



Amerige Heights *Community News*

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



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.

Parking

Please be courteous of your neighbors and park in the designated areas, ensuring your vehicle does not overlap in the neighboring driveways. In addition, ensure that your vehicle is parked facing the correct direction. Please note that homeowners do not own a parking space on any of the community's private streets. We have received calls informing us that some homeowners save the parking space in front of their house and also send letters to neighbors if a vehicle is parked at this space. Parking on the streets is regulated by the Association and not individual homeowners.

Street Sweeping

Management has noticed that many of the streets in Amerige Heights could use a little cleaning. We also received calls from homeowners noting the same issue. The Board has recently approved street sweeping service to be performed along the private streets within Amerige Heights. We will try the service for a one month trial period. An upcoming service has been scheduled on Tuesday, October 4, 2005. To maximize the effect of the sweeping and maintain clean streets and gutters, please be sure your car is not parked on the street the day of the service from 8:00 a.m. to 3:00 p.m.

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.

Next

Board Of Directors Meeting Date

The next Board of Directors Meeting for the Amerige Heights Community Association is scheduled for Thursday, October 13, 2005 at the Robert C. Fislser School, Multi-purpose Room, 1350 Starbuck Street, Fullerton, California. Open Session to begin at 6:00 p.m.

Management Company Information

Action Property Management
29B Technology Drive, Suite 100
Irvine, CA 92618
(949) 450-0202
fax (949) 341-1108
www.actionlife.com

Design Review Application - Landscape Installation

Have you submitted your Design Review Application for landscape installation? Each homeowner must complete the installation of the front, side and rear yard landscaping if applicable in accordance with their approved plans within six (6) months after their Close of Escrow. If you are in need of a Design Review Application, please contact MaryLou Kanyuck at (949) 450-0202, ext. 327 and one will be mailed to you. Have your landscaping plans been approved and the installation is complete? The next step is to submit the Notice of Completion Form and then the Security Deposit Return Request Form. This will allow you to receive your deposit back.

Why Do You Need A Deposit For Your Landscape Installation?

The common areas surrounding your home are maintained by the Association, and any damage to these areas can lead to increased costs of maintenance, which directly effect your monthly assessments. A security deposit is obtained from homeowners who are preparing to install their landscaping to ensure any damage caused by contractors performing the landscape installation, will be repaired by them. The security deposit is held until the damage is repaired. If the homeowner fails to repair the damage in accordance with the association guidelines, the installing homeowner - not the entire community, will incur the cost of repairs. The association does not use the funds from the security deposit, these funds are held until the Notice of Completion form has been approved and any damage to the association common areas has been repaired.

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.

Halloween Safety Tips

October is finally here and that means we have Halloween to look forward to. If you have children that plan on dressing up for the big day and will be trick-or-treating, please see the safety tips below provided by the Los Angeles Fire Department. Enjoy and Happy Halloween!



BEFORE HALLOWEEN

- * Plan costumes that are bright and reflective. Make sure that shoes fit well and that costumes are short enough to prevent tripping, entanglement or contact with flame.
- * Consider adding reflective tape or striping to costumes and trick-or-treat bags for greater visibility.
- * Secure emergency identification (name, address, phone number) discreetly within Halloween attire or on a bracelet.
- * Because a mask can limit or block eyesight, consider non-toxic and hypoallergenic makeup or a decorative hat as a safe alternative.
- * When shopping for costumes, wigs and accessories, purchase only those with a label indicating they are flame resistant.
- * Think twice before using simulated knives, guns or swords. If such props must be used, be certain they do not appear authentic and are soft and flexible to prevent injury.
- * Obtain flashlights with fresh batteries for all children and their escorts.
- * Plan ahead to use only battery powered lanterns or chemical lightsticks in place of candles in decorations and costumes.
- * This is also a great time to buy fresh batteries for your home Smoke Alarms.
- * Teach children their home phone number and to how call 9-1-1 (or their local emergency number) if they have an emergency or become lost. Remind them that 9-1-1 can be dialed free from any phone.
- * Review with your children the principle of "Stop-Drop-Roll", should their clothes catch on fire.
- * Openly discuss appropriate and inappropriate behavior at Halloween time.
- * Take extra effort to eliminate tripping hazards on your porch and walkway. Check around your property for flower pots, low tree limbs, support wires or garden hoses that may prove hazardous to young children rushing from house to house.

WHEN TRICK-OR-TREATING

- * A parent or responsible adult should always accompany young children on their neighborhood rounds.
- * Remind Trick-or-Treaters:
 - o By using a flashlight, they can see and be seen by others.
 - o Stay in a group, walk slowly and communicate where you are going.
 - o Only trick-or-treat in well known neighborhoods at homes that have a porch light on.
 - o Remain on well-lit streets and always use the sidewalk.
 - o If no sidewalk is available, walk at the farthest edge of the roadway facing traffic.
 - o Never cut across yards or use alleys.
 - o Never enter a stranger's home or car for a treat.
 - o Obey all traffic and pedestrian regulations.
 - o Always walk. Never run across a street.
 - o Only cross the street as a group in established crosswalks (as recognized by local custom).
 - o Remove any mask or item that will limit eyesight before crossing a street, driveway or alley.
 - o Don't assume the right of way. Motorists may have trouble seeing Trick-or-Treaters. Just because one car stops, doesn't mean others will.
 - o Never consume unwrapped food items or open beverages that may be offered.
 - o No treats are to be eaten until they are thoroughly checked by an Adult at home.
 - o Law Enforcement authorities should be notified immediately of any suspicious or unlawful activity.



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 month of October.

Through October 20 - Fullerton Market

Thursdays at 4:00 - 8:30 p.m., between Harbor Blvd. and Pomona Ave. - features farm-fresh produce, arts and crafts vendors, free musical entertainment, kids' activities, food booths; free admission.

Sept. 30-Oct. 23 - "Some Americans Abroad,"

Arena Theatre, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

October 2 - University Symphony Orchestra in Concert

4:00 p.m., Little Theatre, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

October 6 - 'Sol del Alegria' in Concert

6:30 - 8:30 p.m., Fullerton Market, Wilshire Avenue, between Harbor Boulevard and Pomona Avenue; free; 738-6545.

October 7 - Jazz Ensembles I and II in Concert

8:00 p.m., Little Theatre, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

Oct. 9 - "A Walk Among the Stars" Fashion Show and Luncheon

Sponsored by St. Jude Medical Center and St. Jude Memorial Foundation; reservations 992-3033.

October 9 - University Wind Ensemble and Symphonic Band in Concert

4:00 p.m., Little Theatre, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

October 13 - 'The Answer' in Concert

6:30-8:30 p.m., Fullerton Market, Wilshire Avenue, between Harbor Boulevard and Pomona Avenue; free; 738-6545.

October 14-30 - "Aida"

A musical by Elton John and Tim Rice, Plummer Auditorium, 201 E. Chapman Ave.; presented by Fullerton Civic Light Opera; 879-1732 or 526-3832.

October 15-16 - "Greene Scene II Plant Sale and Garden Show"

Fullerton Arboretum, 1900 Associated Road, on the CSUF campus; tickets 278-3579.

October 16 - Cellist Bongshin Ko and Friends in Concert

4:00 p.m., Recital Hall, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

Oct. 20 - 'Bubba and the Big Bad Blues' in Concert

6:30-8:30 p.m., Fullerton Market, Wilshire Avenue, between Harbor Boulevard and Pomona Avenue; free; 738-6545.

October 21-30 - "Anything Goes"

Little Theatre, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

October 21 - Paul O'Dette, Lute, and Ellen Hargis

Soprano, in Concert, 8 p.m., Recital Hall, CSUF Performing Arts Center, 800 N. State College Blvd.; sponsor CSUF College of the Arts; tickets 278-3371.

October 22 - 12th Annual All the Arts for All the Kids Foundation Fund-raiser

6:00 p.m., Downtown plaza, Wilshire Avenue, between Harbor and Pomona, adjacent to the Fullerton Museum Center; proceeds to benefit Fullerton School District's arts program; 573-0900 or 447-7484.

October 28-30 - "The Haunted Garden"

Fullerton Arboretum, 1900 Associated Road, on the CSUF campus; tickets 278-3579.

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.

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.

Pest Control Service Days

Newport Exterminators has implemented an ongoing pest control program in the community to help maintain the population of ants, crickets, earwigs and tow bugs on the 1st Tuesday of each month.

Prohibited Vehicles

We have received many calls over the past few weeks from homeowners concerned about boats, RV's and trailers parked in the Amerige Community. Please be advised that "Prohibited Vehicles" are in violation of the Amerige Heights Community Association CC&R's Article II, Section 2.5.3., Prohibited Vehicles. Prohibited vehicles include recreational vehicles, motor homes, travel trailers, camper vans, boats and the like. These vehicles may be parked in the garage or screened from view in a manner approved by the Design Review Committee. Please do not park these within the community other than for loading or unloading.

School Grounds Not Open After Dark

Robert C. Fislser School would like to remind the Amerige Heights Community that the school grounds are not open to the public after dark. If you see someone on the property after dark, please contact the Fullerton Police Department Desk Officer at (714) 738-6715 immediately.

Realtor Signs

Are you seeing too many realtor signs for an open house for the same property? If so, please contact Action Property Management and provide the realtor name and phone number that is listed on the signs.

Driving Safely

Let's keep our Community a safe place to live by driving carefully and being attentive while driving. It has been noted that many drivers are speeding around the streets within Amerige Heights. Please note that when you approach a roundabout, you should slow down and drive with caution. In addition, please be mindful of other drivers around you. Remember that our children live here and we all need to do what we can to protect them from harm.

Over Watering of Plants

It has been noted that many homeowners are over watering their yards. Please adjust your sprinkler timer on a regular basis to match changes in weather or time of year. When yards are being over watered, the effects could include, but not limited to, the following issues: soggy ground, standing pools of water and a lot of water or dirt run off that overflows into neighbors' yards, the Association's landscaping, walkways and streets. This causes drowned ground plant cover, shrubs and trees resulting in poor plant growth. In addition, this causes water build-up along the curbs on the streets making our community dirty. Please decrease your watering time if necessary.

Common Area Landscaping

As you may know, a big part of association dues is spent on making Amerige Heights a beautiful place to live. The Association spends a good portion on maintaining the landscaping in the common areas found throughout the community. It has been noticed that many planter beds are being used as walkways. Constant traffic on planter beds destroys the plants that have been installed there. When this occurs, the Association has to replace the plant material. Please walk around planter beds instead of walking through them. In addition, if you find that installing stepping stones outside of your backyard or side gate will prevent foot traffic on planter beds, please proceed to have this done.

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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A Message from Board President Mark Elliott

Overnight Parking on Public Streets

As mentioned on the website and at various homeowner meetings, the City of Fullerton has an Overnight Parking Ordinance that is now being enforced on public streets in the Amerige Heights Community. City law prohibits the parking of vehicles on public streets from 2 - 5 a.m. As you know, Amerige Heights is a mix of public and private streets. Check the community website (www.amerigeheights.org) for more detailed information.

A recent discussion with the Fullerton Traffic Engineering Department reaffirmed the position that the City takes on granting overnight parking approval on public streets. (By the way, the City Council actually signs into law any parking exemptions.) As a general rule, the Traffic Engineering Department makes recommendations to the Council to provide an exemption when street parking is limited due to a true lack of available parking spaces on a street. These locations are generally in areas with older homes with single car garages or no garages, or are areas with a mix of older apartments and houses with limited parking. (Keep in mind these are older areas that were built up to 80 years ago without anticipation that families would have more than 1 car - or in some cases a single car.)

In Amerige Heights, every home has parking to accommodate at least TWO vehicles. This design was required by the City in the Master Development Agreement. Does the City make exemptions for homes with three or more cars, or for homeowners who have garages filled with storage for business, pleasure or for other reasons? Unfortunately, they do not.

The position taken by the City has not changed since we first discussed the issue with them over a year ago. At this time, the Board cannot find a compelling reason to present an overnight parking exemption request to the Traffic Engineering Department for any of our public streets.

It should be noted that the City is working on a "parking permit" scenario, however, the details are very preliminary, and I understand that it would not likely alleviate any of our concerns. You may wish to follow the progress of this project with the City. As always, as individual homeowners, we have the opportunity to discuss our concerns regarding City issues with our elected representatives and city workers.

Now let's consider substitute parking locations. If you have overnight guests, several family cars, or a garage too cluttered to accommodate your vehicles, there are alternatives. Get busy! Clean out your garages. Make enough room in your garage so that it can be used for its intended purpose of housing vehicles. As a last resort, you ARE permitted to park overnight on our private streets so long as the vehicle parked is in compliance with community CC & R's.

Vehicles cannot be parked in excess of 72 hours on our private streets at any time. Homeowners who park vehicles in violation of community rules are subject to non-compliance notifications that may include fines and/or vehicle towing. It should be noted that any vehicle parked in violation of a public safety rule may be towed without prior non-compliance notification.

Below is a list of the public streets within Amerige Heights:

- Nicholas Way (Hetebrink to Hughes)
- Benchley Street (Pioneer to Hetebrink)
- Northam Drive (Starbuck to Thatcher)
- Starbuck Street (Pioneer to Stern Goodman)
- Hetebrink Street (Starbuck to Nicholas)
- Hughes Drive (Gilbert to Nicholas)

In addition, below is the exact verbiage of this ordinance published on the city's website at <http://www.ci.fullerton.ca.us>.

Ordinance 8.44.080 Early morning parking prohibited.

Except as in this section otherwise provided, no person shall park any vehicle on any street or highway in the city between the hours of two a.m. and five a.m. of any day.

EXEMPTIONS: Any vehicle may be so parked while the person in control thereof is on an emergency call and such vehicle while so parked:

- A. Is occupied by a person who upon the demand of a police officer explains the circumstances of such call; or
- B. Contains, in plain view from the outside of such vehicle, on the left side of the windshield, or on a window on the left side, or at the rear, of such vehicle, a notice stating that such vehicle is on an emergency call; or
- C. Is an ambulance, a law enforcement or Fire Department vehicle; or
- D. Is clearly marked by signs on its left side or on its rear portion or on its rear bumper showing that it is a vehicle of a physician or surgeon or a service vehicle of a plumber or electrician or of a municipal or public utility.

(Continued on reverse)

President's Message (Continued)

DEFINITIONS: As used in this section:

VEHICLE means a device by which any person or property may be propelled, moved, or drawn upon a highway and includes any self-propelled device and any device containing one or more wheels, rollers, cogs or tracks thereby capable of moving or being moved upon a highway;

STREET OR HIGHWAY means a way or place, other than an alley, publicly maintained and open to the public to use for the movement of vehicles;

PARK means the standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or passengers;

EMERGENCY CALL means any call pertaining to any investigation or other activity of a law enforcement official and any call to provide any immediate need caused by the condition of any person or property.

EXCEPTIONS: Certain areas may be excepted from the provisions of this section by resolution of the City Council. This resolution may be amended from time to time by the City Council on its own motion or upon application by petition signed by the majority of the owners of the dwelling units in the area excepted or proposed to be excepted and with the advice of the Transportation and Circulation Commission. Exceptions may be granted for an area having an off-street parking deficiency under law pertaining to established minimum parking requirements for various residential zones, as it exists at the time any exception is considered and/or granted by the Commission or the City Council; or in compliance with policies and procedures approved by the City Council regarding overnight parking. Contiguous nondeficient areas may be included in excepted areas in order to create logical boundaries with regard to law enforcement, signing and street sweeping. The smallest area which may be excepted is one city block, either one or both sides. An exception issued pursuant to this subsection shall be valid only for relief from this section and shall not be construed to allow the violation of other provisions of this chapter or the California Vehicle Code.

SEVERABILITY: If the exception provisions of the section are declared illegal by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this section. It is the intent of the City Council that such remainder continue in full force and effect in spite of such declaration. (Ord. 2771^o 1, 1991; Ord. 2257^o 1, 1979; Ord. 1656^o 1, 1970; prior code 3210.44 -- Ord. 996^o 2 (part), 1959; Ord. 3031, 2003).

New Parking Restrictions on Nicholas Way, Ward Street and McGarvey Lane

At the request of homeowners seeking relief from traffic and parking congestion on the southwest side of Gardner Park, the Board voted to implement parking restrictions on Nicholas Way, Ward Street, and Mc Garvey Lane. For a detailed overview, visit the Amerige Heights website.

The community "Traffic and Parking" Committee prepared the presentation to the Board. It included a petition with the names of a majority of homeowners on the effected streets who were in favor of the parking changes.

A parking prohibition between 9 A.M. and 3 P.M. on school days will remove parked cars from congested streets. The community is hopeful that a reduction of individuals loitering at their vehicles will decrease trash accumulation in streets and parkways.

The combination of posted parking restrictions and private street notices will allow the HOA to better enforce existing community parking requirements. Non-compliant vehicles may be towed immediately in posted (no parking 9 - 3) areas. Enforcement will be provided by a private service contracted by the Association. The service will provide patrol, on a periodic basis, to all streets in the community.

Fullerton Community Center at Amerige Heights

The deadline for this newsletter comes hours after many members of the community attended a City of Fullerton Planning Commission meeting to discuss the completion of the Fullerton Community Center at Amerige Heights. Many of the details of the evening won't be included here. All homeowners were sent an informational flyer regarding the issue.

THANK YOU TO ALL WHO ATTENDED!

After public comment from the community (as well as a petition with over 50 homeowners in support) , the Planning Commission voted to send the matter back to the Chief Planner, Developer, Parks and Recreation Department, Homeowners Association and THE COMMUNITY to discuss a resolution. The Commission was hopeful that the matter could be discussed at their next meeting on October 12th.

The chairman and commissioners understood the frustration of homeowners regarding the lack of a completion date and possible construction fund reallocation outside the development if the center is not built. This attempt to find a resolution does not guarantee a community center will be built quite yet. There is still much to do to make it happen.