

The Ranch Roundup



VOLUME 55, NUMBER 08

Circulation 732

SEPTEMBER 2024

JULY 4 AND MORE IN THE RANCH


We hope you were able to join our Ranch July 4th Parade and Picnic. The Parade has been going on since our 1982 RHOA Board thought it would be fun to get our kids and their families out on the holiday and spend some time together. We are running more photos this month, and we think you can tell they are having a fun time.

Also, we forgot to mention Ranch Realtor Emma Chu for donating to the success of our July 4th event. Thanks, Emma!

It would be great if more neighbors could join the Homeowners Association – only \$40 annual dues. Volunteers are always welcome. And we still are looking for one more director. Please contact any director listed on page 4 if you would like to raise your hand and be counted.

Next up: On September 25, the Alton Parkway California Pizza Kitchen will donate 20% of food and beverage sales to the Ranch. Please mark your calendar and join us at CPK.

Our Fall Cleanup is just around the corner. Check out the Calendar of Events on page 5 to see how much activity remains this year alone.



california
pizza kitchen

PIZZA WITH A PURPOSE

Show this flyer or mention the organization listed below on your visit, and California Pizza Kitchen will

DONATE 20% OF ALL FOOD & BEVERAGE SALES

on your check to the organization listed below. Purchases include dine-in, take-out, catering, and online orders at CPK.com when you enter **BACK20%** at checkout.

Fundraiser in support of:

Ranch Homeowner Association

9/25/24

All Day

CALIFORNIA PIZZA KITCHEN

5465 Alton Parkway
Irvine CA 92604



EARTHQUAKE READINESS

Recent seismic activity in Southern California has produced quite a few earthquakes over the summer. Since no one can predict earthquakes, prepare yourself and family before one hits. Everyone, especially us in Southern California, should practice earthquake safety.

Before an earthquake strikes, develop a response plan. The following are just a few suggestions:

- **Create an earthquake safety plan** for you and your loved ones, including pets.
- **Identify safe places** in each room of your home.



- **Practice Drop, Cover and Hold On** with each member of your household.
 - **Drop:** where you are, drop onto your hands and knees. This position helps keep you from being knocked down and allows you to crawl to shelter
 - **Cover:** With your arms and hands cover your head and neck. If there is a nearby desk or table, crawl under it for shelter. If there's no shelter, crawl next to an interior wall away from windows.
 - **Hold On:** If you're under shelter, hold onto it with one hand. If there's no shelter, hold on to your head and neck with both arms and hands.
- **Make or purchase earthquake safety kits including:**
 - Water and hydration supplies
 - First aid supplies
 - Non-perishable food and a mechanical can opener

GENE AND CHUCK, TOP PRODUCERS WITH OVER 60 YEARS OF COMBINED FULL-TIME REAL EXPERIENCE.

- * Full Service Real Estate Agents
- * Multiple Listing Service
- * Internet Exposure
- * Newspaper Ads
- * Color Brochures
- * Lock Box, Signs
- * Open House & More!



RE/MAX
TERRASOL

CALL US TODAY
TO FIND YOUR
DREAM HOME!



Chuck Swearingen
DRE 00854545

Cell: 714-469-2482

Toll Free: 888-892-4825

uzChuck@cox.net

VIETNAM VETERAN

Gene N Smith, Jr
DRE 01965474

Cell: 949-395-7552

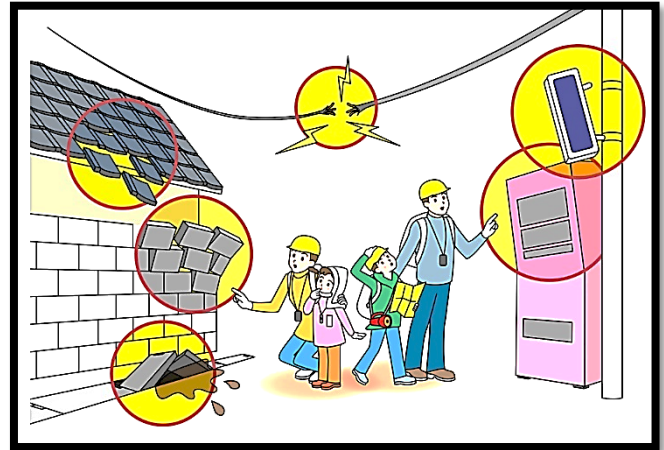
GeneSmithSoCal.com

- Emergency lighting (flashlights and extra batteries)
- Portable radio with extra batteries
- Extra clothing and blankets
- Personal hygiene items
- Important medications
- Communication devices
- **Before an earthquake**, identify and fix potential earthquake hazards in your home.
- **After an earthquake**, have a professional engineer or local building official inspect the structural integrity of your home for potential damages. This should include:
 - Inspecting your chimney for unnoticed damage that could lead to fires. Even a




few cracks, that may not be visible at first glance, can create an unsafe condition the next time the fireplace is used.

- **Checking for gas, electrical, sewer and water line damages** to avoid fire and hazardous leaks.



On page 10 is an Earthquake Guide with great information on what to do before, during and after. A little knowledge and some simple precautions can help you prepare for the unexpected.



THE MOON GROUP

PROFESSIONALISM INTEGRITY EXPERIENCE

BUYING | SELLING | LEASING

Hanu Reddy Realty

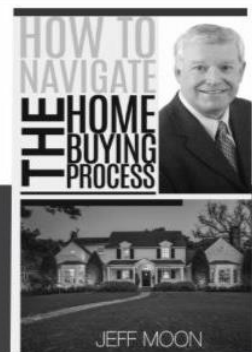
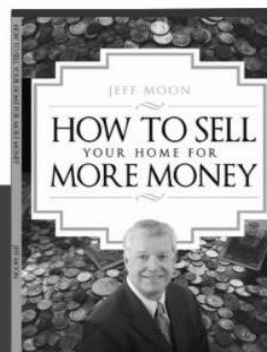
WWW.HANUREDDYREALTY.COM

JEFF MOON

Proudly introduces his new

REAL ESTATE BOOK SERIES

If you are buying or selling... Contact Jeff for
A FREE COPY!



CONNIE NAYLOR

REALTOR® | BRE #00569433
 949.378.5272
 CONNIE@HANUREDDYREALTY.COM



JEFF MOON

REALTOR® | BRE #01146714
 949.922.9504
 JEFF@HANUREDDYREALTY.COM



SANDY TANG

REALTOR® | BRE #02031579
 949.836.4602
 SANDY@HANUREDDYREALTY.COM

"PROFESSIONALLY REPRESENTING THE AMERICAN DREAM"

See the Roundup in color at www.rhoablog.wordpress.com

Your Ranch Directors

Dist.	Street	Director
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.	DIRECTOR NEEDED
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
 Jeff Glass, Treasurer
 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:

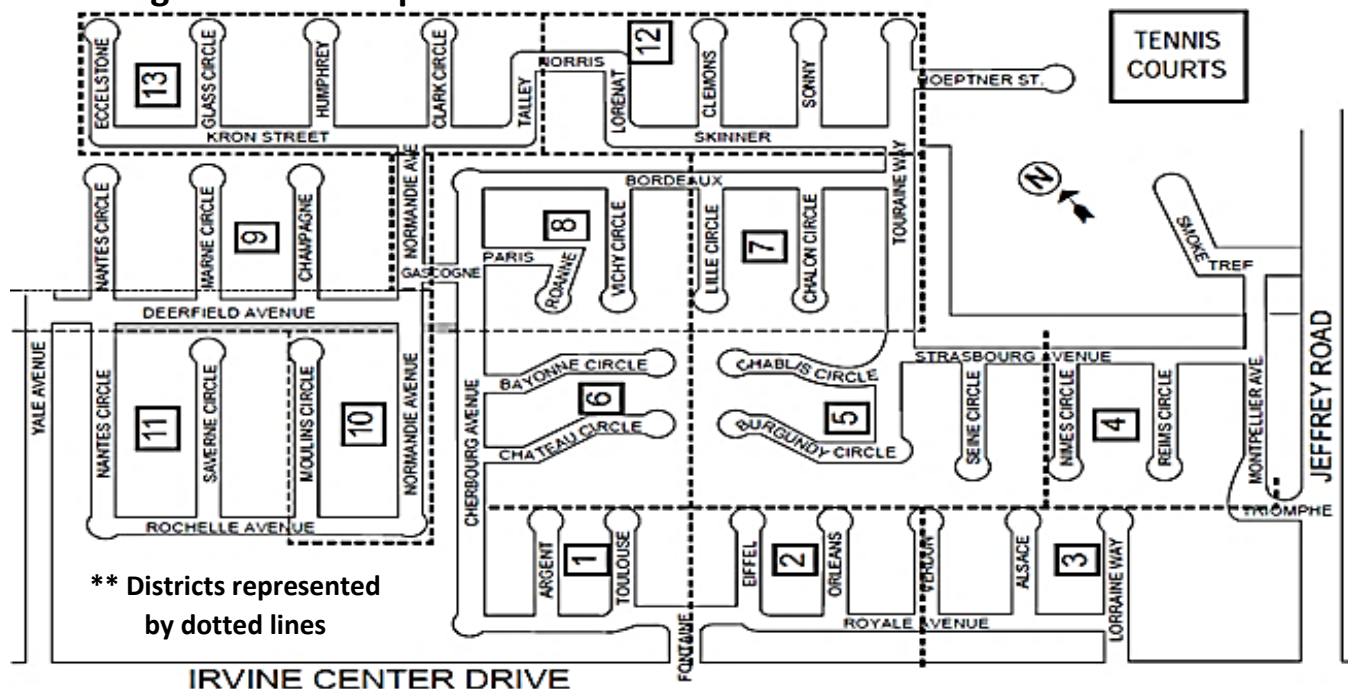
Ad Size	Rate
1/8 page	\$15.00
1/4 page	\$25.00
1/2 page	\$50.00
Full page	\$90.00

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

LIFE HAPPENS

The last thing you want is to be unprepared for it.



Your financial life is challenging. Let me be your second opinion and confirm you're on the right track.

- Insurance
- Retirement
- Financial Counseling
- Long Term Care

Melissa Shaw, CFP®
CERTIFIED FINANCIAL PLANNER™ professional

ACCENT
INSURANCE BROKERAGE

26477 Rancho Parkway South
Lake Forest, CA 92630
CA L&D License #0604786

949-699-1662 x204
800-729-6344

Melissa@JonesFinancial.com
MelissaShawPlanner.com
AccentInsuranceBrokerage.com

Upcoming Events



Date*	Event
Wednesday, September 25	SAVE THE DATE! Ranch Fundraiser at CPK!
October 12	Fall Garage Sale
October 19	Fall Dumpster Day
October 19	Trunk or Treat
November 9	Honoring Veterans
December 14	Caroling in the Park
December 21	Meet Santa
Week of Dec. 9	Christmas Lights

* All Saturdays, except as noted

SEEKING NEW DIRECTOR FOR DISTRICT 5!

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

★ Meetings ★ Events ★ Deliver Roundups ★

If interested, email any RHOA Director (see page 4).

OC Real Estate Update: Hot Seller's Market to a Balanced Market

An unbelievable 54% of all homes on the active listing inventory have been exposed to the market for at least 30 days. Nearly a third, 29%, of the inventory, has been on the market for over two months. The Expected Market Time is at 66 days today, compared to 37 days at the end of March.

Sitting On the Market

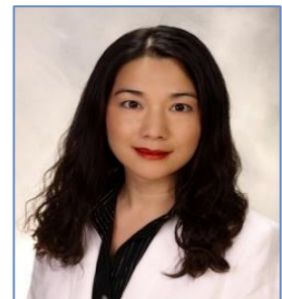
	Current Actives	30+ Days on Market	Percent 30+ Days	60+ Days on Market	Percent 60+ Days	Market Time
O.C. \$0-\$750k	560	285	51%	146	26%	49 Days
O.C. \$750k-\$1m	478	209	44%	110	23%	40 Days
O.C. \$1m-\$1.25m	346	144	42%	56	16%	42 Days
O.C. \$1.25m-\$1.5m	357	149	42%	65	18%	55 Days
O.C. \$1.5m-\$2m	515	254	49%	107	21%	76 Days
O.C. \$2m-\$4m	698	428	61%	241	35%	108 Days
O.C. \$4m+	536	407	76%	299	56%	309 Days
All of O.C.	3,490	1,876	54%	1,025	29%	66 Days

Reports on HOUSING

When we list your home, we maximize your price!

If you are thinking about Selling or Buying a home,
Please give me a call today!

- Confidential Meeting - Free Estimate of Your Home Value



Emma Chu, MBA
Broker Associate
DRE# 01946915

Call: 949-836-1707

www.emmachu.com
emmachuye@gmail.com

Residential & Commercial

Unmatched Global Reach

RE/MAX
PREMIER REALTY





HOW YOU CAN KEEP THE FOURTH OF JULY FUN GOING:

- JOIN the Homeowners Association – only \$40 per year
- VOLUNTEER – help us run our great events
- Stretch your Volunteer muscles – BECOME A DIRECTOR today
- Contact any Director listed on page 4.

YOUR WHOLE NEIGHBORHOOD THANKS YOU!



See the Roundup in color at www.rhoablog.wordpress.com





RE/MAX is the No. 1 name in real estate.
Nobody in the world sells more real estate than RE/MAX



**Call Me or Visit my Website at
WWW.KEVINDOVERSPIKE.COM**

JUST LISTED

Beautiful Single Family Home!!



4381 Bermuda, Irvine, CA 92604

- 3 Bedrooms 2 1/2 Baths
- 2 Car Attached Garage
- Single Level Home
- Turnkey Home

- Bright & Open Home
- Large Open Kitchen
- Stainless Steel Appliances
- Upgraded Throughout
- Dual Pane Windows

- 1,611 Square Foot Home
- 6,137 Square Foot Lot
- Cul-De-Sac Location
- Low HOA

» Call Kevin 949.395.4250 «

**HAPPY
LABOR DAY**

DOVERSPIKE GROUP



Kevin Doverspike
kevin@kevindoverspike.com
949.395.4250
DRE #01791998

Kyler Doverspike
kyler@kevindoverspike.com
949.300.8106
DRE #02213876



www.kevindoverspike.com



@kevinstalkinrealestate



@doverspikegroup

See the Roundup in color at www.rhoablog.wordpress.com

DISTRACTION THEFTS

Written by Shiree Lind, Irvine Police Department Community Outreach Specialist

A "distraction theft" is a type of crime where the perpetrator distracts the victim to steal their valuables. This technique often involves one or more individuals working together to divert the victim's attention while the theft occurs. Some common tactics used in distraction thefts:

1. Conversations: Engaging the victim in a conversation to distract them while an accomplice steals from them.

This happens in the grocery store before your wallet is stolen.

2. Asking for Help: Pretending to need assistance, such as asking for directions or help with a task, to divert the victim's attention.

We see this tactic used before jewelry theft from victims taking a walk.



3. Spilling Something: Spilling a liquid or dropping items on the victim to create a distraction.

We are seeing things spilled on cars used as a reason to have someone pull over.

4. Using Children: Sometimes, children play on the victim's sympathy or create a more believable distraction.

We see this in shopping centers and intersections when children are used while suspects ask for money and may also get close enough to take your jewelry.

Distraction thefts can happen in various settings, including public places like streets, shopping centers, restaurants, and public transportation.

The main goal is to take advantage of the victim's diverted attention to steal their valuables, such as wallets, purses, mobile phones, or other personal items.

To prevent distraction thefts, stay vigilant and let people know you are uncomfortable if they are getting too close to you. Keep your valuables secure and trust your instincts. Be cautious about engaging in conversations with strangers who approach you unexpectedly.

Report suspicious activity immediately by calling 949-724-7000; in an emergency call 911.

WEST NILE VIRUS DETECTED IN IRVINE

The mosquitoes bearing West Nile Virus have been detected in Irvine. The affected area borders Von Karman, Barranca, Culver and the I-405 freeway. OC Mosquito and Vector Control are actively monitoring the area to find and eliminate potential breeding sites and reduce risk.

Please stay safe by wearing mosquito repellent, especially at dawn and dusk. **FREE insect repellent wipes are available at City Hall.** Stay updated at MosquitoesSuck.org.

Sponsored by Real Estate with Russ

"THE RANCH" COMMUNITY GARAGE SALE

Lots of great affordable items!
Everything must go!

**OCTOBER 12TH
7AM TO 1 PM**

TO REGISTER, CONTACT:
REAL ESTATE WITH RUSS
949.383.0830
REWITHRUSS@YAHOO.COM
DRE#01215855
CENTURY 21 AFFILIATED



EARTHQUAKE PREP & SURVIVAL

WHAT TO DO

PREPARE YOURSELF AND YOUR FAMILY NOW

- Have an earthquake survival kit on hand.
- All family members should know how to turn off gas, water, and electricity.
- Plan family emergency procedures, and make plans for reuniting your family.
- Know emergency telephone numbers (doctor, hospital, police, 911, etc)
- Anchor heavy objects to walls (bookcases, wall units, mirrors, cabinets, etc.) Never place heavy objects over beds, and keep heavy objects lower than head height of shortest member of family.

DURING AN EARTHQUAKE STAY CALM

- Inside, stand in doorway, or crouch under a desk or table, well away from windows or glass dividers.
- Outside, stand away from buildings, trees, telephones and electrical lines. On the road, drive away from underpasses and overpasses; stop in safe area; stay in vehicle.

AFTER AN EARTHQUAKE

- Check for injuries-provide first aid.
- Check for safety-check for gas, water, sewage breaks; check for downed power lines and shorts; turn off appropriate utilities.
- Check for building damage and potential problems during aftershocks.
- Clean up dangerous spills.
- Wear shoes
- Turn on the radio and listen for instructions from public safety agencies.
- **Use telephone for emergencies, only.**

Mini Survival Kit for Automobile

Non-perishable food-store in coffee cans • Boiled water • First aid kit & manual Fire extinguisher • Blanket • Sealable plastic bags • Flashlight-spare fresh batteries & bulb • Critical medication, extra eyeglasses • Tools-screwdriver, pliers, wire, knife, short rubber hose • Pre-moistened towelettes • Feminine supplies • Sturdy shoes & gloves

Your emergency supplies should be adequate for at least 72 hours (3 days). A 10-day supply of water, food, and medicine is recommended.

Earthquake Survival Kits

SURVIVAL SUPPLIES:

- Water-2 quarts to 1 gallon per person, per day.
- First Aid Kit-ample, and freshly stocked.
- First Aid Manual-know how to use it.
- Food-canned or individually packaged; pre cooked, requiring minimum heat and water. Consider infants, pets, and special dietary needs.
- Critical medication, eyeglasses, contact cases and supplies.
- Can opener
- Blankets
- Radio-portable battery operated, spare batteries
- Fire Extinguisher-dry chemical, type ABC
- Flashlight-spare batteries and bulbs
- Watch or clock-battery or spring wound.

COOKING:

- BBQ-use outdoors ONLY-charcoal and lighter, or Sterno stove
- Plastic bags-various sizes, sealable
- Pots-at least two
- Paper plates, plastic utensils, and paper towels

SANITATION

- Large plastic trash bags-for trash, waste, water protection
- Ground cloth
- Large trash cans
- Hand soap, liquid detergent, shampoo
- Toothpaste, toothbrushes, dental floss
- Toilet paper, deodorant, feminine supplies
- Infant supplies
- Powdered chlorinated lime-to add to sewage to disinfect and keep away insects.
- Newspapers-to wrap waste, garbage; may also be used for warmth.

SAFETY

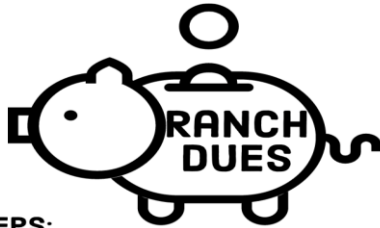
- Heavy shoes for every family member
- Heavy gloves for every person cleaning debris
- Candles and matches-dipped in wax and kept in waterproof container
- Knife-sharp, or razor blades
- Garden hose-for siphoning and fire fighting
- Clothes-complete change kept dry

TOOLS

Axe, Shovel, Broom, Crescent wrench-for turning off gas main, Screwdrivers, Pliers, Hammer, Rope or bailing wire, Plastic tape, Pen and paper

Zelle

A SIMPLE WAY TO PAY
YOUR HOA DUES



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 Ranch Roundup
- The Fourth of July Celebration
- City Representation

\$40

Per Year

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

Please Print

NAME: _____

ADDRESS: _____

E-MAIL: _____

PHONE: _____

Comments: _____

Thank you! Mail to: PO Box 29, E. Irvine, CA 92650



CLASSIFIED ADS



PLEASE NOTE: THE RANCH ROUNDUP
IS NOT RESPONSIBLE FOR PERSONAL ADS.
E-mail your ad to: advertising@rhoa.org

★ HAPPY LABOR DAY! THANK YOU FOR ALL YOUR HARD WORK! ★



A NEW YOU WITH JAFRA! Wholesome luxurious ingredients with Royal Jelly! Free consultation with free samples. Began with JAFRA Cosmetics in 1976. Ranch resident since 1985. Contact Patricia at (949) 887-5279, mspebowles@gmail.com or www.Jafra.com/pbowles

AAA PROPERTY MANAGEMENT Full-service, family owned. OC properties, large and small. We protect your assets and invest in your future. Contact Randy, 22-year Ranch neighbor at (714) 557-0621.

ALL PLUMBING INSTALLATION AND REPAIR WORK, Gas work, Water heaters, kitchen & bathroom fixtures, etc. Over 40 years' experience. Local references available. Call Hector (949) 551-9596.

ARBONNE. Wellness & skin care products, and a baby product line. To place an order or ask any questions, call Achrista (949) 637-5124 or email christa77@yahoo.com

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. Visit 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.

CUSTOM HAND-PAINTED SIGNS. I custom make your house number or any signs. Call Ranch resident Sally Hannigan (949) 351-4990 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 & CABINERY – Custom wood-working 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

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.

HEALTH AND FITNESS. Ranch resident & coach offering online workouts to fit your personal fitness & nutritional goals. Email Jaclyn at j.sutherland0219.

MATH TUTOR: Experienced High School Math Teacher for all levels. Call Sue at (949) 307-1607.

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

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 – Candid, portraits, family gatherings. Ranch July 4th 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.

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.

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

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.

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

See the Roundup in color at www.rhoablog.wordpress.com