

# *The Ranch Roundup*



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APRIL 2024

The Ranch HOA presents...



Around the Ranch we have SO many homegrown fruits/veggies/herbs! If you have extra, drop them at 5211 Bordeaux any Sunday. Need some produce? Drop by and get some on any Sunday! Judy will donate all extras to a local food bank each Monday. Wagon will be outside for dropoff/pickup.

**& FREE!**

*\*Please only drop off edible produce.*

## RANCH IMPROVEMENTS

As we're sure you have noticed, a few things are starting to change around here!

We've been working with the city to replace the two benches near the playground area and add four new benches throughout our greenbelt walkways. Nice spots to take a moment to relax and enjoy the scenery.

In addition to the benches, the city is planting 22 new trees throughout the Ranch to replace those that had to be taken out for safety reasons.

### More Exciting News

In the coming months we should also see the installation of a combination water fountain/ water bottle filler station by our playground.

After summer '24, the city will be installing a **shade structure** adjacent to our existing picnic tables/barbecue area with a concrete pad and four new picnic tables underneath.



We wanted to update you because, although progress is slow, it is happening! Your HOA is working tirelessly behind the scenes to improve the Ranch. These enhancements may each seem small, but we hope you appreciate how together they will make our community more attractive.

Thank you for being patient and supportive as these upgrades pop up throughout The Ranch.

## BE PART OF THE RANCH

Our Ranch HOA membership drive is stalled in first gear. We hope you'll consider revving up and renewing your membership or, if you have never joined, now would be a great time to start. Pay from the comfort of home with Zelle —no stamp required (*information on page 11*).

This month is a typical example of great things occurring in the Ranch – Rory's Challenge and Color Wars, as well as Fresh Produce, a chance to exchange or donate produce any Sunday (*see page 1*). You can help keep The Ranch a viable community, continue our events and our outreach to the city, making our neighborhood an even more beautiful place to live (*see our busy Calendar on page 3*).

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## 2024 RHOA CALENDAR OF EVENTS

Date	Event
EVERY SUNDAY	Fresh Produce - NEW!
April 20	Wine Tasting - See Flyer
May 4	CicloIRVINE - See page 7
May 11	Spring Garage Sale
May 18	Spring Dumpster Day
May 21 (Tuesday)	<b>MOOYAH Fundraiser</b>
June 1	Garden Tour
June 8	Ice Cream Social
July 4 (Thursday)	July 4th Parade
September TBD	California Pizza Kitchen Fundraiser - NEW!
October 12	Fall Garage Sale
October 19	Fall Dumpster Day
November 9	Honoring Veterans
December 14	Caroling in the Park
December 21	Meet Santa
Week of December 9	Christmas Lights

\*All events on Saturdays, except as noted.

The Ranch HOA Presents a

# Wine Tasting Event

## 2024 April

**Time:**

4pm - 6pm

**Location:**

Gallo Backyard in the Ranch

**The Wine:**

Hope Family Wines, Paso Robles

**Tickets:**

\$20 for HOA Members

\$30 for Non-Members



Scan code below  
with camera phone  
for ticket link



For more  
information or  
pay with cash:

Call or text Melissa  
at 714-318-2013

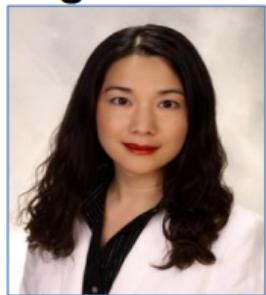
Limited tickets available. Book now to secure your spot.

## The time to buy is Now! What happens when rates go down?

By now, most economists agree that a recession is not in the mix, but economic growth will eventually slow down. When this occurs, investors move their money to the safe haven of 10-year treasuries and mortgage-backed securities, resulting in a substantial drop in mortgage rates.

Lower rates will result in an immediate boost in the number of buyers looking to purchase. Demand readings will improve virtually overnight. Eventually, as rates drop, the number of homeowners willing to sell will increase. But 85% of all California homeowners with a mortgage are enjoying a fixed rate at or below 5%. Not everyone will be inclined to trade their low rates for a higher one. **The dramatic increase in demand will outpace the number of additional homeowners willing to sell.** As a result of this mismatch, **the housing market will get even hotter, the number of multiple offers will increase, bidding wars will get more fierce, and home values will rise.**

*Data Source: Orange County Reports on Housing*



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## Your Ranch Directors

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1 Argent, Toulouse, Royale, W. Cherbourg	Melissa Gallo
2 Verdun, Orleans, Eiffel, Royale C.	Anna Fitzpatrick
3 Lorraine, Alsace, Royale E.	Jeff Glass
4 Montpellier, Reims, Nimes, Strasbourg E.	Linda Wallace
5 Seine, Burgundy, Chablis Strasbourg W., Touraine E.	<b>Director Needed</b>
6 Chateau, Bayonne, Cherbourg C.	Jennie Bolinger
7 Touraine C., Lille, Chalon, Bordeaux E.	Jay Baumler
8 Bordeaux W., Paris, Vichy, Roanne, Cherbourg N., Normandie N.	Carina Hollis
9 Champagne, Marne, Nantes N.	Keith Bauer
10 Normandie S., Moulins, Rochelle	Michael Walker
11 Rochelle W., Saverne Nantes S.	Paula Miller
12 Norris, Lorenat, Skinner, Clemons, Sonny, Touraine	Larry Hugo
13 Talley, Kron, Clark, Glass, Humphreys, Eccelstone	Peggy Evans



## RHOA Officers & Administrators

Linda Wallace, President - president@rhoa.org  
 Paula Miller, Vice President  
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 Melissa Gallo, Secretary

Barb Ignash, Roundup Editor - roundup@rhoa.org  
 Peggy Evans, Roundup Ads - advertising@rhoa.org  
 Cristina Taylor-Gentile, Blog Admin - blog@rhoa.org  
 Jean Chung & Carina Hollis, Facebook Admins - FacebookAdmin@rhoa.org

**THE RANCH ROUNDUP** is published monthly by the Ranch Homeowners' Association, P.O. Box 29, East Irvine, California 92650.

**DEADLINE:** 10th of each month.

**Editor:** Barb Ignash

**Ads:** Peggy Evans

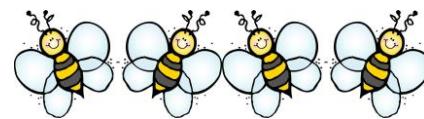
*While the Ranch Roundup can take no responsibility for ads and does not necessarily endorse the advertisers, we do hope you will remember their support of us while shopping and will mention seeing their ad in the Roundup.*

### ADVERTISING RATES:

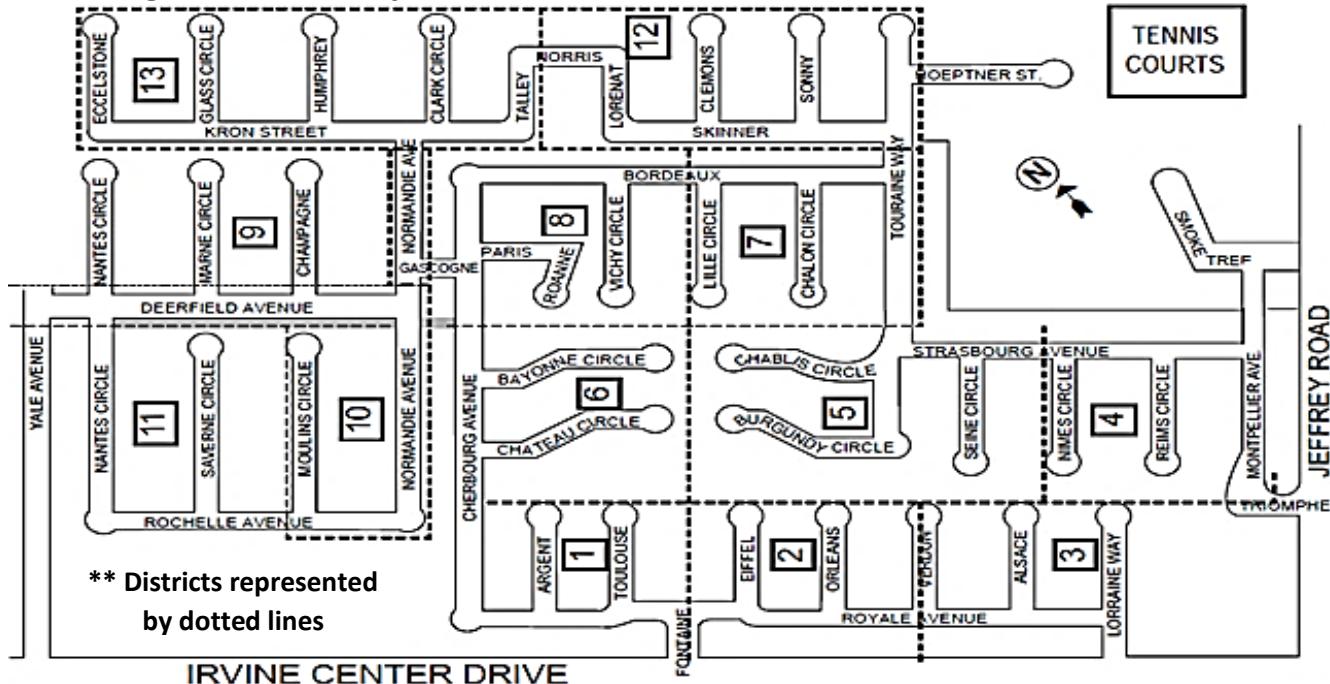
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Classified advertising rates are 15 cents per word, minimum \$3 per ad. Personal Ads are free to members of the Ranch Homeowners' Association.

E-mail us at: advertising@rhoa.org



## Ranch Neighborhood Map



See the Roundup in color at [www.rhoablog.wordpress.com](http://www.rhoablog.wordpress.com)

# COLOR WARS!

*By Paula Miller, Vice President / District 11 Director*



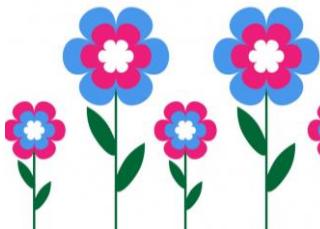
As the rain begins to diminish and the sun starts to linger a bit longer each day, our neighborhood bursts into nature's colors and we know Spring has arrived. On Saturday, March 23rd, we joined in the celebration of Spring by initiating "Color Wars" in The Ranch Park.



After a morning of rain, the sun shined through the clouds and gave us a beautiful late afternoon. About 40 neighbors, young and old, took the challenge to celebrate Spring. In a matter of just a few short minutes, Color Wars participants were powered with rainbows of color from head to toe.

Participants were running, laughing, and celebrating while dousing the air with color. Neighbors who just came out to catch a glimpse of what was happening joined in, took pictures, and relished some neighborly conversations.

**Happy  
Spring to  
our Ranch  
Neighbors!**



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## CicloIRVINE



### JOIN FIRST CAR-FREE OPEN STREETS EVENT: MAY 4

The City of Irvine is excited to celebrate community, connection, and clean air through **CicloIrvine**, its first-ever car-free open streets event, from 11 a.m. to 4 p.m. Saturday, May 4.

Residents, visitors, and businesses are invited to stroll, bike, and roll along nearly 2 miles of streets closed to cars along Barranca Parkway and Harvard Avenue.

CicloIrvine encourages participants to experience Irvine's public spaces and local businesses in a new and reimagined way with live music, art, and engaging activities for all.

Street closures for CicloIrvine will take place Saturday, May 4, between 7 a.m. and 6:30 p.m. Most parking lots along the route will remain open, but driveway access will be restricted. Those who live or work on the CicloIrvine route should expect detours.

All streets surrounding the route will remain open to vehicle access during the event, and there will be designated spots along the event for traffic to cross.

Learn more about CicloIrvine: An Open Streets Event at [cityofirvine.org/cicloirvine](http://cityofirvine.org/cicloirvine).

For questions or concerns regarding parking, street closures, or how to access your property during CicloIrvine, contact 949-724-7022 OR [specialevents@cityofirvine.org](mailto:specialevents@cityofirvine.org).



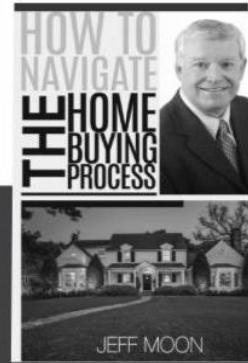
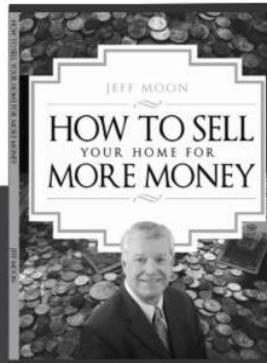


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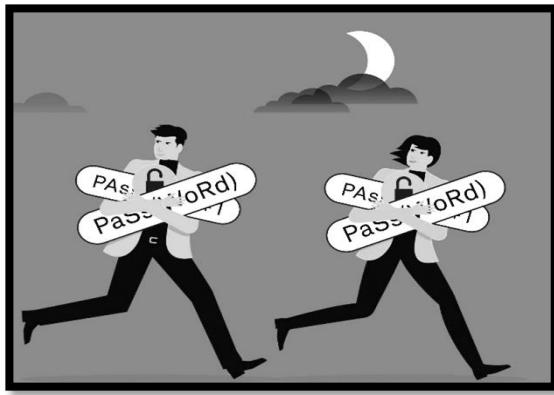
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## STAYING AHEAD OF THE CROOKS: SPOT AND AVOID SPOOFED WEBSITES



Scams are growing in number and in sophistication. One way involves using spoofed websites – clever imitations designed to resemble legitimate businesses, including financial institutions.

To spoof a website, bad actors purchase "sponsored links" to fake sites which appear at the top of search results. Their goal is to boost their site's visibility and lure unsuspecting users into clicking on them. These deceptive sites can pose serious risks by exposing consumers to potential malware, identity theft, and financial loss.

 Not to worry! We're here to arm you with knowledge so you can recognize spoofed websites and steer clear of them.

### Here's what to watch for:

- **URL errors and issues:** Look for misspellings or unusual domain extensions. A single letter out of place might mean you're on a fake site.
- **Grammar and spelling mistakes:** Legitimate sites take care to avoid errors. If you spot poor grammar, spelling, or formatting mistakes in content, that's often your first clue it's a fake site.
- **Request for personal information:** Legitimate sites will never ask you over the phone for your account login password. If someone is asking you for your account login password by phone, do not provide it.
- **Privacy policy:** Genuine sites will have a privacy policy available. Think twice if missing.

- **False security notification:** Once you click on a site link, you're presented with a screen notifying you of a login issue and directing you to a hotline number. Wording on these fake sites may mention "unauthorized activity" or other details designed to trigger anxiety and panic.

### Here's how to protect yourself:

- **Avoid searching for a site:** Use your saved bookmarks for visiting websites, especially financial ones, to avoid the risk of phishing and downloading malware.
- **Question urgency:** Phishing attempts often create a sense of urgency. Take a moment to verify the information through official channels.
- **Use secure networks:** Access financial accounts only through secure networks and consider enabling multi-factor authentication.
- **Call before acting:** If you have concerns about a site or link, it's always best to contact us before taking any action, like downloading software. Instead, call us at the number below to confirm you're on a legitimate website.

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# Rory's Challenge, 2024!

Check out all of our amazing winners below! Everyone (including dogs!) did a great job finding Rory's treasures. Each winner received an Everyday Eatery gift card. Thank you for participating!



## RHOA MEETING MINUTES MARCH 12, 2024

The meeting was called to order at 7:05 pm via Zoom.

Director Attendance: Keith Bauer, Jay Baumler, Peggy Evans, Anna Fitzpatrick, Melissa Gallo, Jeff Glass, Carina Hollis, Larry Hugo, and Linda Wallace.

Absent: Paula Miller, Jennie Bolinger, and Michael Walker.

### RHOA COMMUNITY BUSINESS

FEBRUARY MEETING MINUTES – Accepted by Peggy Evans and seconded by Jay Baumler.

TREASURER'S REPORT – Jeff Glass: Expenses right where they should be.

MEMBERSHIP REPORT – Jeff Glass: Membership still very low. District Reps asked to follow up with unpaid homes.

### NEW BUSINESS

RHOA LIABILITY INSURANCE: Event insurance purchased for upcoming events in March/April.

PERMITS FOR EVENTS: Only needed if jump house is present at event.

4<sup>TH</sup> OF JULY REVAMP: Reduced event necessary due to low membership and event volunteers. Planning a children's parade and may have games, band and snack sales.

RORY'S CHALLENGE: Going on now through 3/17. Two missing Rory signs.

EGGSTRAVAGANZA: Eggs & volunteers ready. Mike Hollis to MC.

WINE TASTING EVENT: Event date changed to 4/20/24. Ticket sales open now.

CALIFORNIA PIZZA KITCHEN FUNDRAISER: Scheduled for September.

EXTRA PRODUCE: Neighbors dropped leftover produce to swap for last two weeks, and remainder went to OC Rescue Mission.

COLOR WARS: Scheduled for Sat, 3/23. Need volunteers at 3:40pm.

RANCH TREES: City of Irvine planting 22 new trees in the Ranch during the week of 3/18 through 3/22.

FULL COLOR FLYERS included with Round up to also be produced in BW for 1/4 sheet printing inside Roundup.

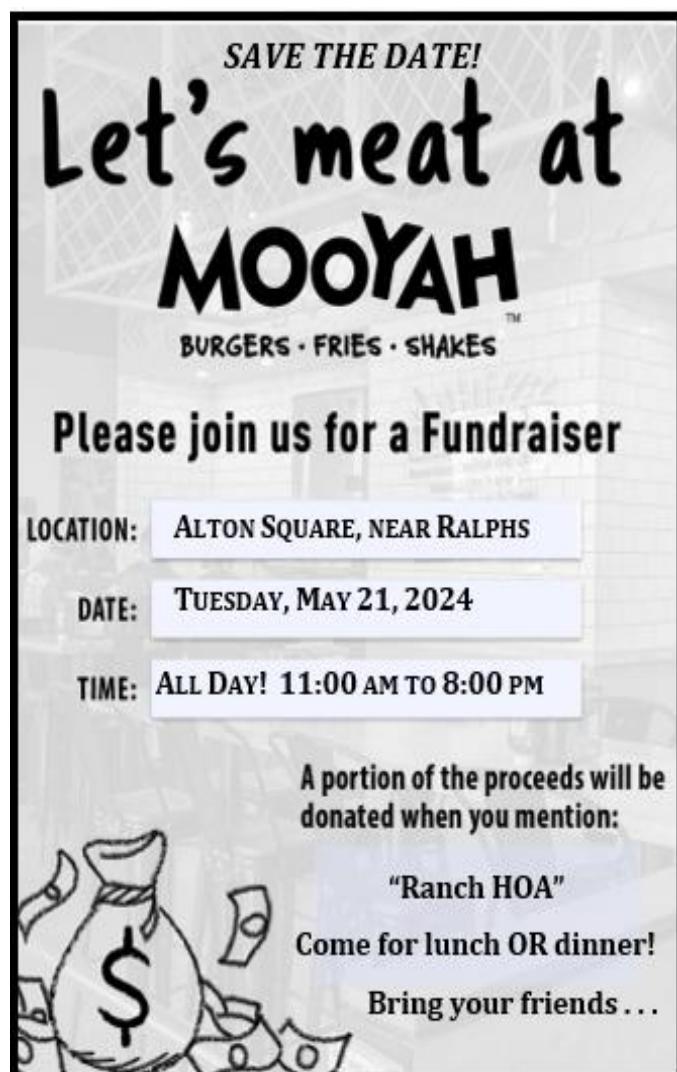
NEW DISTRICT FOR DIRECTOR. Motion by Melissa Gallo to move Director Anna Fitzpatrick from District 5 to District 2. Second by Linda Wallace. All Approved. Now District 5 open for new Director.

### OLD BUSINESS

PARK IMPROVEMENTS: Four new concrete pads complete with new benches. Round 2 of improvements hopefully in the Fall.

**Meeting adjourned at 8:07 pm. Next meeting is delayed to Tuesday, April 16, 2024, via Zoom.**

**All neighbors are welcome to attend. Simply email your director for the Zoom link!**



**STEPS:**

1. TRANSFER \$ WITH ZELLE/SEND
2. RECIPIENT: RANCH HOA [OR RHOATREASURER1@GMAIL.COM]
3. AMOUNT: \$40
4. REVIEW
5. REASON: ADD YOUR NAME, HOME ADDRESS, PHONE NUMBER, & EMAIL
6. SEND! ALL DONE:)

Scan for Zelle site →

## Connect with us!

Facebook: The Ranch Homeowners Association

Instagram: @the.ranch.hoa

Our website: rhoablog.wordpress.com

Nextdoor: The Ranch-Irvine

Sign-up or follow the digital platforms above to stay up to date with what's happening in our wonderful community. We can't wait to connect with you!

## 2024 RANCH HOMEOWNERS' ASSOCIATION MEMBERSHIP APPLICATION

Remember, you do not have to own your home to become a member of the Ranch Homeowners' Association. Benefits of membership include the following and more:

- Spring/Fall Clean up Weekends
- The Fourth of July Celebration
- The Ranch Roundup
- City Representation

We want to welcome everyone who lives here... long term, or short, owners, renters. Please complete this form and mail it now with your check, payable to: The Ranch Homeowners' Association.

Renewed Member  New Member

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**ART CLASSES** by Ranch resident and IVC Art Teacher Steve Wang. All levels, sketching, watercolor and oil. Contact (949) 559-5947 or [yousuiwang@yahoo.com](mailto:yousuiwang@yahoo.com). Visit [www.stevewangarts.com](http://www.stevewangarts.com)

**CPA – M.S.** Taxation & formerly with IRS. Individual & Business Taxation. Free Consult. Call Ranch resident Mark Yu (949) 232-5574 or email [markyucpa@cox.net](mailto:markyucpa@cox.net)

**CUSTOM HAND-PAINTED SIGNS.** I custom make your house number or any signs. Call Ranch resident Sally Hannigan (949) 351-4990 [imsallyb@aol.com](mailto:imsallyb@aol.com).

**DIGITIZE YOUR VIDEO** – VHS & VHS-C Formats. \$10-\$25 based on the quantity. Text Doug at (714) 313-4511.

**EBELL CLUB OF IRVINE** seeks new members. Call Dianne at (949) 551-4504 for more information.

**FINE WOODWORKING & CABINTRY** – Custom woodworking with 40+ yrs. exp. Text Doug (714) 313-4511.

**FRENCH / ART CLASSES FOR KIDS AND TEENS** by Ranch resident Delphine, native from France. Artistic Director teaching for 15+ years. For more information, email [delphine@littleartmuseum.com](mailto:delphine@littleartmuseum.com)

**GOT SKIN???** Call for a FREE consultation, facial and a \$10 Gift Card. Ask me how to get \$100 in FREE products! Ranch Resident Lisa Taylor (310) 702-5002.

**HIKEABILITY WITH COACH ANNA.** Hiking and training for children, adults with special needs, and children with special needs. Email [hikingability@gmail.com](mailto:hikingability@gmail.com) or text (949) 617-4936 to learn more.

**HEALTH AND FITNESS.** Ranch resident & coach offering online workouts to fit your personal fitness & nutritional goals. Email Jaclyn at [j.sutherland0219](mailto:j.sutherland0219)

## SEEKING NEW DISTRICT 5 DIRECTOR!

(Seine, Burgundy, Chablis, Strasbourg W, Touraine E)

★ Meetings ★ Events ★ Deliver Roundups  
If interested, email any RHOA Officer or  
Director (*see contacts on page 4*).

**MATH TUTORING** for middle and high-school students. I can assist with homework or exam prep at very reasonable rates. Call Amod (806) 441-3397.

**NEED A LENDING HAND:** Need a reliable person to walk your pet while you are at work? Call Robert at (949) 229-6948 or [www.care.com/p/robertaq8/pc](http://www.care.com/p/robertaq8/pc)

**PET AND BABYSITTER** – Creative 14-year-old is Red Cross CPR, First Aid and Babysitting certified. References available. Call Emily (Shayna's mom) at (818) 744-3929.

**PHOTOGRAPHY** – Candids, portraits, family gatherings. Ranch July 4<sup>th</sup> photographer. Text Doug (714) 313-4511.

**PIANO LESSONS.** I teach lessons from my home in the Ranch and have a few openings for new students! Call (949) 922-0832 or [mrs.kuzmanovic@gmail.com](mailto:mrs.kuzmanovic@gmail.com).

**PRIVATE PIANO LESSONS.** Classically trained; will travel to your place, all ages, all levels, member MTAC. Call Maiko (949) 872-0752. \$30.00 per ½ hour.

**RANCH CAR WASHING SERVICE:** Reasonably priced & wonderful reviews. We have washed 25+ cars around our neighborhood. Contact Melissa at (949) 229-6633 or [friendshipwash@gmail.com](mailto:friendshipwash@gmail.com).

**RANCH RESIDENT HANDYMAN:** 30 years' experience. No plumbing or electrical. Call Hans at (949) 231-8920.

**AUTOS WANTED** – I buy any car, van, truck, or SUV in any condition...running or not. Call me at (714) 420-0050.

**SEACRET Skin Care:** Healing Minerals from the Dead Sea – Where Science Meets Nature! (949) 922-5919 or <https://seacretdirect.com/arlinebreslin>

**SPRAY TAN @ HOME \$39** Female only. Industry's best organic solutions. Step-in tent gives options in room, garage, or patio. Tanning takes appr. 15 minutes and lasts up to 7-15 days. Text Rita: (949) 566-3633.

**TRAVEL AGENT IN THE RANCH** 31 years' experience, Tours, cruises, vacations, etc. Call Nancy (949) 552-1706 or email [nan95gram@aol.com](mailto:nan95gram@aol.com).

**VOLUNTEERS NEEDED** for Families Forward front office. 3-hour shifts available, Monday through Friday. For more info, call Marissa Hall (949) 716-2731.