

Columbia Square News

THE COLUMBIA SQUARE MAINTENANCE ASSOCIATION NEWSLETTER

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COLUMBIA
SQUARE
NEWSLETTER

What's happening around your community...

Much has happened in 2009. Most notably, the City of Irvine has addressed the parking issue that so many residents of Columbia Square, our neighbors at Cambridge Court, and Broadmoor/Campus View and have been working on for many years. Since this is the City of Irvine's first adoption of an ordinance to establish Preferential Parking District, there will be opportunities that the ordinance will be refined according to the needs of residents as time goes by.

Our visitor spaces in our parking lots have always been used by Uni High and UCI students for off-campus parking. Since the permit parking program, our parking lot visitor

spaces are now more impacted more than ever. New signs will be put up soon at each entrance of our parking lots warning against students from parking or risk being towed.

In the long run, permit parking will help protect our neighborhood from the stadium problem at UNI High as well as keep property values high. City street sweeping can occur more regularly now that there are fewer cars on the streets. Issues such as vandalism, littering, graffiti, and cars speeding down the streets have been reduced, resulting in a safer, cleaner, and much quieter neighborhood that all of us can enjoy.

The mailboxes that have been in service for sev-

eral years and were showing their age. Many of the supports were rusting and the cost to repair/refinish would have been as much as to replace them. The new mailboxes are much more attractive, have larger compartments, and more importantly, much more secure. Each resident has been mailed a set of 3 keys. Please be aware that the Post Office owns the mailboxes and that posting signs and flyers on them is not allowed and can result in fines that will be passed on to the violator. If there are any questions or problems with the mailboxes, please contact Villageway Management.

Columbia Square MA

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Treasurer's report...

Our latest reserve study has been released and Columbia Square is strongly funded at over 86%. Even with our current large-ticket projects, our reserves will remain healthy. The budget for the 2010 fiscal year has been approved and **dues will remain at \$238.00 per month.**



HELP THE COMMUNITY BY DOING YOUR PART TO RECYCLE!

For the past few years Columbia Square has had only two dedicated recycle bins, located in the Exeter II and Oxford II parking lots. Residents who are located near these bins have been doing their part to recycle rather than using the regular trash dumpsters. For others not located near one of these recycle bins, recycling can be an inconvenience.

To solve this problem and to get everyone in the spirit of recycling, we will be replacing one trash dumpster with a new recycling bin into the remaining parking lots that don't currently have one (Exeter I, Oxford I, and Columbia). There will be new, highly visible signs installed at all recycle bins so you will be able to identify them easily.

Even though one of the trash dumpsters in each of those 3 lots will be replaced with a recycling bin, and may be an inconvenience for a few residents who normally use a particular dumpster for trash, there is no additional area to add a designated recycling bin. Your extra effort to use the recycle bins for your recyclable waste not only helps the environment, but also helps keep our trash removal costs down, which translates to not raising dues!



WHAT GOES IN THE RECYCLE BINS?

- Paper (news, letters, junk mail, printer paper, phone books, magazines)
- Cardboard (please break down boxes)
- Plastics (water bottles, shampoo bottles, plastic cups, and containers) *must be clean and empty!!*
- Glass (soda/beer bottles, glass jars) *must be clean and empty!!*
- Cans (aluminum, steel) *must be clean and empty!!*



WHAT GOES IN THE REGULAR TRASH DUMPSTERS?

- All food waste (tie up in plastic sacks)
- Children's toys/games
- Yard Waste (leaves, tree branches, potting soil)
- Clothing (clothes, shoes, belts)
- Animal waste
- Diapers



WHAT CANNOT GO IN THE TRASH OR RECYCLE BINS?

- Oils (motor, cooking oils, grease, used motor oil, filters, inks) **
- Electronics (TV's, stereo, PCs, printers, VCR/DVD players, games) **
- Batteries (Car, cell phone, hearing aid, rechargeable) **
- Paint (all paint including oil base and latex) **
- Any hazardous chemicals **
- Furniture (sofa, mattress, table, chairs, desks, dressers, etc) ***
- Appliances (washers, dryers, refrigerators, dishwashers, ovens, water heaters, etc) ***
- All construction waste (carpet, drywall, flooring, concrete, bricks, mirrors) must be removed by your contractor. Too heavy of waste bin equals fines and penalties and the possibility of not being emptied.

** For these items, they need to be brought to the Household Hazardous Waste Drop Off for free. Refer to the Orange County website for hours and directions: egov.ocgov.com click on Info OC, then Departments & Agencies, then OC Waste & Recycling.

***For these items and other large items please call Villageway Management at 949-450-1515 for a [free pickup voucher](#) and instructions.

**HELPFUL HINTS
AND TIPS**

- Know where the water shut-off valves are located! Often times when an emergency arises, knowing where immediately to shut off the water to a unit is so important. If you know where it is beforehand, damage can be minimized and money saved. If you need help in locating these valves, please contact Villageway Management.
- Emergency situations: If you have an emergency situation (such as a roof leak) or if you spot one in the neighborhood (broken sprinkler and water flooding into a neighbor's patio), please be the first one to call Villageway to report it.
- Homeowner's and Renter's insurance: Although the Association carries a master policy, it only covers the building structure. It does **NOT** cover items such as wood flooring, carpets, paint, ceilings, any interior upgrades or any personal property. Without insurance, you can be liable for hundreds or thousands of dollars if damage was caused by your unit! Coverage can be as little as \$1 a day. Contact your insurance agent for more details.

Any Volunteers?

If you would like to contribute to your community newsletter, we welcome your suggestion and comments! Please drop us an email!
mail@columbiasquare.net

2010 Annual Meeting

That time of the year has come again! The 2010 Columbia Square Annual Meeting will be held on March 25, 2010. Information will be mailed out in February.

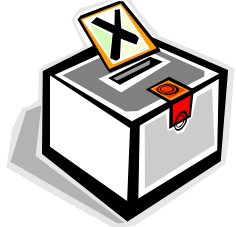
If you are interested in running for a Board position, please mail in your Board Candidate Application so that it is received no later than 5:00 pm, February 18, 2010. To be a candidate, you must be current with your dues, and commit a certain number of hours on a regular

basis. Eligibility requirements will be detailed in the Election Rules and Procedures for the Columbia Square Maintenance Association.

When the ballots and voting materials are received, please read it over and follow the directions in returning your ballot. In order to hold our Annual Meeting and election, there is a quorum that must be met. This means that a minimum number of ballots must be received by March 25. Even if you choose not to

submit your vote, please return the unmarked ballot according to the instructions provided with your voting material. The return envelope will be pre-addressed and pre-stamped for your convenience.

If quorum is not reached, the Annual Meeting will be adjourned to the next month, and will cost the homeowners association several hundred dollars in unnecessary costs each time it is held. So, PLEASE RETURN YOUR BALLOTS!!



City of Irvine parking permits

On September 8, the Irvine City Council approved Ordinance No. 09-07 that established a policy that allows the Director of Public Works to create Preferential Parking Districts. Their initial survey of the Columbia Square and Cambridge Court neighborhood showed that there are more residences than there are available street parking spaces, and therefore only approved each resident to have 1 resident permit and 1 guest permit. Permits can be purchased online at www.IrvinePD.org, and click on "PARKING".

As stated in their letter

to all residents on December 3, Irvine Public Works will re-survey the area after implementation and make additional permits available as appropriate.

We understand that the Irvine permit parking has affected residents who are hosting several visiting family and guests and are unable to park on the street. Visitor spots are more heavily impacted as UCI students now search for any available spots in our private lots.

The Association is collaborating with our Cambridge Court neighbors and working on a solution to address that problem,

which will include new signs at each lot warning against student parking, permits within all of our private parking lots, and security patrolling and enforcement of the parking permits. Watch for updates on our website (www.columbiasquare.net), upcoming newsletter, and posted agendas.

As always, your comments and input are valued and welcomed. Feel free to call, write, email us or attend our regularly scheduled board meetings!

Other news

Did you know...

- On our website www.columbiasquare.net, you can download and view current and past board meeting agendas? Upcoming board meeting agendas are usually posted a week before the meeting. Also, if you plan on doing any construction, remodeling, or replacement of an A/C unit or windows, please download and submit a completed architectural form that is also available on the website.
- Spring is just around the corner! If you're doing a spring cleaning and have items that can go to a good cause, please take them to our neighborhood Goodwill drop off center instead of leaving them by the dumpster. The nearest donation center is located at: Light of Christ Church, 18182 Culver Drive, Irvine CA. They are open 7 days a week.



Community Reforestation Plan

As our community is aging, so are our trees. Many of the species in the community have or are approaching the end of their life spans. Our trees are not only beautify the community and provide us with cleaner air, they are one of Columbia Square's most valuable assets. The Board is working with a certified arborist on a community reforestation management plan that will ensure the health and life of these assets. Using this plan, every tree has been identified, numbered and entered into a database and assessed on several factors: age, lifespan, height, canopy, location, health, hazard potential and species diversity. These factors

will help to determine which existing trees will be removed, replaced or continue with their growth. The reforest management plan allows our tree



community to be generational so that the all of the trees don't reach their lifespan at the same time. We will have younger trees, young- adult trees, mid-life trees and our hallmark,

mature trees. This plan will insure the trees in Columbia Square will continue to receive the highest level of care, ensure their beauty and health and continue to improve the value of our properties

The Board is also working to turn specific grass areas into planter areas with more drought-tolerant plants with diverse textures and interest. This will reduce our water output ultimately saving us money. We are installing water-saving irrigation and actively working with IRWD in any available rebate programs to help reduce some of the costs.

UPCOMING PROJECTS

- Replacing the aging and outdated stairwell globe light fixtures located between the upstairs and downstairs units (35 total fixtures). Working in concert with SCE for any available rebates that may be available to minimize costs.
- Repair and resurfacing asphalt for all parking lots.
- For parking lots that do not currently have a recycling bin, replacing a trash dumpster with a recycling bin. New recycling bins will have new, clearly marked signs for RECYCLE. Did you know that up to **70%** of your trash is recyclable? This includes cans, glass, bottles and almost all plastic products, papers, and cardboard boxes of all types.
- Adding additional lighting in the common area near center courtyard.
- Complete phase 2 of common area tree reforestation program and moving forward with planter conversions.

