

# Amerige Heights Community News

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

FROM BOARD PRESIDENT MARK ELLIOTT

## Working With The Fullerton Police Department

To assist in making Amerige Heights a safe and comfortable place to live, we all must take responsibility for the common areas of the community. Our property management group can assist with maintenance concerns; however, they cannot respond to problems related to violations of the Fullerton Municipal Code.

Remember, Amerige Heights is not a private/gated community. Streets and parks are open to all visitors in the Fullerton Community. We all must work together with police, school, fire, and City representatives in handling concerns.

### **Reporting Concerns:**

**Emergency** (crime in progress or when somebody is injured), immediately call 911. When you call the Fullerton Police Department and request a police officer, you will be asked a series of questions by a police dispatcher. These questions are to insure a more effective response. Try to remain calm and answer the questions as best you can.

**Non-emergency reports** can be made to the Fullerton Police Department Desk Officer at 738-6715. If you fell the concern is an emergency dial 911. Examples of non-emergency reports include:

- **Suspicious persons**
- **Disturbing the peace**
- **Vehicle Code Violations:** Speeding, reckless driving, non-observance of posted signs. Use of non-approved vehicles (i.e. pocket bikes, powered scooters). When violations are observed the Police Department welcomes your calls at the time the problem is observed. You should not let too much time pass before reporting.
- **Graffiti:** After contacting FPD, a follow-up call or e-mail should be made to Action Property Management.
- **Noise:** Noise in residential areas is restricted by time of day, as well as the intensity level and duration. Please call the Fullerton Code Enforcement Division at (714) 738-6553 for more information.
- **Parking:** Amerige Heights contains a combination of public and private streets. In all cases, vehicles that block fire hydrants, are parked in marked (signs, red curb) will be towed. Report these concerns directly to Action Property Management. Parking on City streets between the hours of 2:00 a.m.-5:00 a.m. is prohibited by City Ordinance.



**Next Board of Directors Meeting**  
**LOCATION CHANGE**  
The next Board of Directors Meeting for the Amerige Heights Community Association is scheduled for Tuesday, October 26, 2004 at the Robert C. Fisler School, Multi-purpose Room, enter through north door, 1350 Starbuck Street, Fullerton, California. Open Session to begin at 6:00 p.m.

### **Management Company Information**

Action Property Management  
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Irvine, CA 92618  
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www.actionlife.com  
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## When Will The Community Be Completed?

Each community within Amerige Heights was designed by a guest builder and the master developer who sought approval from the City to proceed with construction. As each guest builder completes a community, ownership of the common area is turned over to the Amerige Heights Master Association. The Master Association represents each homeowner in maintaining the common areas within the community.

Prior to acceptance into our Association, Action Property Management inspects, on behalf of the Board, common area pavement, lighting, landscaping, signage, drainage, irrigation as well as other construction features to ensure they were installed as designed and approved by the City. If significant items need correction a "punch-list" of corrective items is prepared and presented to the responsible builder for completion. By ensuring that common areas are built as designed and approved by the City, we reduce possible future maintenance costs and liability to the Association.

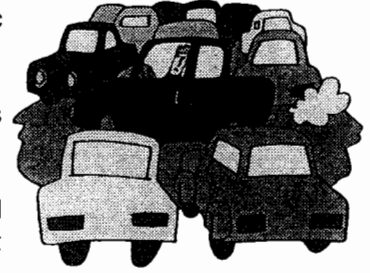
Unfortunately, when there is a delay in completion of a common area because it did not pass "inspection" the Association will not accept "ownership" of the area and cannot make repairs that are sometimes requested by homeowners. When these conflicts occur, our property management company informs the guest builder and/or master developer immediately. When possible, the Association will expedite repairs to these areas when quality of life issues can be quickly addressed.

At Amerige Heights there are many guest builders each working at different speeds toward completion of their homes in cooperation with the master developer and City. At times this process can appear to move slowly; however, be assured that each guest builder and the master developer **are** anxious to complete our community as quickly as possible.

## Basic Rules Of The Traffic Circle

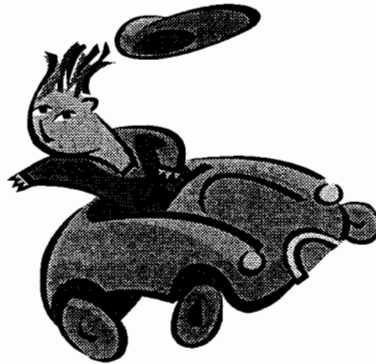
As a reminder, here are the rules of the traffic circle:

- Slow down as you approach.
- Look to your left and check to your right - for cars traveling in the wrong direction.
- Yield to traffic in the circle.
- When it's clear, turn **RIGHT** into the circle and drive counter-clockwise until you get to the street you want to turn onto.
- Once in the circle you have the right-of-way. Do not stop except to avoid a collision.
- When you get to the street you wish to exit, turn to your right. Watch for and yield to pedestrians waiting to cross, or crossing the exit leg.



## Community Speed Limit

The speed limit throughout Amerige Heights is **25 miles per hour**. In addition, California's "Basic Speed Law" states that you must never drive faster than is safe for the current conditions.



When driving around our community schools and parks, please drive with caution because children may suddenly dart into the street. In addition to driving speed, be on the lookout for stopped school buses and children crossing the street. Some school buses flash *yellow lights* when the bus is preparing to stop and

let children leave the bus. This is a warning for you to prepare to stop. *Flashing red lights* mean you must stop from either direction until the children are safely across the street and the lights have stopped flashing.

The Board of Directors and Management continue to receive complaints regarding homeowners and/or guests speeding when entering the community to the extent that tires are squealing. Please be cautious when entering the community, as a courtesy to children and pedestrians walking the community. We need to all work together to ensure a safe environment for homeowners.

## Community Center Construction

The developer, LSF II, has submitted 90% construction documents for the Amerige Heights Community Center. This project is behind schedule and the anticipated construction start date has been pushed out to January 2005. It will take approximately 9 months to a year to finish the construction.

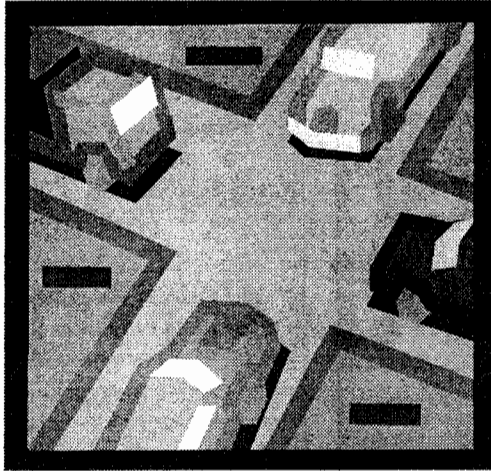
## Bastenchury Greenbelt Sports Park

The Amerige Heights developer, LSF II, is proceeding with the Bastenchury Sports Park construction. Construction is slow going and the completion date has been pushed out by the developer to spring 2005. Once this park is completed by the developer a few months will be needed to let the sod take root before it is actually opened for public use. For the most recent drawing of the park, visit the community intranet pages under the tab *Community Commons*.

**FROM BOARD PRESIDENT MARK ELLIOTT**  
**Traffic & Public Street Parking Committee Update**

The following information was presented to the City Traffic Engineering and Police Department representatives over the past two months regarding traffic and public street parking concerns with the Amerige Heights Community:

- *The need for additional 25 MPH signage at the public street entrances to the community.*
- *Additional speed bumps on several community streets. (City Traffic Engineering, Mark Miller, explained the challenges and the process for formally requesting them).*
- *Increased enforcement of posted speed limits and parking regulations by Fullerton Police Department. Excessive speeds in general and congestion, speeding and parking violations in the vicinity of the Sunny Hills High School entrance (at Nicholas Street).*
- *Evaluation of parking restrictions around Fisler Elementary School. (We understand that a complete enhancement will be implemented prior to commencement of classes).*
- *Minimize traffic re-entering traffic circle after student drop-off at the Sunny Hills High School Campus (West entrance off of Nicholas Street). Restrict left turns (No left turn 7:00 a.m.-9:00 a.m. and 2:00 p.m.-4:00 p.m., Monday-Friday).*
- *Student parking has overloaded Benchley and Nicholas Streets during school hours. We are asking that an evaluation be conducted on existing parking and possible implementation of parking restrictions on certain public streets in this area.*
- *We need guidance regarding the placement of signage to meet Fullerton Municipal Code 3.75.320 and California Vehicle Code 22656.2 for towing vehicles. Specifically, the mix of public and private streets does not give us clarity regarding the required posting locations within our community. Many vehicles parked in the community are in violation of Fullerton regulations as well as community CC&R's.*



After observing the community at various times in the past few weeks, City representatives found no concerns out of the ordinary. Traffic was observed after school started at Sunny Hills. It was noted that traffic around Sunny Hills can become congested for brief times in the morning and afternoon; however, the situation is to be expected and is comparable to similar conditions at other schools in Fullerton. Traffic flowed as intended at the school and they observed that “no-stopping” restrictions were adequate. They did observe that many students and parents ignored “no-stopping” restrictions. The Police Department said they will continue their enforcement efforts, as resources are available.

The City has found no concerns that need to be corrected at this time in other community locations. Signage around Fisler Elementary School will continue to be put in place by the Fullerton School District and the Developer.

Residents can petition the City to further evaluate no-stopping restrictions or speed humps on specific public streets. Additional information regarding this option can be found on the community intranet site under the Community Commons tab. The City Traffic Engineer will continue to evaluate the community as build-out nears in mid to late 2005.

**Where Have All The  
Doggie Bags Gone?**

Many residents have expressed concerns regarding the lack of “doggie” bags in various dispensers within the community. Unfortunately the dispensers, in some areas, have become attractive to visitors and residents who have created new uses for the bags besides those for which they were intended.

Action Property Management is monitoring the cost for bag replacement and ideas for possible relocation of some dispensers.

All residents share in common area maintenance costs. Be mindful of waste and report any vandalism to the Fullerton Police Department or Action Property Management. Our community landscape crews have been asked to monitor the dispensers and refill as needed.

**Have A  
Maintenance Issue?**

If you have a maintenance issue, please contact your customer service representative, Meredith Riechmann, at Action Property Management. Meredith can be reached at (949) 450-0202 ext. 204 or by e-mail at [mriechmann@actionlife.com](mailto:mriechmann@actionlife.com). Please provide your name, address, contact information and maintenance issue, and/or customer service department will assist you in a prompt manner.

**Common Area Park  
Pest Control**

Regular pest control service at our community park common areas has begun. Please contact your customer service representative, Meredith Riechmann, at Action Property Management. Meredith can be reached at (949) 450-0202 ext. 204 or by e-mail at [mriechmann@actionlife.com](mailto:mriechmann@actionlife.com). Please provide your name, address, contact information and maintenance issue, and/or customer service department will assist you in a prompt manner.

## Advertise In Our Community Newsletter

*Your Neighbors Could Be  
Your Best New Customers!*

One of the best ways to increase your business or service is to let your neighbors know all about it. Advertising in our community newsletter is a great place to start.

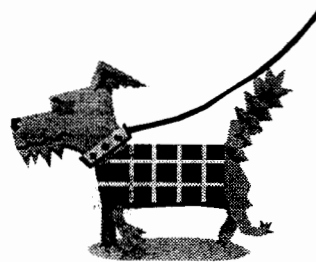
To place a FREE 30-word classified ad, simply fax your ad to (760) 345-6021 or e-mail them to: caps001@aol.com (no phone calls, please) by the 10th of each month (and don't forget to mention our community's name!!)



# ACTION

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## Pets On Leash Throughout Community

While in the common area, pets are to be kept on a leash held by a person capable of controlling the animal. Also, there are doggie bags located in all parks so please use them when picking up pet droppings in the common area, which are to be picked up immediately and disposed of properly. Please be aware that damage to the common area resulting from the conduct of a pet will be the responsibility of the owner.

## Trash In Park

Please do your part and pick up your trash throughout community. Thank you to everyone for helping to keep our community beautiful.

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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