

VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ JAN/FEB 2012

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:

January 11, 2011 – Board Meeting
March 14, 2012 – Board Meeting
April 11, 2012 – Annual Election Meeting

MOVING AHEAD TO 2012

We have seen many positive changes in our community in the past twelve months, including the recent shutter painting throughout the community and, heading into 2012, we would like you to take a moment to recognize the volunteers who are currently serving on the Board of Directors. Your Board has been taking many proactive measures to keep costs down while insuring continued quality of services. We look forward to continued progress in the coming year.

At this time, the Board would also 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. If you would like to contribute to the community or have any questions, concerns or comments, please do not hesitate to contact the management company, a board member or to attend one of the next scheduled meetings.

On a side note, we are encouraging everyone to take down all holiday decorations, if you haven't already done so, before the next community inspection. Thank you in advance for your cooperation!

As always, it is a pleasure to serve you!

NEW YEAR'S RESOLUTIONS - Call for Candidates!

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

In the HOA, 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. 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.

If you are interested in placing your name on the ballot and serving your community, please fill out the candidate application form that was sent to you and return it to Optimum Property Management no later than 3pm on March 1st.

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.

We ask that all of you save the date for the upcoming Annual Membership/Election Meeting scheduled for April 11 at the Pinnacle Clubhouse. This is a very important yearly event and we are looking forward to your Board nominations, your votes and your participation! Food and drinks will be served!

VANTAGE NEEDS YOU!

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

It starts with you!



LEGAL CORNER



We are hopeful that the investigations into the 'construction defect' claims against Taylor Woodrow Homes will be resolved this year.

Some homes have required onsite inspections and destructive testing has been completed inside and outside of the units.

A mediation meeting between the parties is scheduled for February in order to attempt to finalize the case. We are hoping to have more information regarding timelines following this meeting.

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

E-mail: info@feinberggrant.com

Phone: 949.544-0700

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

COMMUNITY REMINDERS

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 and owners not picking up after their pets.

Noise: Music and parties – please be considerate!

Trash: Please keep your trash secure from wind and keep your cans in your garage when not at curbside for pickup.

Maintenance: Please report any interior or exterior issues to management immediately so that they can be handled appropriately and cost effectively without unnecessary further damage.

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

Thank you in advance for your cooperation!

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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 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.

www.optimumpm.com

Senior Community Manager:

Shannon Thornhill – Ext. 228

E-mail: sthornhill@optimumpm.com

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



The Board of Directors and Optimum Property Management want to thank all of those who decorated their units this year in the holiday spirit and we wish you a Healthy and Happy New Year!



VANTAGE TOWN HOMES



COMMUNITY NEWSLETTER ~ MARCH 2012



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March 14, 2012 – Board Meeting

April 11, 2012 – Annual Election Meeting

May 9, 2012 – Board Meeting



REMINDERS



PET PEEves! Please remember to take your pets to the common area lawn near the pool or outside the community so that they are not peeing and defecating in the motorcourts and other hardscaped common areas where these actions should not be taking place. Also please use the 'doggie bags' provided outside the pool area. Be courteous and follow the rules!

IT'S TIME TO SPRING AHEAD!

**Daylight Savings Time begins on
Sunday, March 11th 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 11th. The deadline for nomination submissions to fill the two seats that are expiring this year is on March 1st. 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 a board member, neighbor, or to Optimum Property Management in time for the meeting on April 11th.

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 2012

ASSOCIATION BOARD MEETINGS

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April 11, 2012 – Annual Election Meeting

May 9, 2012 – Board Meeting

July 11, 2012 – Board Meeting

COMMUNITY CONCERNS

A Note from the Architectural Control Committee (ACC):

Spring is blossoming before us, and with it comes the good weather we need to begin our home repair and improvement projects. The ACC invites you to carefully evaluate the exterior of your property and make the time for any needed cleanup of your patios and balconies.

We have noticed many units with the need for such evaluations.

We wish you the best of luck in your efforts to keep your home and exterior areas beautiful this spring!

Smoking:

For those of you who smoke, please do not litter your cigarette butts on the ground. This costs the HOA money for extra cleaning. You may also be fined for doing this. Please help to keep our community clean!

Pool Area:

As a reminder, residents cannot reserve pool chairs with towels or other belongings and return later in the day. Also, please return chairs and tables to where they belong!



ANNUAL ELECTION MEETING

WE NEED YOUR VOTE! This year's annual election meeting is scheduled for 6pm on Wednesday, April 11th 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.
- Provide your tenants with entrance fobs, exit gate keys and parking hangtags as applicable

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 Shannon Thornhill at Optimum Property Management.

HAPPY EASTER

It was springtime in the early 1700's, when for the first time, eggs were dyed and the credit for starting this practice in America can be attributed to the Pennsylvania Dutch (German) settlers.

As a part of Easter tradition, painting Easter eggs and conducting Easter egg hunts for kids is what most people do on Easter Sunday. Easter symbols like bunnies, Easter eggs and Easter lamb make their presence felt in every store and home. Celebrations include baked hams and chocolate bunnies. For Easter activities in Orange County, visit: <http://tinyurl.com/EasterInOC>

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VANTAGE TOWN HOMES



COMMUNITY NEWSLETTER ~ MAY 2012

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May 9, 2012 – Board Meeting

July 11, 2012 – Board Meeting

September 12, 2012 – Board Meeting

ANNUAL ELECTION MEETING

Thanks to all who voted and attended the Election Meeting!

At the Annual Election Meeting held on April 11, a new board member, Mike Pagnano, was elected to the Board of Directors for a two-year term. Rosemarie Geiger was re-elected at this year's meeting for an additional two year term and Rula Saba, Justin Myers and Michael Teague have one year remaining of their terms.

At this time we would also like to thank **Shannon Thornhill and Optimum Property Management** for the work they do on our behalf.

And a BIG 'Thank You' to Heather Monroe for her former service on the Board of Directors. Heather was our Board Secretary for many years prior to being President for the past year.

We would like to take this opportunity to welcome any *new residents* to our community and to encourage **all** members to submit their nomination when next year's elections come around!

Remember a strong HOA helps to keep our property values up and makes our community a place where people want to live!

Attend and Participate in the next Board Meetings...and help make a difference in the community!

IN THE GUARDHOUSE



In case you missed the notice posted on the mailboxes, Pinnacle at MacArthur Place Apartments has recently contracted with a new firm to attend the front entrance. **Signal 88** has replaced the former company at the front entrance gate as of April 1st, 2012 and, so far, 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, anyone accessing the entrance will need to have a fob 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, are not on the permanent resident/guest list or have not been 'called in', the guard is **NOT** allowed to grant you entry.

It is your responsibility for keeping your fob 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 update your resident/guest form, please contact Shannon Thornhill 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 Shannon Thornhill.

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:



1-714-585-2743



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

COMMUNITY PARKING



Parking within the Vantage Community continues to be problematic despite the Rules & Regulations currently in place. As a result, the Board has been forced to review and reevaluate the parking restrictions and enforcement policy and consider implementing measures to rectify the mounting issues. As a result, in the coming months, parking restrictions will be outlined more specifically and may be enforced differently than in the past. Residents will be notified prior to changes being enforced.

The CC&R's specifically state that residents must utilize their garages to park their vehicles. If you have a two-car garage and have two vehicles associated with your unit, you must park both of them in your garage at all times. If you have a driveway, you may utilize your driveway to park your cars.

The CC&R's also state that the street parking is dedicated parking for guests only and may only be utilized by residents between 6am and 10pm. Safe listing is for guests only and any guest vehicles on the property between 10pm and 6am must be safe listed.

In the future, if you have more vehicles associated with your unit than you have garage and/or driveway parking spaces for, you may be asked to contact management and request alternative parking for specific vehicles. Again, residents will be notified as to any changes in the current enforcement policy and you will need to determine how the changes affect you and respond accordingly. Look for more on this in the coming months in your monthly newsletter and posted on the mailboxes.

In the meantime, it may be a good idea to think about clearing out your garages to accommodate your vehicles. Vantage HOA is looking into the possibility of holding a community garage sale in June to help you get rid of some of those unnecessary items in your garages that keep you from parking your vehicles in them!

Management encourages you to report any violation of the parking rules so that appropriate measures can be taken to ensure the proper use of the available spaces.

HAPPY MOTHER'S DAY

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 13th.

Mother's Day is the 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.

MAKE IT A GREAT DAY!

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September 12, 2012 – Board Meeting

November 14, 2012 – 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!



SUMMER TIPS FOR SAFETY

With the summer months upon us it's time to keep an eye out for things such as loitering of persons or suspicious activity within the neighborhood.

Also, with opening windows for the warmer weather remember when you close them to relock them. Don't let yourself be a victim for a break in or robbery.

It's also a good time to check your outside lighting fixtures for burnt out bulbs and even a good cleaning. A clean porch light fixture can generate 25% more light.

Another good suggestion is if you're going to be away for a few days to inform a neighbor to keep an eye out on your home and, if need be, to pick up your daily paper to make it look like someone is around and the home is not vacant. Also to get any UPS or FedEx deliveries for you.

Also, as summer approaches, we want to remind parents about the dangers of children playing in the streets, especially on bicycles and with balls. Often parents are present, but many times they are not. We hope all parents will speak with their children about the hazards of playing in the streets. At the pool, never leave children unsupervised and and breakable glasses and containers are not allowed.

Never be afraid to report any suspicious things to the Police or to the guard at the gate.

Above all have a safe, healthy and happy summer!



TIPS FOR HOME MAINTENANCE

To protect your investment in your home, it's important to perform regular maintenance. The following tips not only help you to prevent costly repairs in the future, but can also make your home more efficient, saving you money on your monthly utility bills.

Tips for a Healthy Home:

1. Inspect your home annually to be sure the weather stripping and caulking around doors and windows is intact.
2. Drain a gallon or two from your hot water heater at least twice a year to extend its life expectancy.
3. Check the filters on your heating/cooling unit once a month and change or clean them on a schedule. Have the unit serviced annually and kept clear of obstructions.
4. Check faucets for drips and the rest of the plumbing for leaks once a month. Look under sinks and dishwasher for damp spots.
5. Clean dust from refrigerator condenser (rear of unit).
6. Check your dryer vent line and stove hood annually and clean them as needed.
7. Inspect and repair tile grout in bathrooms and kitchen annually.
8. Change the batteries in your smoke alarms twice a year and test operation.
9. Make sure that you know where the main cut-off valves or switches are for the plumbing, electrical and gas systems.
10. Open and close all windows regularly to help lubricate the tracks. Wash and clean windows and window screens at least annually.

FUN FACT

The Popsicle® was invented in 1905 by an 11-year-old boy named Frank Epperson. He accidentally left his fruit-flavored soda outside with a stick in it and it froze. He originally named it the 'Epsicle' but his children eventually renamed it the Popsicle®, as it is known today.

Source: About.com

www.inventors.about.com/library/inventors/blpopsicle.htm



SPOTLIGHT ON.....SUMMER!

Many Orange County city parks are host to free concerts and family entertainment all summer long. Check the link below for the line-up at your favorite recreation areas.

<http://tinyurl.com/SummerConcerts2012>

The OC Great Park is a wonderful recreation area with a full calendar of events all year long. Sign up for their newsletter at:

<http://OCGP.org>

And don't forget about the Orange County Fair which runs this year from July 13 thru August 12.

For more information, visit:

<http://OCFair.com>

MAKE IT A GREAT SUMMER!

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 – Justin Myers

Vice President – Michael Teague

MTeague@BIZM3.com

Secretary – Rula Saba

Treasurer – Rosemarie Geiger

Rosemarie@OrangeCountyPropertyServices.com

Member at Large – Mike Pagnano

PagnanoM@gmail.com

For General Questions, Reporting Problems, or Suggestions, please always contact Shannon Thornhill at Optimum Property Management

MANAGEMENT COMPANY

Optimum Professional Property Management, Inc.
(ACMF)

ACCREDITED COMMUNITY 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:

Shannon Thornhill – Ext. 228

Email: sthornhill@optimumpm.com

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

VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ JULY 2012

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:

July 11, 2012 – Board Meeting
September 12, 2012 – Board Meeting
November 14, 2012 – Board Meeting

FOURTH OF JULY FIREWORKS

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.

The City of Santa Ana will be hosting an event at Centennial Park on July 1st. Get all the details in this flyer:

<http://tinyurl.com/SAFireworksFlyer>

For information on even more local firework events, visit this link:

<http://tinyurl.com/OCFireworksInfo>

Happy 4th of July to everyone here at Vantage!



COMMUNITY BBQ/POTLUCK

Saturday September 15, 2011

Last year's Community BBQ was so much fun, we decided to plan it for the third Saturday in September every year!

SAVE THE DATE - Please mark your calendar this year for the Second Annual Community BBQ/Potluck.

We will be grilling up hotdogs and hamburgers again this year and you can bring something extra if you like but, your attendance is what's most important! Plates, napkins and utensils will be provided. Beverages will also be available.

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.



CARBON MONOXIDE ALARM



Come January 1, 2013, all Vantage Town Home HOA members must comply with the Carbon Monoxide Poisoning Prevention Act of 2010. This law addresses the problem of carbon monoxide poisoning, which is the leading cause of accidental deaths in the United States.

Did You Know?

*Carbon monoxide (CO) is a tasteless, odorless, and invisible gas.

*Low levels of CO poisoning can cause shortness of breath, mild headaches, nausea, and fainting.

*Carbon monoxide poisoning is the leading cause of accidental deaths in the US, according to the American Medical Association.

New laws may help prevent senseless carbon monoxide (CO) poisoning in the home. CO is formed from the incomplete lighting of any flame-fueled device including ranges, ovens, clothes dryers, fireplaces, space heaters, vehicles, water heaters, etc. The new California law requires the installation of a certified carbon monoxide (CO) alarm (or a CO alarm/smoke detector combination) that emits an alarm in every residence.

The CO alarms may be battery powered and can cost less than \$20. At a minimum, CO alarms are required in the hallway leading to the sleeping areas/bedrooms and at each level of the unit. In addition, every unit needs smoke detectors in the areas leading to the bedrooms and at each level. Inspect and test smoke detectors and CO alarms once a month and replace batteries every six months.

Protect your family by developing a home escape plan. Draw a floor plan of your unit showing two ways out of every room and an outside meeting place. Practice your plan by having a fire drill twice a year.

If your carbon monoxide detector goes off:

1. Get fresh air into the premises immediately by opening doors and windows.
2. Turn off appliances and other sources of combustion.
3. Operate the re-set button on the alarm
4. If alarm continues or if anyone is experiencing symptoms, immediately evacuate to a location with fresh air and call 9-1-1.
5. Do a head count to be sure all persons are accounted for.
6. Do not re-enter the premises until it has been aired out and the problem corrected.
7. Call a qualified professional before restarting appliances.



LEGAL CORNER

ATTENTION ALL MEMBERS!!!

By now you should have received a letter with a request for an inspection of your unit. This will bring us one step closer to closure of the ongoing litigation. It is imperative that all members schedule appointments for the inspection of their units during the time period specified. Failure to do so may result in reducing our claims and final award. **Don't delay.** Repairs by the builder are expected to start in September and take approximately one month to complete. A trial date for the remainder of our claims is set for sometime in May of 2013. We can't expect our lawsuit to be final until at least that time. We hope this information helps members when making decisions regarding their respective ownership. Please contact Fenton Grant directly using the contact information provided in the letter for answers to more specific questions.

YOUR BOARD MEMBERS.....

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VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ AUGUST 2012

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:

September 12, 2012 – Board Meeting

November 14, 2012 – Board Meeting

January 9, 2013 – Board Meeting

PROPERTY TAXES



Not to mention the downturn in the economy but also having a construction defect lawsuit looming over our association for the past years may have contributed to lowering our property values.

When you receive your tax bill every year, yellow paper indicates that your taxes have gone up and blue paper indicates that they have gone down. In the past few years, members should have received their tax bill printed on blue paper.

Even so, sometimes the assessor's office is not aware of circumstances that may further reduce the value of your home. Some members have successfully appealed their tax base by completing the necessary forms and attending a required hearing to submit supporting documents.

The economy appears to be improving and things are looking up here at Vantage based on recent sales within our community. However, last year may have been our lowest point and if you disagree with your assessed value and wish to challenge your tax base, the time to do that is now.

The Assessment Appeal filing period is July 2 through September 17. Don't wait to get your tax bill to file an appeal, the tax bill may be sent after the September 17 filing deadline.

For more information on how to start the appeal process:

<http://tinyurl.com/TaxAppeals>

COMMUNITY BBQ/POTLUCK

Saturday September 15, 2012

SAVE THE DATE - Please mark your calendar for our 2nd Annual Community BBQ/Potluck. To make planning ahead easy, this event will be held every year on the third Saturday in September.

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.



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.

LEGAL CORNER

ATTENTION ALL MEMBERS!!!

By now you should have completed the required inspection of your unit. The Board would like to thank everyone for their cooperation and support in this matter. This will bring us one step closer to closure of the ongoing litigation. Repairs by the builder are expected to start in September and take approximately one month to complete. A trial date for the remainder of our claims is set for sometime in May of 2013. We can't expect our lawsuit to be final until at least that time. We hope this information helps members when making decisions regarding their respective ownership. Please contact Fenton Grant directly using the contact information provided in the letter for answers to more specific questions.

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VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER • OCTOBER 2012

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:

October 10, 2012 – Board Meeting

November 14, 2012 – Board Meeting

January 9, 2013 – 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

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.



TREASURER'S REPORT



In accordance with Section 1365.5 of the California Civil Code and the association's governing documents, the Board must notify members when it intends to transfer funds from the Reserve Account. The Board has made the decision to transfer/borrower from the Reserve Fund to our Operating Account in order to pay our HOA Insurance premium in full for the year rather than making monthly payments. The Reserve Fund will be repaid in monthly installments over the next 12 months. No special assessments are necessary or being considered at this time.

LEGAL CORNER

ATTENTION ALL MEMBERS!!!

By now you should have completed the required inspection and any repairs to your unit by the developer should be either complete or underway. The Board would like to thank everyone for their cooperation and support in this matter. This brings us one step closer to closure of the ongoing litigation. A trial date for the remainder of our claims is set for sometime in May of 2013 should settlements not be reached prior to that date. We can't expect our lawsuit to be final until at least that time. We hope this information helps members when making decisions regarding their respective ownership. Please contact Fenton Grant directly using the contact information provided in the letters you have received for answers to more specific questions.

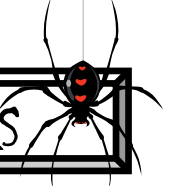
VANTAGE COMMITTEES

The Board would like to thank those members who came forward to volunteer for the Parking Committee and Litigation Committee. If you missed those opportunities but would like to support Vantage HOA in any way, please notify management or a board member to see what areas we could use some help in. There is plenty to accomplish in our community and we appreciate all of your efforts!

COMMUNITY GARAGE SALE

SAVE THE DATE!!! The first Vantage Community Wide Garage Sale is set for Saturday, December 4th from 8am-Noon. Just open your garage and have fun selling all the stuff you no longer need!!! The HOA will advertise and set up signs. Please let management know of your plan to participate so that your garage can be marked on the map given out at the entrance gate.

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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 to add more fun community events in the future. 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.



Happy Halloween

VANTAGE TOWN HOMES

COMMUNITY NEWSLETTER ~ NOVEMBER 2012

ASSOCIATION BOARD MEETINGS

Members are always welcome to attend and participate!!!

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November 14, 2012 – Board Meeting

January 9, 2013 – Board Meeting

February 13 – 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 4th 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.

COMMUNITY GARAGE SALE

SAVE THE DATE!!! The first Vantage Community Wide Garage Sale is set for Saturday, December 4th from 8am-Noon. Just open your garage and have fun selling all the stuff you no longer need!!! The HOA will advertise and set up signs. Please let management know of your plan to participate so that your garage can be marked on the map given out at the entrance gate.

PET REMINDERS



For the most part, we have very responsible dog owners but sometimes we just like to add a few simple reminders to our newsletter. People walking their dog(s) within the Vantage community, which includes the perimeter streets of Main, Columbine and MacArthur Way, are required to clean up after their dog(s) and dispose of the material in a "safe and sanitary manner." Doggie bags and a waste bin are provided at the pet station near the entry to the pool area. Please help to keep our neighborhood clean by not tossing these used doggie bags into the bushes. If you're seen disposing of your bags in the bushes, you could be fined.

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 22nd and 23rd.

ALERT OC – STAY INFORMED

Alert OC is a mass notification system designed to keep Orange County residents and businesses informed of emergencies and certain community events. Visit **www.AlertOC.com** to find out more and to register to receive important messages.





VANTAGE TOWN HOMES

HOLIDAY NEWSLETTER ~ DECEMBER 2012



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:

December 2012 – No Board Meeting

January 9, 2013 – Board Meeting

February 13 – 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.

Get ready to decorate your unit for the season. Each year more and more units are decorated and it really makes our neighborhood enjoyable to be a part of during the holidays!

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



Now is also a good time to review 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.

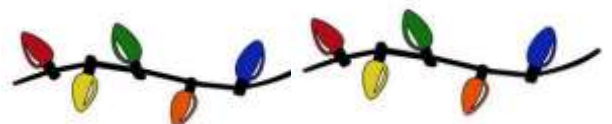
Keep burning candles out of reach from children and pets.

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.



COMMUNITY GARAGE SALE

SAVE THE DATE!!! The first Vantage Community Wide Garage Sale is set for Saturday, December 1st from 8am-Noon. Just open your garage and have fun selling all the stuff you no longer need!!! The HOA will advertise and set up signs. Please let management know of your plan to participate so that your garage can be marked on the map given out at the entrance gate.

AUTOMATIC PAYMENTS



Auto-Pay Program

Enroll Now? It's Simple!!

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

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

NEIGHBORHOOD ISSUES

Noise: Please continue to be conscientious of the fact that noise travels between units when you're having parties, hanging out on patios talking, driving in and out with car windows down and music blaring, and when speaking loudly into your cell phones. Sound echoes within our buildings and disrupts quiet time.

Maintenance: Please report any interior or exterior issues to management immediately so that they can be handled appropriately and cost effectively without unnecessary further damage.

Trash: Household trash should be bagged in plastic bags, tied off and then placed in one of the trashcans provided to you by Waste Management. Please be sure that your trash is secure from blowing out of your can to help keep our streets clean.

Security: Pay attention that the exit gate and the pedestrian gate are closed as you exit the property to keep vandals out. Be advised that garage doors being left open for long periods of time invite vandals and mischief.

Never be afraid to report anything suspicious to the Police and/or to the Guards at the Entrance Gate.

Police: 911 or (714) 245-8665 / Gate: (714) 444-1913

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

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 – Justin Myers

Vice President – Mike Teague

Teague@BIZM3.com

Secretary – Rula Saba

Treasurer – Rosemarie Geiger

Rosemarie@OrangeCountyPropertyServices.com

Member at Large – Mike Pagnano

PagnanoM@gmail.com



For General Questions, Reporting Problems, or Suggestions, please always contact Shannon Thornhill at Optimum Property Management

MANAGEMENT COMPANY

Optimum Professional Property Management, Inc.

ACCREDITED COMMUNITY 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

Community Manager: Shannon Thornhill – Ext. 228

Email: sthornhill@optimumpm.com

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

Note that the offices of Optimum Property Management will be closed at 12 Noon on December 7th, 14th and 21st and will be CLOSED on December 24th, 25th, 26th and 31st.

Season's Greetings from

Optimum and your HOA Board!

CHRISTMAS TREE PICK UP



Waste Management offers Christmas 'Tree Pick Up' on each Friday following Christmas as follows: December 28, January 1 and January 8. If possible, please cut your trees to four foot lengths for pick up. ***Thank you for your cooperation!***