

Meeting Summary – September 15, 2009

Following is an abbreviated summary of the meeting.

Items Approved:

- Approval of the Open Session & Executive Meeting Minutes
- Financials
- Money Management
- Landscape
- Reserve Study
- Backflow Repairs
- Newsletter

Inspectors of Election Needed

The Annual Meeting of the Membership for your Association will be held in **January 2010** for the purpose of electing a Board of Directors. You will receive an official meeting notice specifying the actual date, time and location.

At this time we are requesting volunteers to serve as Inspectors of Election. The Inspectors consist of one (1) or three (3) individuals who are elected by the Board of Directors to register and count the Secret Ballots at the meeting. **You may not be a member of the Board, a nominee for the Board, related to or residing with a member of the Board or related to or residing with a nominee running for the Board to serve as an Inspector.** In addition to registering and counting the Ballots, you will also be responsible for:

1. Determining a location to receive the proxies and ballots;
2. Confirming the existence of a quorum;
3. Determining the authenticity, validity and effect of proxies and ballots;
4. Hearing and determining all challenges and questions in any way arising in connection with the right to vote;
5. Determining when the polls shall close;
6. Determining the results of election; and
7. Performing any acts which may be proper to conduct the election with fairness to all members in accordance with the Civil Code and the Governing Documents.

Attendance is required at the Annual Membership Meeting or any adjournment thereof, as well as, any specially called Membership or Board meetings for the purpose of registering and counting Ballots. These meetings can last 2-3 hours. Please contact Don Chesemore of Action Property Management at (949) 450-0303 or dchesemore@actionlife.com if you would like to serve.

Wagon Wheel Park Renovation

Please note that the Board is pleased to announce that a contract to renovate the park has been approved. Dave Bang & Associates have been retained to replace the tot lot structure, tables, BBQs, trash cans, bike racks, picnic benches, rubber matting and existing sand at the park. The County Permits are being obtained and once those are approved a detailed schedule will be provided.

Additionally please review the Orange County Parking Regulations noted below which are being provided in response to a number of Owners reporting receiving parking citations.

Home Security

Recently, the Today show reported on a special type of master key blank (called a bump key) currently available on the market that can be used to jimmy about 95% of all five and six pin door locks protecting our homes. Criminals and anyone else can purchase these key blanks on the internet at a very modest cost. The list of manufacturers selling locks that can be jimmied using bump keys include: Kwikset, Schlage, Master, Arrow, Dexter, Yale, National, and Weslock. Locks that reportedly are less susceptible to being jimmied include those manufactured by Mul-T-Lock and Medeco. One Association member reports that the cost to retrofit the locks in his home with Medeco locks ran about \$200 per lock including parts and professional installation, while another who bought Multi-T-Locks and installed them himself paid about \$100 per lock. Residential break-ins are on the rise nationally, and you may wish to have a locksmith or security firm assess the adequacy of the systems protecting your home.

Orange County Local Agency Formation Commission

Over the past several months the Orange County Local Agency Formation Commission (LAFCO) has been meeting to consider the possibility of including Wagon Wheel, Coto de Caza, Stonecliffe, and Las Flores within the sphere of influence of the City of Santa Margarita. This action if taken would be the first step in the process to incorporate these areas into the City of Santa Margarita. If Wagon Wheel is incorporated it will mean that the City of Santa Margarita and not the County will provide many of the municipal services we pay for with our taxes. LAFCO appears ready to approve the sphere of influence change, but the City of Santa Margarita has opposed the idea up to this point because of the added cost to them to service these areas. It is important to understand that LAFCO cannot force any city to incorporate more territory so no change appears likely until and unless Santa Margarita changes its' position. For those interested in following up on this or other matters involving LAFCO, you can access their website at www.oclafco.org for meeting dates, meeting times, and published agendas. LAFCO meets monthly in Santa Ana and has announced plans to make a final decision on this matter at its' September 9th meeting. If LAFCO approves the proposed incorporation as expected, the Santa Margarita City Council will then have to decide when and if to pursue the incorporation issue any further.

Orange County Codified Ordinances (OCCO's) regarding parking in the unincorporated areas of Orange County

6-4-603 Vehicle Violations:

6-4-603(b) Maximum Parking Time Limit. Park or stop a vehicle for a period of time longer than 72 hours upon any County highway.

6-4-603(c) Recreation Vehicle – Camp overnight. Camp overnight in a recreation vehicle upon any county highway, including any part of the right-of-way thereof. "Recreation Vehicle" means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy.

6-4-603 (g) Trailers and Non-Motorized Vehicle. Park or leave standing a non motorized vehicle or camper, regardless of width or length, when it has been detached from its motor vehicle on any public street or highway in the unincorporated county – EXCEPT for purposes of loading or unloading and for a period not to exceed 2 hours.

6-4-606 Oversized Vehicle Parking Regulations:

6-4-606(a) No person shall park and leave standing upon any public street or highway in a "residence district" any motor vehicle of a length in excess of 25 feet or a weight in excess of 10,000 pounds: also prohibited from being parked on public streets and highways in a "residence district" is any vehicle used or maintained for the transportation of persons for hire, compensation, or profit, and designated, and used, or maintained for the transportation of property, including bused, motor trucks, trailers, semi-trailers, trailer coaches, or truck tractors as defined in the Vehicle Code and similar vehicles of width in excess of 90 inches as measured at the widest portion of the body not including mirrors or other extensions: or any item of farm machinery or special purpose machine. Prohibited vehicles may be parked on public "residence district": streets and highway while loading or unloading persons and/or property: or when such vehicle is parked in connection with or in aid of the performance of a service to or on a property in the block in which such vehicle is parked; or to perform repairs of an emergency nature on the motor vehicle itself, for a maximum of 72 consecutive hours.

Sgt. Chris Denison
cdenison@ocsd.org

Painting

Thank you to all the residents who have recently painted your homes. If you have not, please review your home's paint and complete painting if needed. Painting is an inexpensive way to update the look of the house is to paint the trim, siding, and garage door.

Fence Maintenance

As per the CC&Rs Owners are responsible for fencing maintenance which includes painting and repairs. It has been noted that a number of iron and wood fences in the community are in need of repairs and we urge to make those repairs to reduce the cost of future repair expenses., Those fences between Owner's lots are the responsibility of both adjacent lot Owners to repair.

Speed Limits

Please remember to obey the community speed limits. Neighborhood speed limits are 25 MPH maximum but should be lower when conditions warrant it.

Irrigation Management

As the weather cools please adjust your yard's watering times. Over watering is not only costly for you the Owner but unhealthy for your plants. Irrigation run off into the common area streets is unsightly and cause damage to Association streets.

Wagon Wheel Fuel Modification Zones

The Wagon Wheel Community works closely with the Orange County Fire Authority to ensure compliance with all Fuel Modification Guidelines and Maintenance. The Board appreciates Owner's understanding and assistance with keeping our community safe. Please visit www.ocfa.org for more information on what you can do to make your home safer. Following is summary of the Purpose and Scope of the OCFA Fuel Modification Plans and Maintenance Program.

Guideline C-05: Fuel Modification Plans and Maintenance Program

PURPOSE

The purpose of these guidelines is to provide information on how fuel modification zones are to be designed, installed, and maintained in order to meet safety requirements. The many variables involved with fuel modification can sometimes make specific, uniform regulations impractical. The Orange County Fire Authority (OCFA) will not require an alternate means of protection equivalency process, if these guidelines are followed to the satisfaction of the OCFA.

SCOPE

A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant, fire-resistant plants in order to provide a reasonable level of protection to structures from wildland and vegetation fires. Development occurring within canyons, foothills, mountains, non-irrigated former farming areas, and other lands containing combustible vegetation requires modification of natural vegetation at the urban interface.

Fuel modification programs vary in complexity and are dependent upon the type, quantity, and spacing of vegetation, as well as topography, degree/type of exposure, local weather conditions, and the construction, design, and placement of structures. A typical fuel modification installation consists of a level 20-foot setback zone (Zone A), a minimum 50-foot irrigated zone (Zone B), with an additional 100-foot minimum of vegetation thinning zones (Zones C and D). The minimum width of a fuel modification area is 170 feet and in some cases the width increases due to type of terrain and/or type and mass of vegetation. *NOTE: Fuel modification can include areas within a tract, based on the specific criteria noted in Section 7.*

Burma Trail

Please remember no bike riding or hiking is allowed on the Burma trail as per the Toll Road Authority. The Toll Road has advised the Association that they have started issuing trespassing citations.

NEXT MEETING DATES

Unless otherwise noted the meetings are held on the third Tuesday of every odd month at 7:00 pm at the Santa Margarita Water District.

Tuesday, November 17, 2009 – Regular Meeting

Tuesday, January 19, 2009 – Regular Meeting & Annual Meeting

ADVERTISE IN OUR NEWSLETTER

- ❖ LUCIANOS (PART-TIME) LAWCARE, TREE TRIMMING AND LANDSCAPING REPAIRS. Over 6 years experience in Wagon Wheel Association as the Fulltime lead supervisor FOR OCONNELL LANDSCAPING. I have many referrals that I can provide in Wagon Wheel. I only do this at nights or on weekends. I can provide references and proof of work in Wagon Wheel. 714-321-8459.
- ❖ To place a FREE 30-word classified ad simply email it to dchesemore@actionlife.com (no phone calls, please) by January 15th or September 15th. Ads will run 1 issue only.
- ❖ Tastefully Simple – Offers easy-to-prepare gourmet foods for people who like to eat – even if they don't necessarily like to cook! From Appetizers to Desserts, I invite you to discover what Tastefully Simple is all about! www.tastefullysimple.com/web/sdemond or call Sara DeMond 949-766-1590.
- ❖ Southern Living at Home - Discover ways to enhance your home with beautiful home decor from Southern Living at Home. Find out how you can get what you want for FREE. Great Job Opportunities...if interested call Sara DeMond 949-766-1590 or www.southernlivingathome.com/sarademond.
- ❖ "Once Upon a Home" ... Interior Design Consultations - Specializing in paint consultations (Dunn Edwards test quarts - free with consult).
- ❖ Full Service Design- from complete room make over to plant placement and accessorizing. "We can make it a happy ending" 632-7863 Desiree Marvel.
- ❖ Juice Plus - Always catching a cold virus, allergies -never enough energy- You need to supplement your needed vegetable and fruit daily requirements to boost your immune! Whole food nutrition in a capsule or chewables for kids! Juice Plus- very inexpensive for your good health- shipped quarterly, children's supplements free with Adult sign up! Desiree Marvel 632-7863
- ❖ Children's supplements free for 3 years with adult shipment!
(949) 459-8610. Desiree Marvel –very inexpensive to improve your health.
- ❖ Sheet Metal Custom Fabrication - Custom work such as Kitchen Hoods and Sheet Metal cladding, Customer shelves, Gutters, downspouts, Etc.... Call Dave @ (949) 290-2247.
- ❖ Wedding and Party Invitations - KP Designs offers unique invitations and correspondence that will be perfect for any occasion. Custom designed invitations without the custom price. Please visit www.kpdesignsonline.com.
- ❖ HANDYMAN – Maintenance, Repairs, Odd Jobs! I hang pictures, replace water heaters, install kitchen can lights, put up ceiling fans, fix plumbing, repair electrical, enclose wall units and more. Local Wagon Wheel resident. Call JIM at [949] 742-2311.
- ❖ Do you want to buy or sell? If so, Steve offers huge deals to his Wagon Wheel neighbors. Call him to see how much you can save. Steve Concialdi – Evergreen Realty (949) 887- 9324.
- ❖ Jump House Parties: We have brand new bounces, slides, combo units, popcorn machines, snow-cone machines, cotton candy machines, tables, chairs and canopies. Call for wagon Wheel discount. Call Tracy at (949) 709-5867.
- ❖ Computer Services: Call (949) 713-7229 for computer software and hardware services. We will assist with computer maintenance/networking and provide you training so you can do it yourself next time. www.palsrvs.com.
- ❖ Real Estate: Thinking of selling or buying? Like to know the value of your home or just have a question? Call Jeanne at (949) 702-3002.
- ❖ Hairstylist: Your local hairstylist is now offering \$5.00 off to all new clients. Call Tricia at 888-7774. Beauty Works Supply and Salon located on the lake next to Ralphs.
- ❖ Computer Guy: Having computer problems? Call Jon Berger today for any of your personal computer needs. Microsoft Certified. Same day service available. (949) 636-3491.
- ❖ AVON ~ Whether you would like to buy or sell, call Marian at 949-709-0673. Or order online at www.youravon.com/mbrisbin. 10% Discount off your first order!
- ❖ *Scanning Service – Organize all your important documents and photos by having them scanned. We provide large and small volume scanning at reasonable prices! Call us at 949-553-8440 or e-mail Jamie@actnowinc.com or visit us on the web at www.actnowinc.com.
- ❖ Conversational Spanish class, translations English-Spanish and consultation in Business Management, and quality services. Classes are customized and the instruction is adapted to your learning styles, service is warranted and delivered in your house or company. Call us or email at 949-8887595 begrecia@hotmail.com.
- ❖ Wheeler Electric: FREE estimates. Wagon Wheel resident. 20 years of experience. Reasonable prices and quality work 533 7097 or 459 0863.
- ❖ Travel like the Pros - NEVER PAY FULL PRICE AGAIN - TO LEARN MORE ABOUT WHOLESALE TRAVEL WWW.YTBNET.COM/SIGMABLUE TRAVEL OR TO BOOK YOUR PERSONAL OR BUSINESS TRAVEL ON OUR SITE. WWW.MYSIGMABLUE.COM.
- ❖ Tapias Carpet Cleaning. We steam clean carpet, furniture, and grout cleaning. 24 hour emergency service, 364 DAYS A YEAR, BONDED, INSURED 714-609-0412