



Amerige Heights *Community News*

*A Publication
for the homeowners and
residents of
Amerige Heights*



President's Message

At the last Open Session Board Meeting a Community Center update was provided by City of Fullerton representatives Joel Rosen and Ron Molendyk. The City remains committed to completing the project in some form and offered the following ideas:

- Complete construction with remaining City funding (already collected from the developer and homeowners) of a scaled back community center that would be owned and operated by the City and open to the public. The reduction is due to rising construction costs and cost over-runs on the Bastanchury Sports Park development.
- Build an extension of the existing park with grass areas and playground equipment using the aforementioned City funding. Remaining monies would be kept by the City and used to improve park areas in other parts of Fullerton.
- Work with private business to explore alternative funding and construction possibilities. Currently a local developer has made several presentations to the Board and homeowners regarding construction of a recreational facility/center on the proposed community center site in exchange for City approval to construct additional town homes on the old "radar site" just south of the Ratheon Business Park on Hughes Drive. Details can be found on the Amerige Heights website. The Board and those in attendance at the meeting felt that the concept may be a good resolution to ending the community center development delay. The City is also encouraging the discussion.

Many requests were received by homeowners to change the street sweeping day to a non-trash collection day. Sweeping is now scheduled for the 4th Thursday of each month between the hours of 8:00 a.m. and 4:00 p.m.

The Board has chosen a new vendor to provide common area trash pick-up and graffiti removal. Believe it or not, choices are limited when choosing a vendor to service a community as large as ours. Visits will be coordinated to handle weekend park use. Villa Park Landscape will continue trash container pick-up. In addition, a new lighting maintenance vendor was brought into the community in October to ensure that bulbs and fixtures are in working order.

In 2007 the Board will be challenged with rising costs for the essentials needed to maintain the appearance and infrastructure of the community. These challenges are due in part because Amerige Heights is a mix of public and private spaces. The Board will continue to partner with our maintenance vendors, City officials, school administrators and property managers in keeping Amerige Heights a great place to live and work.

Happy New Year!

Next Board Of Directors Meeting Date

The next meeting for the Amerige Heights Community Association is scheduled for Monday, January 22nd in the Media Room at the Fislser Elementary School at 6:30 p.m., 1350 Starbuck Street. This will be the Annual Meeting and Election for the Association.

Management Company Information

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Landscape Installation

Please note that you were given 6 months after the close of escrow to install your landscaping. The first step is to submit your plans along with photographs of the yard before the installation, signatures from your neighbors, a completed Design Review Application form and the security deposit and processing fee. The majority of the homeowners has already done this first step and has started or completed their landscaping installation. However, many homeowners have forgotten the last step. You have not filled your obligation of completing your landscaping within the 6 month time frame if you have not received approval for the completed work. Therefore, you must complete your landscaping AND submit a Notice of Completion along with photographs of the completed work and a copy of your approved plans. If the Design Review Committee approves your Notice of Completion application, you will receive an approval letter with a check for your security deposit. If the Design Review denies your Notice of Completion application, you will not receive your security deposit back and you will remain in non-compliance. To be in compliance, you need to make the landscaping changes outlined in the denial letter and resubmit your Notice of Completion application once the changes are completed. If you disagree with the Design Review Committee's decision, you may appeal their decision by requesting a variance approval from the Amerige Heights Board of Directors. If you have any questions about this process or need forms to be mailed to you, please contact Marylou Kanyuck at (949) 450-0202, ext. 327.

Have A Maintenance Issue?

Please contact our Community Care Department at (949) 450-0202 or communitycare@actionlife.com. Please provide your name, address, contact information and maintenance issue, and our Community Care Department will assist you in a prompt manner.

Community Internet Service Provider

All homeowners within the Amerige Heights community can contact Greenfield Communications at 888-230-0020 or email at info@egreenfield.com for internet service.

New Community Manager:

Please join us in welcoming Allison Muscat as Community Manager of Amerige Heights. Allison comes to Amerige Heights with many years of community management experience and has worked with other large scale master planned communities. Allison most recently worked as Assistant General Manager of a mid-rise luxury condominium community in Irvine. When Allison is not hard at work she spends time with her family, two teenage boys, and enjoys volunteering her time working with the junior high and high school ministry at her church. Allison can be reached by phone at Action Property Management, (949) 450-0202 or email at amuscat@actionlife.com. Welcome Allison!

Tired Of Seeing Shopping Carts in Your Community?

Amerige Heights is a beautiful community because of its parks, pretty landscaping and charming homes. However, seeing a shopping cart parked on a side of a curb or in the middle of a park can ruin the beautiful image and appeal of the neighborhood. Let's keep the shopping carts at the shopping center where they belong. If you see a shopping cart in the community, please call California Shopping Cart Retrieval Services at (800) 252-4613 to have it removed. You can also call Albertsons and Target directly for the same service.

Homeowner Front Yard Responsibility

Please be aware that damage to individual front yards will be the responsibility of the homeowner. This includes damage to sprinklers, plant material, etc. If you are unsure as to where your front yard responsibility begins, please check your front yard sprinklers. Your sprinklers are set via your irrigation timer, and the water usage is paid by you, the homeowner. You can also find a Front Yard Homeowner Responsibility Map on the Amerige Heights Website, www.amerigeheights.org, for your convenience. Most of the homes in the Sagewood Tract have a planter bed in front of a wrought iron gate. This planter bed is homeowner responsibility and should be maintained by the homeowner. It has been noticed that many of these planter beds are not being maintained on a regular basis or at all. The homeowner controls the irrigation for this area. The sprinkler box can be found behind your garage.

Parking

Please be aware that the Association has hired a Patrol Service to enforce the Parking & Vehicle Control Regulations that the Association has recently adopted. Some important things to note are the following:

- Do not park in an alleyway even if it is in front of you garage
- Do not park 15 feet within a fire hydrant
- Do not leave a park a vehicle in excess of 72 hours

Please refer to the Parking & Vehicle Control Regulations for more about the Association's rules. If you need a copy, please contact Action Property Management. Also, under California Vehicle Code 22502a, please park your vehicles in the correct direction.

Reminders

School Grounds Not Open After Dark:

School grounds are not open after dark. Please be courteous to the homeowners near the school and leave the area at dusk. They are able to hear noise created from playing on the basketball courts. For this reason, please refrain from using the basketball courts in the evenings. If you see someone of the property after dark, please contact the Fullerton Police Department Desk Officer at (714) 738-6715 immediately.

Realtor Signs:

The Association has adopted specific rules regarding the style of realtor signs and the placement of realtor signs within the community. If you have any questions or would like to report signs in questions please contact Action Property Management and provide the realtor name and phone number that is listed on the signs. If you are a real estate agent and have questions regarding the signs you are able to put up, please do not hesitate to contact us as well. Please note that no realtor signs should be present on the roundabouts because this creates a traffic hazard. If you would like a copy of the Realtor Sign Rules and Regulations please contact Action Property Management.

Fullerton Police Department Contact Information

If you witness any suspicious activity, disturbance, vandalism and other acts that threaten the community, please contact the Fullerton Police Department and file a police report. This will help in preventing this activity from occurring and also apprehend a suspect if needed. Below are the phone numbers for non-emergency issues:

Non-emergency Phone Numbers:

(714) 738-6715

(714) 738-6700

Please note that if you want to remain anonymous, you do not have to provide your name. If you have an emergency situation, please dial 911.

Graffiti

There has been an increase of graffiti within Amerige Heights. If you see graffiti, please contact the Customer Care Department at (949) 450-0202 to have the area cleaned up. You should also make a phone call to the Fullerton Police Department to report the graffiti. The Fullerton Police Department has increased the patrol in the area in an effort to reduce graffiti. If you suspect people in the act of graffiti, please contact the Fullerton Police Department as soon as possible.

Trash Receptacles

It has been noted that homeowners' trash receptacles are left out for long periods of time after trash day. Per the CC&R's, section 2.8, trash receptacles are not to be left out in common view for over twelve hours before and after the scheduled trash collection hours. To help keep the rodent population down, please place your trash bins on the street for pick up no more than twelve (12) hours before trash day. In addition, please remove your trash bins on the same day trash has been picked up. Not only does this affect the rodent population but it also affects the aesthetic beauty of the community. Please do what you can to maintain a beautiful environment that everyone can enjoy.

In addition, trash bins are strongly recommended and preferred over trash bags. MG Disposal does not require trash bins but they help deter rodents and look better than trash bags. Please contact MG Disposal at (714) 238-3300 for more information on the types of trash bins recommended. Please contact MG Disposal before purchasing trash bins as they have specific restrictions on size and weight of the bins.

Exterior Homeowner Lights

Please note that the lights attached to your property are homeowner responsibility. It has been reported that many lights in the alleyways are out. Please replace the light bulb with a new one. Well lit streets have proven to deter crime and prevent accidents relating to safety.



Pet Courtesy

With all of the demands on your time, it is sometimes hard to focus on courtesies regarding pet ownership. Unfortunately, it also creates more stress for your neighbors when they have to deal with nuisances such as barking dogs, loose dogs and cats and feces being left on their property. These are clearly the responsibility of the pet owner and abiding by the pet rules in the community will not only promote a better relationship amongst neighbors, but will protect the health and safety of the animals as well.

While in the community, pets are to be kept on a leash held by a person capable of controlling the animal. This is called the leash law and is a City ordinance and Orange County ordinance. The ordinance states that except when in a home or enclosed yard, dogs must be kept on leashes at all times. The leash may not be longer than 6 feet long and must be held by a competent and capable person. If you need to report a person in violation of this law, you may contact the Orange County Animal Control Service at (714) 935-6848. You may also contact Action Property Management so that a letter can be sent to the homeowner in violation.

Ziebel Lane and Christie Street Intersection

Please note that there is a stop on Ziebel Lane at the intersection of Christie Street. This is one of the entrances to the community from Pioneer Street. Many motorists are failing to stop at this stop sign which causes a safety issue. Please ensure that you are making a complete stop at this location. We all need to do our part in keeping the community a safe place to live for our children and families.



Street Sweeping

In an effort to pick up scattered trash in the community, The Association has changed the street sweeping schedule to the 4th Thursday of each month. Due to the expense of street sweeping, the Association only contracts for sweeping once per month so please do your part by keeping any extra trash picked up after trash day each week.

The street sweeper comes between the hours of 8:00 a.m. to 4:00 p.m. In order to make this service as effective as possible, please do not park your vehicles or leave trash receptacles on the streets during street sweeping. The vendor will simply go around vehicles and trash receptacles. Or if there are too many on one street, the entire street will be missed. Please do your part in keeping our community clean.

Events in The City of Fullerton

Are you taking advantage of all the activities around the city of Fullerton? There are many activities for everyone. Below is a list of events currently scheduled for the months from January - March:

Every Wednesday - Farmers Market

8 a.m. - 2 p.m., located at Woodcrest Park, 450 W. Orangethorpe Ave. The Farmers Market offers fresh fruit, vegetables, eggs, honey, fish, flowers, plants, nuts and bread; for more information call (714) 871-5304.

Winter Sports

Pony Baseball

Pony baseball registration, Open to kids 5 - 14. Kids must bring birth certificate and parent/guardian when registering. For more information contact Fullerton Pony Baseball at (714) 773-4215.

Fullerton Hills Softball Registration

Open to girls 4 1/2 to 14. Girls must bring birth certificate and parent/guardian when registering. For more information, check out www.FullertonHillsSoftball.org or contact (714) 525-4686.

Laissez les bons temps rouler!

Let the good times roll at the 6th Annual Mardi Gras celebration, Sunday February 18th at 5pm! This event, sponsored by the Friends of Jazz will be held at the Embassy Suites and includes an evening of great jazz, food, and a silent auction. Proceeds go to scholarships and jazz education programs. For information, contact Anne Key (714) 871-9361 or Pat (714) 738-5021.

Community Concert Association

Pianist Eduardo Delgado will be in concert on Monday, March 12th at 8:00 p.m. at the Fullerton First United Methodist Church. For ticket information, contact (714) 535-8925.

To find more events, visit the City of Fullerton website at www.ci.fullerton.ca.us.

The Community News is published by Action Property Management, Inc. as a customer service for the Board of Directors and members of Amerige Heights. This publication is designed to provide accurate and authoritative information in regard to the subject matter covered. Action Property Management does not assume responsibility for the statements and opinions submitted by contributors to this newsletter.

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