes unrelated to his or her interest as a member.

Any person who misuses a membership list is liable for any damage caused by the misuse, including punitive damages for a fraudulent or malicious misuse.

Any member of the association may 'opt-out' of the sharing of his or her name, property address, mailing address and e-mail address by notifying the association in writing that he or she prefers to be contacted via an alternative method. This opt-out shall remain in effect until changed by the member.

For more information or to 'opt-out', please contact Kathy Small at Optimum Property Management.

CALL FOR CANDIDATES

The annual meeting of Vantage Homeowners Association is scheduled for Wednesday, April 13, 2011 and will take place at Pinnacle Clubhouse at 6pm. The principle business of this meeting will be the election of THREE homeowners to serve on the Board of Directors as terms expire this year for three directors, President Patricia Lynch, Vice President Rula Saba and Member at Large Marta Flores.

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 March 4th.

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 or call 714-508-9070 Ext. 287.

VANTAGE NEEDS YOU!

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



INSURANCE REMINDER

Association Members are encouraged to carry an HO6 policy ("Homeowners 6" or "Condominium Unit Owner Policy") on their units. Without it, they are exposed to losses that may not be covered by the HOA insurance policy. Owners' insurance should at least cover the following:

- 1. Personal Property Coverage** that insures unit contents such as furniture, clothing, dishes, appliances, computers, etc.. Owners with high value jewelry, art or collectibles may need additional coverage.
- 2. Personal Liability Protection.** Even though associations carry premises liability for the common areas to cover claims for bodily injury or property damage, it does not cover injuries or damage inside an owner's unit. Condo owners must carry their own personal liability insurance in the event someone is injured in their condo. This should also cover injuries in neighboring units caused by fires or floods originating in an owner's unit.
- 3. Loss of Use Protection** that pays for extra expenses (hotel, restaurants, etc.) while the owner's home is uninhabitable because of damage.
- 4. Loss Assessment Coverage** that covers the owner's portion of special assessments levied by the association resulting from insured losses.
- 5. Real Property Coverage** that insures those portions of the premises not insured by the association's master policy, such as hardwood floors, kitchen cabinets, plumbing and electrical fixtures, etc. that may be upgrades to the original unit.
- 6. Renters** are advised to carry an HO4 policy which protects their personal property against loss.

For more information regarding insurance coverage for your individual unit, contact an insurance professional.



Information with permission from Davis-Stirling.com by Adams Kessler PLC

YOUR BOARD MEMBERS.....

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President – Patricia Lynch
plynch@dbtlaw.com

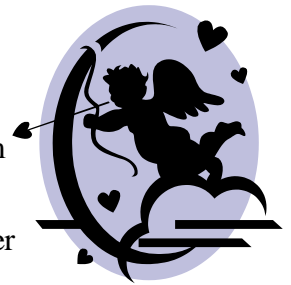
Vice President – Rula Saba
E-mail: rulansaba@gmail.com

Secretary - Heather Monroe

Treasurer – Rosemarie Geiger
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rosemarie@orangecountypropertyservices.com

Member at Large – Marta Flores
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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 15th in observance of Presidents Day.

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



Please attend an upcoming Board Meeting for more information on any items in this Newsletter or for any concerns you have regarding the Vantage Community.

Happy Valentine's Day!



VANTAGE TOWN HOMES



COMMUNITY NEWSLETTER ~ MARCH 2011



ASSOCIATION BOARD MEETINGS

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March 9, 2011 – Board Meeting

April 13, 2011 – Annual Election Meeting

May 11, 2011 – 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 13th 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 13th. The deadline for nomination submissions to fill the three seats that are expiring this year is on March 4th. The Board would like to thank those individuals who have submitted their nominations to run for those seats and there is still time to get yours in, if you hurry!.

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 13th.

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 it 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.

Celebrating St. Patrick's Day in Orange County can be a lot of fun. Check out the local Internet listings for parades, bands and other fun things to do.



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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 2011

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 other 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:

April 13, 2011 – Annual Election Meeting

June 8, 2011 – Board Meeting

August 10, 2011 – 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

ANNUAL ELECTION MEETING

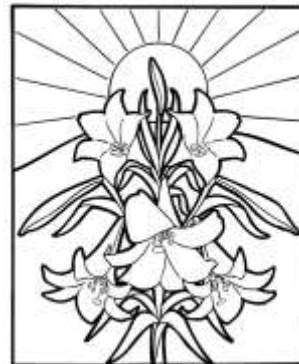
WE NEED YOUR VOTE! This year’s annual election meeting is scheduled for 6pm on Wednesday, April 13th at the Pinnacle Clubhouse. If you will be unable to attend the meeting, please be sure your completed ballot is received by Optimum Property Management on or before that date.

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 *your* 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 notices 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 11, 2011 – Board Meeting

June 8, 2011 – Board Meeting

July 13, 2011 – 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. This year Mother's Day is on Sunday, May 8th.

Ideas for Mother's Day:

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!

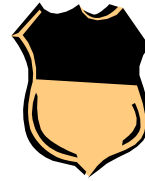
Wash her car, organize her files or clean out her closets

Make a donation to her favorite charity in her honor

Season tickets to her favorite event

Love

IN THE GUARDHOUSE



It has been one year since Pinnacle at MacArthur Place Apartments contracted with the new gate security firm. **Platinum Security** replaced the former security company at the front entrance gate last April and has been doing a great job! They attend the guardhouse and control access to the neighboring apartment complex as well as our community here at Vantage. Their services include nightly monitoring/closing of the swimming pool and monitoring for suspicious activities surrounding the entrance gate.

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 resident information 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. Updated forms are appreciated at any time that your resident information changes in any way. You may also update your form by visiting the guardhouse.

If you are new to the community and need more information regarding any of the above, please contact Kathy Small.

You are encouraged to communicate with the guards anytime you see or hear something out of the ordinary. Of course, always call 911 in emergencies.

The phone number for calling in your guests is:



1-888-999-0059



You will be asked to give your name and unit number as well as your guest's name.

HOME SAFETY TIPS

Before leaving your residence, secure all windows and doors.

If applicable, 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**, if you have one, 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 suspicious vehicles are seen, especially ones entering from the exit gate, make note of vehicle and physical descriptions, if possible.



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

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

Secretary - Heather Monroe

Treasurer – Rosemarie Geiger, E-mail:
rosemarie@orangecountypropertyservices.com

Member at Large – Marta Flores
E-mail: marta-flores@sbcglobal.net

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

MANAGEMENT COMPANY

Optimum Property Management, Inc. (CMF)

A CERTIFIED MANAGEMENT FIRM

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

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Website: www.optimumpm.com

Senior Community Manager:

Jennifer Sarkis – Ext. 237

E-mail: JSarkis@optimumpm.com

Community Manager: Kathy Small – Ext. 287

E-mail: KSmall@optimumpm.com

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

Note that the offices of Optimum Property Management will be closed on Memorial Day, Monday, May 30th.

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

MEMORIAL DAY



VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ JUNE 2011

ASSOCIATION BOARD MEETINGS

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June 8, 2011 – Board Meeting

August 10, 2011 – Board Meeting

October 12, 2011 – 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.

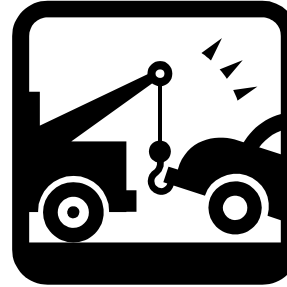
It took many years to make the holiday official and it ran the risk of disappearing from the calendar. Where Mother's Day was met with enthusiasm, Father's Day was met with laughter.

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 Justin Myers and Michael Teague who were elected to serve our community. And a special thanks to Rula Saba for her continued service as a Board Member.

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 Mike Pagnano, 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 board 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 21st 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!!!

VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ JULY 2011

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August 10, 2011 – Board Meeting

October 12, 2011 – Board Meeting

December 14, 2011 – Board Meeting



WHAT'S ALL THE BUZZ ABOUT?!!!

We had a surprise visit recently when a large **swarm of bees** rested on the stucco wall in front of Building 3407. There were thousands of them creating a large, dark mound on the wall and a lot of buzz in the neighborhood!

Management was contacted to coordinate a 'live bee removal' effort but, as it turned out, we had a migration in progress and the swarm was just resting here for a few days as they migrated somewhere else.

If you observe bee activity in the community, please contact Management and identify the area to them so that the bees can be monitored. Please do not disturb a swarm or spray the bees with harmful chemicals.

Live bee removal is always preferable, when possible, rather than extermination. Live bee removal helps to keep bees from extinction, helps the environment and allows the bees to continue their 'work' in the habitat.

If you'd like to learn even more about bees, check out this Site on the Internet:

<http://tinyurl.com/SpotLightOnBees>



WELCOME

Please welcome our new Community Manager, Starlyn Gay! She has recently joined the team of professionals at Optimum Property Management and will be taking over for Kathy Small. Starlyn will be helping us to continue to change things for the better here at Vantage Townhomes.

Also a big "Thank You" to Kathy Small for her service to our community for the past years. She will be continuing with Optimum in a different capacity. Good Luck!

COMMUNITY BBQ/POTLUCK

Saturday September 17, 2011

SAVE THE DATE - Please mark your calendar for the first community BBQ/Potluck.

We will be grilling up hotdogs and hamburgers and plates and napkins will be provided. You can bring something extra if you like but, your attendance is what's most important!

Come meet and greet your neighbors at the Vantage Townhomes Community BBQ/Potluck. This is a family fun event and all residents are welcome.

More information will follow in next month's newsletter as well as posted notices.

We need sponsors and volunteers to step forward to help plan this event. We really do need your ideas and help in keeping this a great community to live and making it even better.

For more information, you may contact Vice President, Michael Teague.



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 4th 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 4th 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 4th safely and legally.

For information on 4th of July Festivities in Orange County:

<http://tinyurl.com/July4thFireworks>



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ENJOY YOUR SUMMER!!!

VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ AUGUST 2011

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SAVE THE DATE - Please mark your calendar for the first community BBQ/Potluck.

We will be grilling up hotdogs and hamburgers and plates and napkins will be provided. You can bring something extra if you like but, your attendance is what's most important!

Come meet and greet your neighbors at the Vantage Townhomes Community BBQ/Potluck. This is a family fun event and all residents are welcome.

UPDATE – Thanks to the residents that have already volunteered to help out and/or to donate food or drinks.

Your enthusiasm for this event is greatly appreciated!

If you would like to help out in any way or for more information, you may contact Vice President, Michael Teague.



THIEVES IN THE WASTEBASKET

Recently, it has been reported by a member that their trash bag was missing from their container prior to Waste Management servicing our community. It's possible that someone may be going through our trash cans looking for personal information. 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.

Trash bins 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 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/.

GAS AND WATER PIPE MAINTENANCE

In the past few months, the community has experienced its fair share of utility pipe outages. First the gas pipe leaks at Building 3411, then a water main leak on MacArthur Place behind Building 3411 and finally, a water valve leak on Main Street. These repairs required the water to be shut off to all of the units and the gas to be shut off to most of the units in Building 3411. Some of these repairs took more than a few days.

The Board is happy to report that these repairs have been completed and would like to thank all residents for their patience and cooperation while these repairs were ongoing.

Signs of a Gas Leak:

Residents play a critical role in recognizing signs of a gas leak. Leaking gas from an appliance, damaged pipeline or gas meter could cause a fire, explosion, property damage or serious bodily injury. Use your senses, along with any of the following signs, to alert you to the presence of a gas leak:

Sight

- Dirt or water being thrown in the air
- Dead or dying vegetation (in an otherwise moist area) over or near pipeline areas
- A fire or explosion near a pipeline
- Exposed pipeline after an earthquake, fire, flood or other disaster

Sound

- An unusual sound, such as hissing, whistling or roaring sound near a pipeline

Smell

- The distinct odor* of natural gas
- *Some persons may not be able to smell the odor because they have a diminished sense of smell, olfactory fatigue (normal, temporary inability to distinguish an odor after prolonged exposure to it) or because the odor is being masked or hidden by other odors that are present, such as cooking, damp, musty or chemical odors. In addition, certain conditions in pipe and soil can cause odor fade-the loss of odorant so that it is not detectable by smell.

If you detect signs of a natural gas leak in our community, follow these important steps:

- Remain calm
- Don't light a match, candle, or cigarette
- Don't turn electrical appliances or lights on or off or use any device that could cause a spark
- Immediately evacuate the area and, from a safe location, call The Gas Company at 800.427-2200, 24 hours a day, seven days a week; or call 911.

This information reproduced from the The Gas Company.

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VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ SEPTEMBER 2011

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February 8, 2012 – Board Meeting

LABOR DAY



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

The majority of the world celebrates this annual holiday

on May 1st but, here in the US and in Canada; Labor Day is always the first Monday in September. This year that's September 6th.

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 BBQ

**Saturday September 17, 2011
12 Noon to 3pm**

Start spreading the word! Our first Vantage Townhomes Community BBQ/Potluck is just around the corner. We're very *excited* to provide an opportunity for the whole neighborhood to get together! Come meet and greet your neighbors, old and new, and enjoy an afternoon of fun at the pool. This is a family fun event and all residents are welcome so come on out and let's socialize!

The HOA will provide hot dogs, hamburgers, plates and napkins. We have several residents who have volunteered to bring their own specialty picnic fare. You can bring something extra if you like but:

Your enthusiasm for this event and your attendance are what's most important!

If you would like to help out in any way, we could use some volunteers to help set up and clean up, or for more information, you may contact Vice

President, Michael Teague
MTeague@BIZM3.com



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
- 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

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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

Also while at the Great Park, check out the Free *Summer Night Concerts and Dances* as well as the Farmers Market which takes place every Sunday. For complete information and performance schedule, please visit:

<http://tinyurl.com/OCGreatPark>



VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER • OCTOBER 2011

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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

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



www.tinyurl.com/OCHalloweenFun

ROOF LEAKS

It is going to be that time of year again when the potential for water leaks due to heavy rains could affect your unit and your belongings.

During occurrences of heavy downpours, be on the lookout for water spots and other signs of water intrusion through the roof or exterior walls of your unit.

The first sign of a roof leak is often the presence of a wet area on a ceiling or wall.

When you do see a roof leak, it is important not to panic and to realize that roof leaks can be repaired, often with low expenses and minimal time commitment. The first step is to remove any perishable materials from under the leak. It may be necessary to relocate electronic equipment, such as TVs and computers, and to move furniture and other materials and keep them dry. The next step is to identify the source of the leak and to make a report to the community manager. A contractor will be sent out to at least temporarily secure your unit from further water intrusion until further repairs are possible. In the meantime, you can begin to dry out the damaged areas using fans, heaters, towels, etc. to reduce the growth of mold at the affected areas. Please be sure to make your unit available to contractors so that repairs can be completed in a timely manner.

Some water leaks can be due to plumbing issues inside your unit. Whatever the source, please be sure to follow the steps above to resolve the issues without further damage.



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

President – Heather Monroe

Vice President – Michael Teague, E-mail: MTeague@BIZM3.com

Secretary - Rula Saba

E-mail: RulaNSaba@gmail.com

Treasurer – Rosemarie Geiger, E-mail:

Rosemarie@OrangeCountyPropertyServices.com

Member at Large – Justin Myers, E-mail:

JustinBMyers@gmail.com

For General Questions, Reporting Problems, or Suggestions, please always contact Starlyn Gay 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.

Community Manager: Starlyn Gay – Ext. 238

E-mail: SGay@optimumpm.com

For after-hours emergencies, please contact

(714) 741-2685

COMMUNITY BBQ

We want to thank everyone who came out to take part in our Community BBQ this year. It was great to meet everyone and enjoy the day together at the pool. We hope this will be the first of many fun community events. If you have any ideas for a community event, please contact one of the Board members with your ideas. We'd love to hear from you!

We want everyone at Vantage to feel like part of our community.





VANTAGE TOWN HOMES

HOLIDAY NEWSLETTER ~ DECEMBER 2011



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 other 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. **Note that the meetings are now held Bi-Monthly.** The upcoming meetings are scheduled as follows:

December 14, 2011 – Board Meeting
February 8, 2012 – Board Meeting
April 11, 2012 – 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/CelebrateInOC>

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.

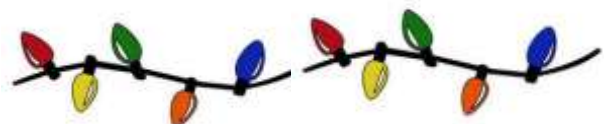
Keep burning candles out of reach from children and pets.

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.



ENTRANCE GATE - GUARDGATE

It has been over one year since Pinnacle at MacArthur Place Apartments contracted with the new security firm, Platinum Security, who replaced the former security company at the front entrance gate. They are in attendance at the guardhouse to control access to the neighboring apartment complex as well as our community here at Vantage. Their services include nightly monitoring/closing of the swimming pool and monitoring, from the guardhouse, for suspicious activities.

Platinum Security does not tow vehicles and the parking rule of "No Parking" on the streets between 10pm and 7am has continued to 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 Starlyn Gay at Optimum Property Management.

Your guest will not be let in if your Resident Information Form is not up-to-date. Please complete and submit to Optimum Property Management as soon as possible.

Keep in mind to be courteous and polite when dealing with the guards. If you have the chance, introduce yourself when you see them 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 phone number for calling in your guests is:

1-888-999-0059

Any and all complaints regarding the services of the guards at any time should be directed to Starlyn Gay at Optimum Property Management.

It has come to our attention that many vehicles are entering the community via our Exit Gate. Any observation of such an occurrence should be reported immediately to

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 – Heather Monroe

Vice President – Michael Teague, E-mail: MTeague@BIZM3.com

Secretary - Rula Saba

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*Season's Greetings
from Your HOA Board!*



CHRISTMAS TREE PICK UP



Please contact Waste Management at (714) 558-7761 for Christmas Tree Pick Up schedules to keep from having trees stored at curbside or in the courtyards.

Thank you for your cooperation!