

DECEMBER 2006

<http://www.uhills.uci.edu/>

<http://www.uhills.org/>

Editors: Lauri Barwick and
Nina Macdonald

COMMUNITY BUILDING INFORMATION UPDATE

ICHA Management is providing this information update to keep the community apprised of the direction in which the newly designed Community Building is headed. If you will recall, the first draft design concept included ICHA offices and community space in the same two-story building. The cost estimates, however, were substantially over budget, so a second draft design was prepared. The new draft design is a one-story plan based on the HRB/CCC request to have separate space for the community and for ICHA offices. This new design incorporates the HRB/CCC programming and space priorities consistent with the group's recommendations provided this past spring. With construction costs continuing to escalate, it is clear that the budget is still not sufficient to build this plan. A phased approach is being considered where the ICHA offices are built first (the current trailers are deteriorating and continuing to repair them is not cost effective) with the community rooms following. Construction costs are most efficient if these buildings are constructed when adjoining housing is built. Construction will be starting on two sub-phases of Area 9 (Sub-phases 9/3 and 9/4 new homes south of California Avenue) in a few months and building the offices concurrent with this new housing makes economical and practical sense. Construction on a third sub-phase of Area 9 (Sub-phase 9/2 homes below the Community Building site) will begin approximately a year later and building the community rooms at that time would be desirable.

At this time, ICHA has made no decision to begin any construction on either part of the project and will not do so until current construction costs on the Santiago Apartments and the Area 9 Infrastructure / new home construction are more definitively identified in early 2007. ICHA elected to move forward with preparing construction documents for the offices because the office program has been set for some time and no major refinements are necessary. If construction was to begin with Sub-phase 9/3, the design documents would be required for construction bidding in the near future. As noted above, a preliminary review of the draft designs of the community rooms by the HRB/CCC confirmed that all major elements requested have been addressed. ICHA is beginning work with the HRB to prepare draft design documents for the community rooms that will be available for review with the community. This may take some time but can be done within the proposed schedule for phase 9/2. It should be emphasized, that contrary to some misunderstandings, there has not been an ICHA Board vote to go forward with constructing the offices and to stop work on the community rooms. To the contrary, ICHA is working on a plan for both that is within the budget and fiscally responsible. Discussions on these matters have included co-chairs of the HRB, who attend ICHA Board meetings and who are working directly with ICHA Management. Any one wishing to see the draft site plans or ask questions about planning issues should contact Andrew Herndon. Comments and suggestions about the community building program or space should be directed to the HRB.

---Andrew J. Herndon, VP, Community Development, ICHA

HRB MINUTES - November 7, 2006

Attending HRB Members: Chris Hane, Rachel Gamby, Mostafa Eldefrawy, Komal Dewan, Sukumar Pal. Absent: Aileen Anderson, Alan Terriciano.

Attending ICHA management members: Andrew Herndon, Ron Reid.

Community Survey

The HRB and ICHA discussed the community survey results at length. There was a response rate of 33% (337) of UHills residents, however only a couple of apartment renters responded. The HRB will create a document summarizing the results and make recommendations to ICHA that represent the priorities reflected in the survey. This document will also be posted to the UHills listserv.

To quickly summarize the results, the pools and Vista Bonita garden are the most used and valued amenities in our community, followed by the children's play areas. These areas deserve priority in responding to the community's requests for improvements and maintenance/repairs. ICHA is already working on installing permanent restroom facilities at Gabrielino Park.

For new services, 89% respondents desired (valued and use often or occasionally) internet wireless service, 80% a multi-use trail, and 75% solar heating options for the pools. Most residents would approve a small fee increase for these

services.

Based on overwhelming survey responses (91% favorable), the HRB unanimously endorsed changing the newsletter to an electronic format. The HRB asked ICHA to work with newsletter staff to convert to an e-newsletter as soon as possible.

Pools

There has been much community discussion with the HRB about pool heating schedule over the winter months. The HRB last month asked ICHA to review the temperature logs to determine if the pools are being heated to the existing target temperature of 78 degrees. ICHA reported that the logs confirm the heat to this temperature. In their investigation ICHA determined that there is too heavy gas usage for hot water capacity (2 40gal heaters) for the restrooms at Gabrielino pool. ICHA will look at tankless water heaters to replace these units.

The HRB repeated their request that ICHA fully investigate the costs adding solar heating to both the Los Trancos and Gabrielino pools. ICHA said the cost converting to solar heating as the sole source of heating would be prohibitive. The HRB recognizes that in winter heating with solar alone is unlikely to be feasible, but installing some solar at both pools is worth exploring. ICHA voiced a desire to get unbiased estimates for project cost from engineering faculty. ICHA mentioned that as a non-profit UHills does not qualify for all tax breaks when converting to solar. The HRB noted both these points but does not wish to delay a decision by solely pursuing non-commercial estimates.

The HRB and ICHA agreed to publish the 2006-2007 pool-heating schedule and to heat the Los Trancos pool two degrees warmer.

Community Center

The HRB and ICHA discussed the listserv emails concerning the community center notice in the October newsletter. The HRB asked ICHA management to request that the ICHA Board approve a more complete announcement of the decision to move ahead with the site planning and possible phased construction of offices and the community center.

ICHA management also made clear that the existing plans are available for community viewing at the ICHA trailers. Please call Andrew Herndon at 824-2424 with questions about the plans or planning process.

Andrew Herndon communicated the ICHA Board's decision to continue planning of the Phase 9.1 site. Initially planning will focus on the design of ICHA offices, which they hope to construct at the same time as Phase 9.3 and 9.4 houses. In the ongoing planning Herb Killackey will be the ICHA Board representative, Andrew Herndon will be ICHA Management representative, calling on other staff as needed. Andrew communicated the ICHA Board's request that the Community representatives be limited to three people. The HRB replied that four is (as was requested earlier this year) a more reasonable number, given the size and importance of the project to the community. Four representatives also allows two HRB members and two non-elected community volunteers to participate. The HRB will select the representatives so that recently made site alterations can be viewed when they are available.

Montessori School Event Parking

At the annual Halloween parade at the Montessori School there were numerous parking infractions by parents attending the event. The school staff did post many more notices this year than in the past in an attempt to mitigate the illegal parking. However the school did not retain parking staff, as originally planned, to assist with on-street parking. Police were called to ticket severe infractions – blocking fire hydrants and interfering with traffic flow from Anteatator onto Russell.

UHills Halloween Party

The HRB would like to thank Tanya Riedel and all who helped make the Halloween party a success! Great Job!

Architecture Review

An Area 7 resident began construction on an exterior improvement without filing an application with the HRB, or obtaining the necessary signatures from their neighbors. This improvement was not approved at this time because the HRB and ICHA were unable to obtain all the necessary documents and opinions of the neighbors.

The HRB asked ICHA if there is any means for ICHA to assess a fine or other damages to resident who undertake construction without proper approvals. ICHA informed the HRB that there is no policy for this today but may be developed in the future if necessary.

University Hills has a rather lenient approval process for exterior changes to homes when compared to other associations

in our area. ***Our process works well because people must get neighbor's opinions and HRB approval before commencing construction.*** Given the extremely low turnover in our neighborhood, good neighborly relations are important. Starting construction without first adhering to the approval process is not a recipe for maintaining these relations.

---Chris Hane, HRB

ARCHITECTURAL IMPROVEMENTS REQUIRE HRB APPROVAL

All residents are reminded that the HRB is charged with reviewing applications for all architectural improvements to private property in U Hills. Room additions, satellite dish placement, landscaping, painting, patio covers, trellis structures window and door changes and almost anything that alters the exterior of a home must be reviewed **BEFORE** the improvements are constructed. Failure to abide by this ground sublease requirement could result in added financial expense and other major complications not to mention injury to relations between neighbors. All structural improvements must be permitted by the City of Irvine Building and Plan Check Department and electrical, plumbing and mechanical additions may also be subject to the same permit process. If you have any questions please contact the ICHA Community Development Office or visit the UHill Web Page for an architectural application and support documents.

FAMILIES FORWARD FOOD DRIVE

There is a currently a drive to restock the Families Forward food bank in Irvine. Families Forward donates food to dozens of hungry families that live in our community. Here are two easy ways that you can help:

1. Drop off cans or dry goods at grocery stores in Irvine. There will be drop-off stations right outside the main doors. For example, Albertsons on Campus will have a station - it's close and convenient.
2. Bring your cans or dry goods to my house: 12 Whistler Court. I will bring the food to Families Forward.

Thank you so much for your contributions!

---Sabrina La Rocca, 12 Whistler Court

IRVINE RANCH WATER DISTRICT NEWS

[Editor's Note: for more information on any of these articles, please visit <http://www.irwd.com>]

Don't Let Your Holiday Meal Create a Spill!

Grease poured down drains is the leading cause of sewage spills. Grease needs to be handled carefully all year round, but especially at this time of year. With the holidays upon us, many families are cooking special meals to share with friends and relatives. But the larger quantity of grease created by cooking a turkey, ham or roast can result in problems within your home's sewer pipes or within your neighborhood if not disposed of properly.

Never pour grease down your sink drain, toilet or garbage disposal! Instead, pour grease into a can and refrigerate or freeze until solid and then dispose of the can on trash day. An empty soup can works well for everyday cooking; however for larger holiday meals you may want to save a coffee can to hold the grease. Wipe excess grease from pots, pans and utensils with paper towels before washing. These simple steps will help IRWD protect the environment by preventing sewer spills.

Water Conservation Tips

- Continue to cut back on your watering. Plants need up to half of what they needed in August because the days are shorter. Watch for signs of stress. Lawns show stress when grass blades turn wiry and don't pop back up when stepped on. Plants and bushes show stress when leaves droop or start to turn color. Domestic plants will easily recover from minor stress.
- Warm season grasses go into dormancy and turn brown this time of year. No amount of water will change that! Some landscapers will "overseed" with an annual rye grass to keep a lawn looking green. You will need to water more frequently to get the seeds to germinate, but only a few BRIEF minutes each day for a couple of weeks, enough to get the seeds wet.
- Avoid "topping" trees; it can severely damage a tree by removing the canopy, which normally cools the area up to 15 degrees during the summer and insulates it during the winter, and which can cause an increase in energy consumption to cool the home and in water consumption on exposed landscape. Topping trees indiscriminately removes the tree's major branches and stimulates the growth of numerous upright branches, which are not as strongly attached to the tree as natural growth. As these new shoots grow and increase in weight, the resulting limbs are more susceptible to wind damage. Topping cuts off a major portion of the tree's food manufacturing ability and eliminates a large percentage of the tree's food reserves. This can kill older trees. Topping opens the potential for disease and insect intrusion. Once decay has established itself at the branch stub, it often spreads to the main trunk, which can ultimately kill the tree.

Suggested Weekly Watering Schedule for SPRAY HEAD IRRIGATION SYSTEMS

DECEMBER

Turf grass	Trees, shrubs, groundcover	Percent option
1-2 days, 1-2 cycles* of 1-2 minutes	1 day, 2 cycles* of 3 minutes	30%**

*By "cycling" your irrigation timer to turn on for the suggested number of minutes an hour apart, you reduce runoff and gain deeper watering and healthier root growth. Start with this weekly schedule and increase the times only if your plants show signs of stress. If stress occurs only in

isolated areas, check your irrigation system before increasing the time.

**Some irrigation controllers have a feature by which the watering time can be set by changing the percentage instead of specifically entering the days, cycles and minutes. If you don't have the instructions for your controller, check the manufacturer's website. Many controller manufacturers provide online access to the owner's manual.

UNIVERSITY HILLS NEWSLETTER CONTRACTOR BULLETIN BOARD

—December 2006—

Type of Service	Contractor	Phone	Reference	Ref phone
All contractors	The End Result (a free referral service)	857-1722	Nina Macdonald	856-2592
Air conditioning and Heating	Seaside (Victor Serrao, owner)	496-3639	Wendy Goldberg Gilmore	854-7107
Blind Cleaning, Repair, Installation and Sales	Brian McKibbon	581-5669	Isabel de Figueiredo	854-8710
Carpet Cleaning	Howard Hoggard	458-6343	Nina Macdonald	856-2592
	Fisher's Carpet Care	951-371-8557	Leslie Purdy	854-9126
Carpet Repair	Howard Hoggard	458-6343	Nina Macdonald	856-2592
Dog-Sitting/House Sitting	Tom & Katie Pine	232-3847	Alberto/Nancy Manetta	509-9514
Electrician	Jeff Wiliamson, Lights & Power Electrical Service	496-6884	Virginia Binder	854 2032
	John Harmon	495-7003 or 466-5082	Diane Fallon	856-3111
Flood Damage cleanup	Howard Hoggard	458-6343	Nina Macdonald	856-2592
Garage Doors	Seacoast Garage Doors	642-3490	Frank Biess	509-9650
House Cleaning	Aura Catalan	714 809-0835	Nancy Manetta	509-9514
	Alicia Punay	714 285-0759	Marina Arseniev	725-0816
	Maricza Gonzales	714-478-9159	Jen'nan Read	266-4249
Painting-interior/exterior	Dave Stephens	350-8256	Nina Macdonald	856-2592
Pet Sitter	Fran Drennan	725-0866	Janet DiVincenzo	854-3714
Re-upholstery	Custom Sofas	721-8866	Nadia Ghent	
Tile Cleaning/Sealing	Howard Hoggard	458-6343	Nina Macdonald	856-2592
Tree Trimming/Removal	B&J Tree Service	714-991-4160	Diane Fallon	856-3111
Window Tinting	Best Window Tinting	930-6209	Duncan Luce	rdluce@uci.edu

Please Note:

Inclusion in this list in no way implies an endorsement by the University Hills Newsletter or Irvine Campus Housing Authority. Listings remain for 12 months and then must be renewed.

To add, change or renew a referral, please use the web site form at <http://www.uhills.org/bboard/bbform.htm>.

