

The Vista View

Message From The Board

Compliments Of President Leslie Barnebey



The work to renew our wood trim has begun! There are three distinct activities involved in this project. First our landscape company will trim trees then Professional Service crews will work on the woodwork. When they are finished the

painters (Action Painting Company) will come in behind to paint all the wood surfaces (not including any additions that were not part of the original construction – those will be the home owners responsibility). When the paint is dry and the coast is clear we will have roofs and gutters cleaned. The work has already begun on Rocky Knoll. The crews began at 35, 37, 39, 41. When Rocky Knoll is finished the crews will move to Misty Meadow (probably mid March). From there they move to Falling Leaf (the end of April), on to Valley View early in May. Last but not least will be Rustling Wind which should start in early June and finish sometime in early August. The wooden decks will be painted as will the entry trellises. It will be the homeowners responsibility to see that the areas are clear of furniture, planters and the like so that our workmen can do their jobs. Thank you in advance for your cooperation in seeing that this big project runs smoothly.

While this project is underway you will also see workers from C and R Drains. They will be here to clean out our major drains. This is also a good time for you to check the drains in your entry way and back patios. We will continue to update you as these projects move along.

From the President,
Leslie Barnebey

February Meeting

Monday, February 11th,

2013

7:00 PM

at

TURTLE ROCK
COMMUNITY PARK

1 Sunnyhill Drive

Irvine, CA

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BOARD OF DIRECTORS

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Vistas Website: Please visit www.trvista.org or www.turtlerockvista.org for complete meeting minutes, back issues of the newsletter, and a lot of other wonderful information.

DEADLINE for submissions to the March newsletter – Wednesday, February 20th

NEWS AND ANNOUNCEMENTS

THE IMPORTANCE OF BEING PRESENT

As the months go by and the world changes, leaves falling, then growing, winds whisking the fallen away, there is a fair amount of change going on inside our dear old community as well. Monthly payments have increased for homeowners to go into the reserves for projects soon to begin. Painting and repairs are going on. Gardeners are working hard in the greenery.

All this is leading up to my point: many homeowners had either a faint idea, or no idea, that these changes were commencing until they started happening. And then they were indignant. That would have been understandable if there wasn't a way to remedy the problem. But there is. There are Board meetings every month, open to all homeowners, complete with a free summary of all that is going on around the Turtle Rock Vista. But wait, there's more! There is also an open forum, where anybody who wants to ask the Board a question can.

If one can't attend the Board meetings, which are on the first Monday of each month, then this newsletter is working on filling itself with worthwhile events.

In conclusion, it is very important for homeowners who want to know what's going on to know that all they have to do is go to the Board meetings to stay in the thick of things.

Please note that the Board meeting this month is on the 11th, not the 4th.

FREE LOCAL EVENTS

For more events, visit <http://events.ocregister.com/irvine-ca/events/free+irvine+events>.

NOON CONCERT

Time: 12:00 pm

Wednesday, February 20th.

Location: UCI Arts Center--Winifred
Smith Hall UCI Arts

Winter Showcase Concert

Outstanding Music Department students perform classical, Jazz, Persian, electronic music and more.

For more information, visit <http://www.arts.uci.edu/event/free-noon-concert>.

WIND ENSEMBLE

Time: 8:00 pm

Tuesday, February 26th.

Location: UCI Arts Center--Winifred
Smith Hall UCI Arts

UCI Wind Ensemble

Kevin McKeown, director

Tues., Feb. 26

Winifred Smith Hall 8:00 p.m.

For more information, call (949) 824-2787.

Ken's Korner

10 Things. . .

By Ken Garrison, 17 Valley View

Three months ago I was doing my morning read on Fidelity Investments' web page when I came across an interesting and amusing article. After multiple emails and phone calls back and forth to New York City, I finally received permission to publish the story. That which follows is the slightly shortened and lightly edited version of The Street.Com article: "10 Things Still Made In America". I hope you enjoy it.....

Even products perceived as “American” brands, like Levis and the Monopoly game are made south of the border or overseas. Recently consultants Booz & Co. and the University of Michigan conducted a study to evaluate the status and course of U.S. manufacturing. Out of that investigation, which drew several conclusions and offered many recommendations, they identified some of the articles that are still essentially made here at home. The following are 10 of those manufactured things you can still buy that fit that category:

1. Motorcycles – Harley-Davidson owners are proud that their motorcycles are designed and made in the U.S.. In 1901, William Harley, a young man living in Milwaukee, came up with the concept of meshing a small engine with a bicycle frame. After considerable trial and error, Harley, working with his friends Arthur and Walter Davidson, developed a prototype of what would later evolve into the modern motorcycle.

While touting its U.S. workforce, the company has battled the import market for decades. In 1983 the U.S. established a five-year tariff plan raising the tariff on Japanese motorcycles to 49.4%. That was graded year-by-year back to 4.4%. In 1987, declaring itself profitable and competitive once again, Harley-Davidson surprised everyone by advocating that the tariff schedule be stopped a year early.

2. Sports Equipment – The classic Louisville Slugger bat – used by 60% of Major League players – is indeed made here in the States. Legend has it that in 1884, 17 year old John A. “Bud” Hillerich was attending a game when the slumping local hitting hero broke his bat. The young fan offered to carve a new bat for the player which led to a three-hit game the next day. Word spread and orders began flooding into the (at first resistant) father’s woodworking shop. By 1900 the name Louisville Slugger was patented with the U.S. Patent Office. It pioneered the sports marketing concept by paying Hall of Fame hitter Honus Wagner to use his name on a bat.

Since 1941, Wilson Footballs has made the ball used in every NFL game (including the Super Bowl). It also manufactures the official footballs for the NCAA college level. Cowhides come from cattle raised in Iowa, Kansas and Nebraska. Young lean steers are preferred over fat dairy cows because the leather is more resistant to stretching.

3. Kitchen Appliances – Although introduced back in 1919, KitchenAid mixers have been made in Greenville, Ohio since 1941. Building on the popularity of its iconic mixer, KitchenAid produces a variety of kitchen products here in this country including dishwashers, cookware, ranges and refrigerators.

Founded in 1989, Viking Industries markets ovens, ranges, refrigerators, dishwashers, cookware and small appliances that are produced in its four U.S. plants. Sub-Zero Inc. manufactures refrigeration and freezer units. And of course, there’s GE that turns out water heaters, washers, dryers and dishwashers. Just in October, GE announced it would invest \$432 million to bolster U.S.-made refrigerator products.

4. Guitars – Founded in 1896, the Gibson Guitar Co. created the first electric guitar in 1936. It is globally known for its signature Les Paul edition. Originally in Kalamazoo, in 1984 the firm moved to Nashville where its 500 employees currently handcraft as many as 2500 instruments a week.
5. Crayons and toys – Crayola Crayons were created after inventors Edwin Binney and C Harold Smith won a gold medal at the 1900 World’s Fair for their creation of a dustless chalk substitute for teachers. While it has overseas facilities, the Easton, Pa. factory has been the sole producer of the billion crayons churned out for the domestic market. Silly Putty was also invented and is produced in Easton, Pa..
6. Pianos – Steinway pianos, considered by many musicians to be the world’s finest, have been handcrafted in New York since 1853. German founder Heinrich Engelhard Steinweg built his first piano in his kitchen. He moved his family to the U.S. in 1853 (changed his name to Steinway), founded Steinway & Sons, and by the year 2000 the company had sold 550,000 pianos.
7. Greeting Cards – Hallmark is the clear leader in this field and stresses that all the cards are made in the U.S.. The \$4.1 billion company sells its products in 100 countries and more than 40,000 stores in this country. Headquartered in Kansas City, Mo., it has manufacturing and distribution facilities in Kansas, Missouri, Connecticut, Georgia, Texas and Illinois. Interestingly, Crayola is a subsidiary of Hallmark.
8. Guns – The rest of the world may have their leading products, but Americans always stick to their guns. Based in Massachusetts, Smith & Wesson is the largest maker of hand guns in the U.S.. Founders Horace Smith and Daniel Wesson initially failed financially, but their second entrepreneurial try coincided with the Civil War and that proved a boon to their business. By 1867 their revolvers were being sold internationally, their image bolstered from use by legendary Wyatt Earp and the U.S. Army.
9. Chopsticks – It’s a surprising role reversal...the U.S. selling chopsticks to China. Native poplar and sweet gum trees are the raw material for millions of sets of the wooden utensils produced by Georgia Chopsticks Inc. based in Americus, Ga.. And what a market – China and Japan combined use 86 billion chopsticks per year.
10. Cars – Given the global marketplace, it’s hard to pin a specific “nationality” on the majority of cars. Almost every vehicle on the road is a multinational mutt of parts and labor. Even so, each year Cars.com releases its “American-Made Index” of vehicles with U.S. labor and at least 75% domestic parts.

Last year’s rankings included the following: Toyota Camry (80% domestic parts, assembled in Kentucky and Indiana); Honda Accord (80% parts, Ohio assembly); Chevy Malibu (75% parts, Kansas assembly); Ford Explorer (85% parts, Chicago assembly); Honda Odyssey (75% parts, Alabama assembly); Jeep Wrangler (78% parts, Michigan assembly); GMC Acadia (75% parts, Lansing, Mich. assembly).

Looking to Sell?

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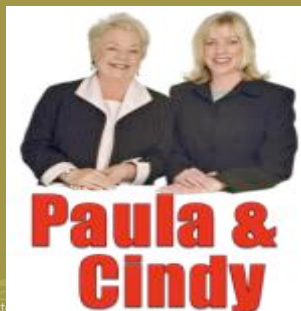
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REALTOR JACK'S VISTAS' MARKET REPORT



REALTOR JACK

HOA Dues—What's the real deal?

Regardless of what your HOA dues are Realtor Jack can and will sell your home for the highest price in the fastest time!

Here's an overview of what our Turtle Rock neighbors are paying for their dues, (based on current dues, we don't know what if any their increase or special assessments will be). Keep in mind the Vistas have more open space/acreage than ANY of the developments in the Turtle Rock area.

TR Ridge Townhomes (Bren)	\$300/month
TR Ridge Townhomes	\$379/month
TR Ridge (Atkins)	\$394/month
TR Summit Townhomes	\$422/month
TR Highlands	\$472/month
TR Point	\$487/month
TR Glenn Garden Homes	\$490/month
TR Glenn Townhomes	\$495/month
TR Vistas	\$450/month—\$515/month 2013
TR Crest Atkins	\$705/month

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Fran Lugo- Remax Premier

“How to prepare a Broker Price Opinion”

When a seller requests a broker price opinion there are many ways to prepare the report. I have used comparable sales from the last 6 months to start the analysis (just like an appraiser). After compiling the sales, I also look at homes that have not been sold. Then I review the reasons for homes not selling. Price, condition, location and the marketing effort of the listing agent are the main reasons for the home to not sell. These factors will give me an accurate price point of where the subject property should be valued. The days on market is only one way to determine an accurate price for a home. A home selling one week or less may be priced too low. The home may need to be shown for at least 2 weeks to get a realistic fair price for the seller. The days on market is not a true guide of marketing savvy. Many sellers will choose to wait for a month or longer because they have not found a place to relocate. Also a low offer is not a reason to sell. With the amount of cash available to buyers in Turtle Rock appraisals are not always needed. Many buyers put enough money down so that the appraisal is not required. They want to live here and will pay the asking price. With interest rates so low, there are more buyers than listings. The best way to get your home sold is to trust the

#1 Realtor in the Vistas

**Call Fran Lugo (714) 325-3465 for an
update of the Turtle Rock housing market!**

FRAN LUGOREALTOR@gmail.com