

Meeting Summary – December 10, 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

2010 Annual Meeting

The January 19, 2010 Annual Meeting was unable to be held due to lack of quorum. As of January 19th the Association had received 132 ballots. In order to hold the election the Association Bylaws require 25% of the community to vote (159 ballots). If you have not done so please return your ballot or contact Action Property to obtain another one. The adjourned Annual Meeting will be held on Tuesday, March 16th at 6:30 p.m. at the SMWD Offices.

Wagon Wheel Park Renovation

Please note that the Board park renovation project is progressing. County Permits have delayed the project slightly but we are still on track 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.

Wagon Wheel Website Address Change

Please note the new Wagon Wheel website address is www.wagonwheelhoa.com.

Neighborhood Watch

Wagon Wheel Canyon residents please contact, Nancy Wilkey, email or phone, if interested in joining the Neighborhood Watch in the area.

Here is her contact information:

Nancy Wilkey, Administrative Sergeant
Orange County Sheriff's Department
South Operations / Aliso Viejo Sheriff's Station
(949) 425-1960

Email Consent – Save Yourself Some Money

Please review and return the attached Email Consent form if you would like to receive newsletters, budgets, audits, community updates, etc. other association documents via email instead of regular mail.

The Association spends thousands of dollars each year on administrative, printing and postage and email is a great means to reduce those expenses and reduce the cost to each Owner. If the Association can get all 635 Owners on email that would mean a savings of at least \$10,000.00 per year on printing and administrative costs. Postage alone for this mailer is over \$200.00; when you add printing, envelopes and administrative fees the cost equals approximately \$1.00 per home.

Thank you for your prompt return the attached and helping your community and yourself save money and reduce expenses.

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.

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.

Management Contract

The Board is please to advise its residents of its continuing efforts to efforts to control and maintain costs. Following is a summary of Management fees incurred over the years.

DATE	CHANGE	MONTHLY BASE FEE
10/01/1995	Contract Start Date	\$2000.
10/01/1996	5%	\$2384.
10/01/1997	0%	\$2384
10/01/1998	0%	\$2384.
10/01/1999	54% Phasing -- Increase due to Builder Selling All Remaining Homes	\$4337.
10/01/2000	-8.42%	\$4000.
10/01/2001	0%	\$4000.
10/01/2002	0%	\$4000.
10/01/2003	0%	\$4000.
10/01/2004	0%	\$4000.
10/01/2005	0%	\$4000.
10/01/2006	5%	\$4200.
10/01/2007	-3.5% New Exhibit A	\$4050. Increased for all clients
10/1/2008	0%	\$4050.
10/01/2009	0%	\$4050.

Recap: Over a 14 year timeframe: 1995-2009

- ◆ 9 years with no increase
- ◆ 2 increases to the base management fee
- ◆ 1 increase due to phasing
- ◆ 2 decreases to the base management fee
- ◆ 1 increase to the Exhibit A
- ◆ Savings of \$8615.00 per year based on the new insurance program with Wells Fargo Insurance.

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.

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.

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.

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 buses, 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

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.*

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, March 16, 2010 – Regular Meeting
Tuesday, May 18, 2010 – Regular Meeting
Tuesday, July 20, 2010 – Regular Meeting

ADVERTISE IN OUR NEWSLETTER

To place a FREE 30-word classified ad simply email it to dchesemorc@actionlife.com (no phone calls, please) by January 15th or September 15th. Ads will run 1 issue only.

- ❖ LUCIANOS (PART-TIME) LAWN CARE, 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.
- ❖ MOMS Club - Meet Moms in WW & LF. Park days, MNO. Contact Esther 216-9933.
- ❖ 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 chewable 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 you 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/mbrishin. 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