

## Next Board Meeting

Monday, October  
5<sup>th</sup>, 2015



7:00 P.M. at  
LAS LOMAS  
COMMUNITY CENTER  
10 Federation Way  
Irvine, CA

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## MESSAGE FROM THE BOARD


The big push for the month of October is the termite inspections. Every residence must be inspected. Please review the information on page 3 and make arrangements to be available to let the inspectors into your home. The inspectors will do the external and under house reviews without bothering you but they **MUST** have access to your home to check the attic areas. If you have concerns or questions with this, please call our property manager.

The landscape crew has been keeping an eye on our drainage systems and also done some clearing of dry brush. Tree trimming will begin in November, and we are also looking at scheduling roof and gutter cleaning.

I hope the extreme heat is over for this year. I am looking forward to fall and have really enjoyed the bits of rain that we have seen. The pool will be open until the end of October and maybe a little longer if the weather is very warm at the end of the month.

For the Board,  
Leslie Barnebey

## Board of Directors \_\_\_\_\_

- President Leslie Barnebey
- Vice President TBD
- Secretary Bob Harris
- Treasurer Jim Malina 
- Director at Large Stella Johnson-Bonk

## Management Company \_\_\_\_\_

**Western Property Management Services, Inc.** Phone - 1-(949) 334-6025  
23282 Mill Creek Drive, Suite 320 Fax - 1-(949) 334-6033  
Laguna Hills, CA 92653

- **Community Manager:** Susanne Castro 949-334-6025 smcwpm@aol.com
- **Manager Assistant:**

## Vista View Newsletter \_\_\_\_\_

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Vistas Website: Please visit [www.trvista.org/www.turtlerockvista.org](http://www.trvista.org/www.turtlerockvista.org) for complete meeting minutes, back issues of the newsletter, and a lot of other wonderful information.

**DEADLINE for submissions to the November newsletter -  
Thursday, October 15<sup>th</sup>**

## Editor's Note

It is hard to believe that autumn is already here. The last several months of the year are always the busiest. I, too, will be traveling a lot between now and the end of December.

Is there anyone in the community that can either help me write the newsletter or take over altogether? In total, I have edited this newsletter for over 10 years month after month. Contributing to the community is a good thing, and it usually makes you feel better about yourself (seriously - you should try it sometimes). However, life does often get in the way of doing the right thing for your community all the time. It would definitely be nice if all of us can share the load.

If you would like to help me out, please e-mail me. I would love to hear from you. The Board, our property manager, the printer, and Ken Garrison are all lovely to work with, and if you like to write and have the time, this will surely be a highly satisfying job for you.

As always, unless otherwise stated, the responsibility for all articles lies with me, Sue Suesada.

Sue Suesada ([mchanglegs@cox.net](mailto:mchanglegs@cox.net))

## News and Announcements



### Termite Inspection Time!

Annual termite inspection is scheduled to begin on Tuesday, October 6<sup>th</sup>. As the document sent out by our property management company states, this is a critical part of our community's maintenance strategy. ONE termite-infested residence threatens all of the units in the complex. Every unit **MUST** be inspected. Please check the inspection schedule and call American Exterminator Company at 949 464 0606 (please ask for Sherry) if you need to reschedule. Two make-up dates have been set aside - November 7<sup>th</sup> and November 14<sup>th</sup>. Only 15 slots are available for each make-up day, so please call soon.

You will be **FINED** if you miss your inspection appointment as follows:

\$100 for first missed inspection

\$100 per month until the inspection is completed

You will also receive a bill for any additional costs incurred to complete the inspection.

Please check carefully for your building address:

Oct. 6 <sup>th</sup> (Tues.)	Oct. 7 <sup>th</sup> (Wed.)	Oct. 15 <sup>th</sup> (Thurs.)	Oct. 16 <sup>th</sup> (Fri.)	Oct. 19 <sup>th</sup> (Mon.)
Misty Meadow 1-7, 9-15, 17-23, 8-12	Misty Meadow 25-31, 33-39, 22-28, 30-34	Rustling Wind 1-7, 9-15, 2-6, 8-14	Rustling Wind 17-25, 16-22, 24-30, 32-36	Valley View 27-35, 37-45, 26-32, 36-42
Oct. 20 <sup>th</sup> (Tues.)	Oct. 22 <sup>nd</sup> (Thurs.)	Oct. 27 <sup>th</sup> (Tues.)	Oct. 28 <sup>th</sup> (Wed.)	Nov. 3 <sup>rd</sup> (Tues.)
Valley View 9-17, 19-25, 8-14, 16-22	Valley View 1-7 Falling Leaf 1-7, 2-8, 10-16	Rocky Knoll 19-25, 27-33, 22-28, 30-36	Rocky Knoll 1-9, 11-17, 2-8, 10-16	Rocky Knoll 35-41, 43-49, 51-57, 38-44, 46-52

Inspection starts at 9:00 a.m. and continues until its completion, although no later than 2:00 p.m. Please note that the inspections are **NOT** done in the orders listed above.

Ken's Korner

## Poker Is for Gambling -- Poker Is for Friendship

By Ken Garrison

17 Valley View

Right off, I know this is a story that some will think is too heavily slanted with my own personal experiences. But I submit, in advance, that there's an important part of the *human experience* that's at the core of this tale.

Anyway, it all started back in 1954. Twenty or so of us were pioneering in a project to convert our company's manual and punched card records over to a pretty fully automated computer system. The work was stimulating but physically and mentally exhausting. We were "working our brains off," yet knew we were no better than at the half-way point of the multi-year project. So to change our focus and kick back for a moment, our boss suggested that we get together one Friday night after work, have a BBQ and a couple of beers, and play some poker. There were six of us plus the boss at what turned out to be our inaugural gathering. Within the next month, a second get-together was proposed - this time it was out to cocktails and dinner after Friday work, and then on to one of the guy's place for poker. It naturally and comfortably evolved into a monthly ritual, rotating alphabetically among the players: cocktails-dinner-poker; cocktails-dinner-poker; etc. etc. etc.

And what about the poker? Well, it was actually pretty tame but crucial to the monthly friendly gatherings. Originally the stakes were Nickel-Dime-Quarter. High hand or Opener could bet up to a nickel until there was a pair, then up to a dime until after the last card was dealt - then could bet up to 25 cents. A three raise limit was always a game standard.

Early on we played standard Draw, Five and Seven Card Stud. Our games and betting were so basic that it's kind of embarrassing to report them to you. No one made much money winning - and more importantly (I think), no one lost

very much. Everyone had a good time, and no one ever got angry at the turn of a card or the

results of a hand dealt. Frustrated, perhaps, but in my experience with the group, disappointed players have always suffered quietly and inwardly.

The years kept inevitably going by. The group of seven or eight players evolved as one would leave the company for another job or retire. Player membership gradually and consciously homogenized so that it had representation from other than simply computer types. The games we played were expanded to "dealer's choice," which meant some pretty wild (and often never heard of) games were introduced: "Baseball," "One eyed Jacks and men with an Ax," "727," "Pass one-pass two-pass three," and other crazy notions. After fifteen years or so of "Nickel-Dime-Quarter" poker chips, all chips (regardless of their color) were valued at 25 cents. Betting rules were increased: 25 cents until there's a pair showing; up to 50 cents after there's a pair; up to \$2.50 per bet after the last card is dealt. At the same time, rules were changed so that there were no "wild card games" -- returning basically to draw and stud (with a couple of minor variations).

You would think that upping the stakes would have had a significant impact on player winnings and losings. Actually, it hasn't. At the end of an evening's play, the high winner and high loser are typically about the same amount as in the old days.

What has changed over these 60 years of monthly gatherings? Let's see, we used to go out for cocktails and dinner before retiring to one



of the guys' house for poker. Now the poker host is also the cocktail and dinner host at his home -- everyone kicks in ten bucks for the drinks and meal. Another thing, we used to play until 1:00 or 2:00 a.m.; now as retirees we gather at 3:00 in the afternoon and are on our way home by 10:00 p.m. We would always consume at least one case of beer during the evening's card session; nobody drinks beer anymore. Each and every one of us was a cigarette smoker in the 1950s and 1960s; no one smokes any more.

I decided to write about this enduring poker game this month because I just got back from our annual trip to Incline Village at Lake Tahoe -

- one of our members has a really nice home there and hosts us for four or five days every September. So what do we do there? It sounds crazy, but it's mostly *play poker* around the kitchen table. Did I have a good time? I HAD A GREAT TIME!!!

So let's see -- air fare, chip in on food and drinks, airport car rental share. Cost me some bucks. How much did I win playing poker with the guys -- \$ 10 total for all sessions combined!!!

Which leads me to my point: Poker is for gambling, but for me -- Poker is for Friendship.

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## Reminder - Stricter Parking Rules

The year is 3/4 over, and it seems that many homeowners have already forgotten the new parking rules implemented earlier this year. So here is a refresher for you. Please re-read the new rules carefully so that you don't suddenly find your car towed away one day. That would be extremely inconvenient, not to mention very expensive!

1. Any vehicle parked in a fire lane will be subject to immediate towing at the owner's expense. All of our streets are fire lanes (except Rockview, which is a city street).
2. Any vehicle parked in front of a garage will be ticketed, and a fine will be levied.
3. Any vehicle parked in the same spot in the guest parking area for 72 consecutive hours will be first ticketed, and if not moved by the following evening, it will be subject to towing at the owner's expense.

If your vehicle is towed, you must pay the towing company to reclaim it. Please call the patrol company (Patrol Masters) at 877-209-6370 for the location of your vehicle.

Actually, we wouldn't really have this problem if all of us would and could park two cars in the garage...

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## Vista FAQ

Q. The area where turf was removed looks nice now that it is covered with plants with flowers. What are they?

A. The beautiful drought-tolerant plant is called Cape Honeysuckle (although it is not closely related to honeysuckle according to Wikipedia). (Thank you, Onno Rahlfs and the Landscape Committee, for the info!)(If you have any questions about the community, e-mail us, and we will find answers for you!)



## Co-existing with Wildlife

A homeowner reported that a coyote appeared in her backyard and snatched her 14-pound Pomeranian away. While it is wonderful that our little community abuts a beautiful wilderness area, wildlife could cause problems unless we learn to respect and coexist with them. Here are some pointers from the Irvine Police on how to keep wildlife away from your backyards and patios:

- NEVER feed wild animals and don't leave pet food/water out.
- Put away any possible food sources, including rotten/fallen fruits, compost, and birdseed.
- Keep your BBQ grills clean.
- Trim ground covers/bushes to deter rats, which can attract coyotes.

A single coyote can grab and kill an animal up to 30 pounds, and a pack of them can take down a huge elk. They are on the prowl often at dawn, dusk, and nighttime, so please exercise extra caution at those times.

On a related note, check out what I encountered on the walking path in front of our house the other day. A bobcat - which looks pretty small. The beautiful creature just sat there and stared at me, giving me plenty of opportunity to take some photos.



While bobcats do not cause any public health or safety problems for humans for the most part and they prefer rabbits and rodents to pet dogs and cats as prey, it is still recommended that you keep them out of your backyards and patios. Also, please note that if you see a kitten, it is highly likely that the mama bobcat is nearby. Bobcats also keep on the move at dawn, dusk, and nighttime. The pointers provided above apply to bobcats as well. Please be careful so that we can all live safely while leaving the beautiful creatures be.

Irvine Police keeps tracks of bobcat and coyote sightings. Please call 949-724-7000 to report them.

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## Big Congrats to Our Local Schools!

UCI will celebrate its 50<sup>th</sup> birthday on Sunday, October 4<sup>th</sup>. An all-day celebration called Festival of Discovery will take place at Aldrich Park on campus on October 3<sup>rd</sup> and will feature numerous exciting activities for all to enjoy, such as live music, food trucks, interactive demos, hands-on displays, athletic clinics, and more. For more information, please visit <http://festivalofdiscovery.uci.edu>.

Also, University High has its own reason to celebrate - it made the list of Newsweek magazine's America's Top High Schools 2015 list, which ranks the "best public high schools in the US for college readiness," using such criteria as retention rates, counselor-to-student ratios, graduation rates, and SAT scores. It came in 74<sup>th</sup> nationally and 7<sup>th</sup> in the state. For the record, there are 3,523 public high schools in California. Ranking 7<sup>th</sup> among them is truly impressive. Thank you, Uni High, for keeping our property values high!

## University High School: Football Game Schedule

In addition to the early morning/late afternoon traffic around University High School, it is important to remember on which days University High School football team has a home game, when close to 3,000 spectators (and their vehicles) can cause a nasty traffic jam. This season, there will be three more home games: October 2<sup>nd</sup>, 23<sup>rd</sup>, and November 6<sup>th</sup>. Games are played on Fridays, and each game starts at 7:00 p.m. and ends at 10:00 p.m.

Please remember to use extra caution driving through the area before and after the game on those dates.

### Days are getting shorter...

Days are getting shorter. Please wear reflective and illuminating gear to make yourselves visible to drivers when you walk/run/bike before dawn or after dusk. And even if you are lit up like a Christmas tree, please, please, please remember to use the sidewalk if you are walking on Rockview. Remember - it is a violation of the California Vehicle Code to NOT walk on the sidewalk when there is one (for more details, please visit our HOA website and check out our back issue [March 2015] under documents/newsletters).

### New Board Treasurer

Jim Malina has assumed the role of the Board Treasurer, vacated by Dave Anduri. Good luck, Jim!



A few Irvine properties under our management

## ARE YOUR TENANTS KEEPING YOU UP AT NIGHT?

Some real estate investors believe property managers cost more money than they are worth—and they're right, usually.

That is, if things go as hoped and their tenants pay their rent on time and don't surprise them with multiple tenants or unauthorized pets in the property. Or that the property doesn't have ongoing maintenance issues and is problem free.

### Real estate investing never goes as planned

If there's a chance you'll have problem tenants or if you don't live in the area, have a life, family or a career, then maybe a professional management company makes sense for you.

Wouldn't it be nice if you had a property manager that is both a Turtle Rock Vista homeowner and resident and an experienced property manager?

**We live where we work!**

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