

# Eastbluff Homeowners Community Association

www.eastbluff.net

Newsire

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## Jamboree Road Widening Study to be Previewed at the Annual Meeting of the Membership

The Eastbluff Homeowners Community Association is planning to hold their annual membership meeting for the purpose of electing members to the Board of Directors on Tuesday, June 3, 2003. A total of three homeowners have submitted applications to run for the positions currently held by Roger Farel and Phil Milner. In addition to the two incumbents seeking re-election to the Board, Carl Ossipoff has filed his candidacy.

The election materials were mailed the first part of May 2003. Please complete your proxy and mail it back to the management company or you can attend and vote at the meeting. The meeting will be held at St. Mark Church beginning at 7:00 p.m. Registration of homeowners will begin at 6:30 p.m.

Quite some months ago, in response to complaints by the Eastbluff Homeowners Association Board, among others, about the fact that the City's existing General Plan calls for the widening of Jamboree Road to 8

lanes all along the Eastbluff HOA frontage, the Newport Beach City Council authorized a \$30,000 traffic study to take a new look at that widening, as well as the proposed redesign of the Jamboree Freeway ramps at the 73 Freeway (which, as proposed, would start all the way down at University Avenue).

The study is nearing completion, and the first preview of its results will be at Eastbluff HOA's Annual Meeting! The speaker will be Rich Edmonston, the City's long time Traffic Engineer, who has been overseeing the study. Rich graduated from the Engineering School at UC Berkeley, and has been the City's Traffic Engineer since the late 70s, and knows the City's traffic issues backwards and forwards. His current title is Transportation and Development Services Manager; and you can also ask him other traffic-related questions, including questions about traffic aspects of the upcoming Newport Beach General Plan Update, and how that relates to the Jamboree Road study.

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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 & money by submitting conceptual drawings first.

## Board Adopts 2003/04 Fiscal Year Budget Which Includes Slight Increase In Assessments



The Board of Directors, continuing their commitment to strong financial management as well as continued maintenance and upgrades to the community, adopted the 2003/04 fiscal year budget at their May 5th meeting.

With the adoption of the budget, assessments will increase for the third time in 11 years, from the current \$480 annual figure to \$500 (an increase of only \$1.67 per month/per homeowner and less than a 4.2% increase) with all of the increase going to cover higher water rates and higher insurance costs (as every homeowner will know from his or her own homeowner's insurance). The increase allows for the reserve accounts to be funded at 100%.

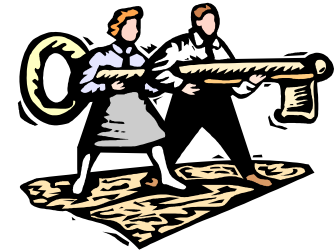
Also included in the budget is continued funding for programs sponsored by the Neighborhood Connection Committee which put on a fantastic July 4th program, Annual Garage Sale and the Oktoberfest program in the fall.

Eastbluff HOA continues to budget very prudently; and continues to have one of the lowest assessments in the county.

The Board will continue to exercise prudent financial policies which they believe will enhance the property values of Eastbluff and increase the quality of life of the community.

## Looking For Volunteers

The Neighborhood Connection Committee is looking for volunteers for the upcoming 4th of July party. If anyone is interested, please be at the Eastbluff Park on May 14th at 5:00 p.m. for a quick meeting or call Cyndi Terry at 949/719-9875.



At their monthly meetings since the first of the year, the board of directors have taken the following actions:

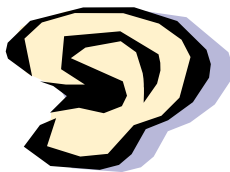
- (1) The Board approved the proposal submitted by Artistic Maintenance to spray the tall red fescue on the slope by 2201 Alta Vista., install plant material across from the 817 Bellis slope, installation of ivy on the Bison slope, installation of Vinca at 2201 Alta Vista, removal of 3 Oleanders and installation of Lavatera on the Arbutus slope, removal of 4 Oleanders and installation of Lavatera at 2201 Alta Vista, installation of Gazania on the Cocoa entry and installation of plant material on the Jamboree slope from light pole number 2151 to Bison.
- (2) The Board approved the reserve study as prepared by Advanced Reserve Solutions. The reserve study indicates that the Association will be approximately 104.79% funded as of July 1, 2003.
- (3) The Board approved a proposal to install two 8" almond color picnic tables and two concrete cylinder trash receptacles in the Eastbluff community park at a cost of \$2,490.
- (4) The Board approved the 2003/04 operating budget with a \$20 per home/per year increase in assessments.

## Moved, Seconded & Carried: Board Meeting Highlights



The board meets regularly to deal with Association business

## Why We Don't Hear Others



If you want to listen so you really hear what others say, make sure you're not a:

- **Mind reader.** You'll hear little or nothing as you think "what is this person really thinking or feeling".
- **Rehearser.** Your mental tryouts for "here's what I'll say next" tune out the speaker
- **Falterer.** Some call this selective listening—hearing only what you want to hear.
- **Dreamer.** Drifting off during a face-to-face conversation can lead to an embarrassing "What did you say" or "Could you repeat that?"
- **Identifier.** If you refer everything you hear to your experience, you probably didn't really hear what was said.
- **Comparer.** When you get sidetracked assessing the messenger, you're sure to miss the message.
- **Derailer.** Changing the subject too quickly tells others you're not interested in anything they have to say.
- **Sparrer.** You hear what's said but quickly belittle it or discount it. That puts you in the same class as the derailer.
- **Placater.** Agreeing with everything you hear just to be nice or to avoid conflict does

## Follow These Fire Safety Tips To Help Make Your Home Safe!

not mean you're a good listener.

1. Never paint or decorate a smoke alarm, because this can keep it from working properly.
2. Create a home fire escape plan for your family. Try to identify two ways out of each room (one way out may be the window, the other can be the door).
3. Install fire extinguishers close to an exit.
4. Keep the stove clear of anything that could catch on fire: paper, towels, curtains, pot-holders or food packages.
5. Any flammable liquid, such as gasoline or kerosene, needs to be stored in a safe, container outside the home in a garage or shed.
6. Always keep matches and lighters out of sight and reach of children.
7. Avoid overloading electrical outlets.
8. Turn the clothes dryer off when leaving the home.



***MOST IMPORTANT: PRACTICE YOUR***

***HOME ESCAPE PLAN TWICE A YEAR. YOU***

***NEVER KNOW WHEN YOU MAY HAVE TO***

### Security within Eastbluff

The best security is neighbors watching out for neighbors. East-bluff's proximity to the freeway system makes us a target for thieves—especially if they see what they think are valuables in parked cars or within easy access.

Our neighborhood is pretty stable so it is easier for us to spot "unusual activity". Let's look out for each other.

*Eastbluff Homeowners  
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**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.

If you see story poles going up and are curious or they are bothering you, please don't hesitate to ask the homeowner what is planned with regard to construction or contact the Association's architect, Zachary Sham at 949/675-7322

**Miscellaneous News & Notes**

**Service Issues Can Be Emailed:** Homeowners can contact Customer Service Representative, Valerie Vanhorn at The Emmons Company for any service related issue via email. Valerie's email address is:

**vvanhorn@theemmonscompany.com**

**Thank you to Board Members Sandy Perez and Jock Marlo:** The Board of Directors would like to extend a Thank You to Sandy Perez and Jock Marlo for researching the "whereabouts" of delinquent homeowners in an attempt to collect past assessments. Thank you Sandy and Jock!

**Thank you to David Kalai:** The Board of Directors would like to thank David Kalai for his donation to our community park. With his donation, the Board of Directors purchased two picnic tables and two concrete cylinder trash receptacles. Thank you David!

**Remember Be View Considerate:** Homeowners are reminded that many trees and shrubs grow quickly and possibly begin to interfere with the view of your surrounding neighbors. Per association governing documents, homeowners are required to keep all trees and shrubs trimmed to a level (usually roof height) that does not unreasonably detract from the view of any lot.

Please be considerate of your neighbors and schedule with your gardener to trim all your trees and shrubs before they become a problem.

**Wind Chime lovers:** Consider placement by the Master bedroom Better to appreciate their sound on stormy nights.



**P e t**

The Newsire will keep you up on Eastbluff

**Maintenance:** Please be considerate to your neighbors and control your animals and clean up after your animals when outside your property.