

Eastbluff Homeowners Community Association

www.eastbluff.net

Newsire

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Join Other Eastbluff Neighbors In Registering On Our Web Page

Many homeowners may not be aware that there is a twenty-first century means to access information regarding their home and community. Located at <http://www.eastbluff.net> on the World Wide Web, Eastbluff has their very own community website, featuring information and access at the click of a button for many of their questions and concerns. The features include sections with essentials regarding Contacts, News, Monthly Calendars, previous and current Newsletters, Members, other important Links and the Neighbor Connection.

The Contacts section includes the phone numbers and email addresses (where applicable) of the Board members, the Architectural Committee and the Neighborhood Connection Committee, as well as The Emmons Company Association Manager and Customer Service. The News page includes the date and time of upcoming meetings, as well as links to previous meeting minutes, at the click of a button! The Monthly Calendar lists important dates, such as holidays, office closures, and any upcoming meetings. The Newsletters section gives you access to previous and current Newsletters at the drop of a hat, in Adobe Acrobat format, for perusal online or to print and read at your leisure (or when your children have taken over the computer!).

The Members section is for Eastbluff homeowners ONLY, and must be accessed by password. From that site you can access all of the governing documents: CC&Rs, Articles of incorporation, Architectural and Tree View Guidelines, as well as meeting minutes for both monthly and architectural meetings.

Our Links section has Internet links to local

schools, city websites, newspapers and more! There is also a page devoted to the Neighbor Connection, with information on how to join, pictures from various activities, and general news of interest to Eastbluff residents.

As you can see, this website is full of contact numbers and email addresses, local links, and news information. In order to show your interest, we ask that each homeowner please take a few minutes to register online, which will then give them access to the Members area, as well as showing us that the interest for this function of Eastbluff is desirable and utilized. Registration will allow you to submit Service Requests, quickly and easily, directly to the Customer Service Representative of The Emmons Company, if you require service on a common area element or wish to report a problem.

To register, simply click on the MEMBERS button the website. Then type in the password, Newport, and click OK. Please note that the password uses both Upper and Lower case letters, so it is very important that you type the "N" in Newport as capitalized. Once you have input the password correctly, you will be able to click on the SERVICE REQUEST button to submit your request.

We urge you to show your support of Eastbluff Homeowners Association by taking the few minutes necessary to access the site and register your family. Your support and interest will be greatly appreciated!!

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Special points of interest:

- Board Meetings are held monthly on the 1st Monday at St. Mark Church beginning at 6:30 p.m.
- Don't forget to obtain architectural approval before commencing exterior home improvements. Save time and money by submitting conceptual drawings first.



Oktoberfest Hits all Time High



This year's Oktoberfest hit an all time high in attendance and homeowner participation. We were all able to enjoy great weather, food and drinks, with extra thanks to Wienerschnitzel for donating the food. We especially want to thank Jim Wysopal for the special care and time he spent at the tap. It was a long day for him!

The event started with Lauren Mulvaney's Costume Parade, which she accomplished splendidly. The children dressed up in their favorite costumes and circled the park, giving everyone a great show. The bounce houses were very popular, and a big thank you to the Hueston, Bigi, Jarvis, Menzia, Wysopal and Wornsnop families for making sure our kids were safe. The pumpkin-decorating and apple-bobbing booths were very well attended, and they owe their great success to Lauren Young's Brownie Troop.

All who attended feasted on a variety of hot dogs, hamburgers and bratwurst, along with tons of other festive goodies that were being served. We could have not made the mouth-watering food if not for the help of: Jeff Rollins, Brad Terry, George Hubbard, Carl Ossipoff, Phil Milner and Bob March. Thanks to all the servers: Kim Myers, Kim Portner, Kelly

Choe, Mary Saucedo, Tim Shields, Mary Byers, Carol Crane, Gail Slaughter, Julia Garrett and Kim Mishow. What a great team!

The day would have not been such a success had it not been for our set-up and clean-up crew: Jessie Milner, Mary Nix, John Byers, John Pagliassotti, the Terry Family, The Jackson Family, Gail Slaughter and Shelby and Amanda Perez.

Each year this event takes many people, lots of effort and a great deal of time to put it all together, and we are especially grateful to all of the people who participated. There wasn't room here to list every individual person who helped, but please know that we thank you ALL very much for your assistance!

This event could have not happened without the great leadership and coordination of Cyndi Terry and Cheryl Hubbard, who each year put in many hours of hard labor to make certain our event goes off without a hitch. On behalf of the Board and the community, we thank you for all your time and effort! We look forward to our next Oktoberfest!



EASTBLUFF HOMEOWNERS COMMUNITY ASSOCIATION - 2004 ANNUAL CALENDAR

- JANUARY:** Board Meeting: 1/5 - St. Mark Church
Select reserve study contractor
- FEBRUARY:** Board Meeting: 2/2 - St. Mark Church
Begin Budget
- MARCH:** Board Meeting: 3/1 - St. Mark Church
- APRIL:** Board Meeting: 4/5 - St. Mark Church
Mail Candidacy statement to the membership
Draft budget to the Board
- MAY:** Board Meeting: 5/3 - St. Mark Church
Mail Annual Meeting Notice to the membership
Obtain approval for budget
Mail budget to the membership by May 15th
Obtain new bank signature cards
- JUNE:** Board Meeting: 6/7 - St. Mark Church
Annual Meeting - Meeting: St. Mark Church
Fiscal Year ends - Date to be Determined
Obtain bids for audit and tax return

- JULY:** Board Meeting: TBD - St. Mark Church
Fiscal Year begins
Select CPA to perform audit
- AUGUST:** Board Meeting: 8/2 - St. Mark Church
- SEPTEMBER:** Board Meeting: TBD - St. Mark Church
Taxes filed by March 15th
Audit draft review
Obtain proposals for tree trimming
- OCTOBER:** Board Meeting: 10/4 - St. Mark Church
Financial Audit distribution to the membership by the 30th
Select contractor for tree trimming
Select contractor for backflow testing (due 11/04)
- NOVEMBER:** Board Meeting: 11/1 - St. Mark Church
- DECEMBER:** Board Meeting: 12/6 - St. Mark Church
Obtain bids for reserve study

EASTBLUFF RESIDENT NAMED TO CITY'S GENERAL PLAN ADVISORY COMMITTEE (GPAC)

Hall Seely, a resident of the "C" section of Eastbluff, has been named by the City Council as the third representative from Councilmanic District 4 to this important City Committee. Even though the 4th District extends from Ford Road on the south to Campus Drive in the north, and from Irvine Avenue on the west to Bonita Canyon Drive and the 73 Freeway on the east, all three of the representatives from this District are Eastbluff residents! Hall joins Carol Boice and HOA Board member Carl Ossipoff as the three representatives on this Committee from District 4.

This Committee will be the primary source of citizen input on the upcoming General Plan Update process in the City, so Eastbluff will be well represented in this most important process to the future of our City. Hall

brings a unique perspective to this process, as he was also a member of the "Newport Tomorrow" Committee, which had the same role to play in the formulation of the City's original General Plan, 30 years ago.

In addition to Eastbluff's significant role on this Committee, HOA Board President Barry Eaton also serves as one of the three Planning Commission representatives on the General Plan Update Committee (GPUC), which oversees the update process. Barry has served on the GPUC since its inception several years ago; and was Chair of it's sub-committee that actually designed the proposed process that was eventually adopted by the City Council, and is now ongoing.

Eastbluff can be confident that it's views on the future of the City will be well represented!

Entrance Beautification Committee is FORMING!

With homes selling at record highs in Eastbluff, the Board of Directors is forming a committee to enhance and beautify the entrances to the neighborhood. We need your help! This project will be substantial and will involve the input of many people. The Entrance Beautification Committee will explore the design of the entrances to include hardscape and softscape, irrigation and lighting.

Please contact Co-Chairs Kelly Cho (644-9701) or Karen Tallichet (644-5592). Get involved for a better and more beautiful Eastbluff!



Homeowner Input Requested

Serving on the Homeowners Board for Eastbluff is a responsibility many homeowners have undertaken over the years. But many members may not be aware of all duties the Board engages in on any given month. Whether the issues are views, remodels, or quality of life, the Board endeavors to be fair and practical when doing the community's business. We'd like to hear from you! Are there issues that you would like the Board to address? Is there a project you'd like the Board to review, an idea you'd like the Board to discuss, or a goal you'd like the community to work towards? Please let us know! Simply log on to the Eastbluff website at www.eastbluff.net, register, and let us know what's on your mind. Working together, we can ensure that Eastbluff stays the fantastic neighborhood that it is!

Plea for Proper Pooch Pickup

It may not be the most pleasant task to fill your day, but picking up after your pet is actually each person's responsibility. If you, or your children, are out walking your dog, please make sure to bring along your "pooper scooper", doggie bags or whatever you use to make certain you aren't leaving anything behind as you go.

Eastbluff is a beautiful community, and it is each homeowner's responsibility to help to maintain that beauty. If your children are not aware of this proper etiquette, please remember to take the time to teach them the correct behavior when walking your dog. Remember, the shoes you save may very well be your own!



*Eastbluff Homeowners
Community Association*
www.eastbluff.net

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Board of Directors

President: Barry Eaton
Vice President: Jock Marlo
Secretary: Sandy Perez
Treasurer: Phil Milner
Member at Large: Carl Ossipoff

**Coyote Denning in Upper Newport Bay Preserve—
Possibly in Eastbluff**

According to Brian Shelton, the Land Manager at the Upper Newport Bay Preserve, the coyotes could actually be “denning” in Eastbluff. He believes they may have found a site that is so completely secluded and camouflaged that they felt completely comfortable in doing so.

Q. What can I do to protect my pets from coyote and other wild animals?

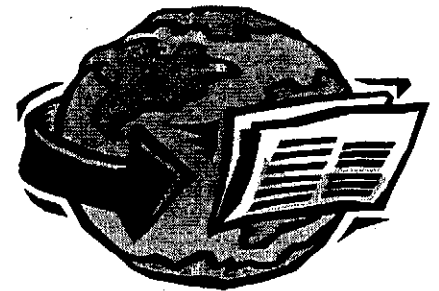
A. To prevent problems with coyote and other wildlife, we urge people to:

- Never feed a wild animal.
- Avoid any contact with wildlife.
- Keep trash securely covered or indoors.
- Feed pets inside or supervise outdoor feedings, and keep the area clean.
- Keep cats and dogs indoors, especially at night, or stay outside with them.
- Report any unusual wildlife behavior to your local animal control officer.

**Miscellaneous
News & Notes**

Architectural Approval a MUST Requirement: *Home values are increasing and many Eastbluff residents are doing upgrades to their homes. Residents are reminded that prior to commencing any exterior upgrade of your home or yard, you must obtain architectural approval from the Association. While it is the intent of the Board to be reasonable, enforcement of architectural approval and standards is a priority to the Board, so make sure you get that approval.*

Remember To Be Water Conservative: *Homeowners are reminded that, in winter, sprinkler timers may need to be adjusted to reflect rainfall and water conservation. Let's all do our bit to keep from over watering or unnecessary watering of yards and foliage! Remember, winter is a natural cycle, a dormant season which we must all respect and honor. Spring will come soon enough, even better if we have conserved our water to be ready for it!*



The Newsire will keep you
up on Eastbluff News!

Sprinkler Repairs:

If you see a problem with a broken sprinkler or main line on the Association maintained slope or in the Eastbluff private park, please contact The Emmons Company at once by either phone at (949) 752-2225, fax at (949) 798-0367, or via email at: elinden@theemmonscompany.com.