

# The Ranch Roundup



VOLUME 55, NUMBER 09

Circulation 732

NOVEMBER 2024

## RANCH 2024 GOES OUT WITH A BANG!



### NOVEMBER 3 AT 2 A.M.: DAYLIGHT SAVING TIME ENDS SUNDAY

Before you go to bed on Saturday, November 2nd, remember to "fall back" by setting your clocks back one hour.

This is also a great time to replace batteries in your smoke alarms.

### NOVEMBER 5: VOTE

If you have not already cast your ballot, you have all day to complete it.

### NOVEMBER 9 AT 10 A.M.: HONORING THOSE WHO SERVED



Ranch realtor Russ Hansen is once again sponsoring a Veterans Tribute program at our Ranch Park. The event runs from 10 to 11 a.m.

Veterans are invited to bring memorabilia to the event, which will conclude with food, beverages, and fellowship.

Special guest speaker will be Tunnel 2 Towers Ambassador Caylie Kachinski. The four-star charitable foundation helps families of September 11, first responders and veterans rebuild in part from funds raised through nationwide charity runs.

### WEEK OF DECEMBER 9: HOLIDAY LIGHTS

Don't forget to dazzle us with your holiday decorations. Our photographer will be out and about the week of December 9 to record the Southern Lights, found only in the Ranch.

### DECEMBER 14 AT 5 P.M.: CAROLING IN THE PARK

We will again be Caroling at 5 p.m. in the Ranch Park on the evening of December 14. Join us for fun, food, hot cider, and our quintessential reading of *The Night Before Christmas*

### DECEMBER 21, 9:30-11 A.M. SANTA COMES TO THE RANCH PARK

Have the kids written their list for Santa? Is it Barbie or Legos, or something completely different? Meet Jolly Old St. Nick and let him know. He will arrive at our park at 9:30 a.m. and can't wait to hear about our favorite things.

### JOIN THE HOMEOWNERS' ASSOCIATION

Getting ready for the Ranch's exciting experiences next year? Only \$40 helps defray costs for all the fun things the RHOA does with and for us, including the Egg Hunt, July 4<sup>th</sup>, Dumpster Days, and everything you see on this page!

### BECOME A DIRECTOR

We still need one more director for the RHOA Board to be complete. Please consider becoming one of the people who makes all our events happen. Contact any director listed on page 4 to toss your hat in the ring.



## OC Real Estate Update: Lower Rates Resulted in A Jump in Demand

After topping 7.5% in April, mortgage rates have declined to the low sixes and have remained there with duration, paving the way for an uncharacteristic **late September rise in demand**.

**Mortgage rates are currently at 6.21%.** For a \$1 million home purchase with 20% down, the monthly payment would be \$4,905. That is much better than last year's 7.61% rate and monthly payment of \$5,654.

With a significant improvement in home affordability, buyer demand jumped from 1,413 two weeks ago to 1,554 days today, **up 141 pending sales or 10%.** It was the first late September rise in demand since 2012.

Combine the surge in demand with a slight drop in the inventory, down 1% in the past couple of weeks, and **the market is uncharacteristically heating up amid the Autumn Market.**



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The Ranch HOA's 4th Annual

# Trunk or Treat

**It was another great Trunk or Treat! Thank you to the 25 participating volunteer vehicles and community candy donations that made this event extra special. We had over 55 raffle entries and 10 winners! There was Halloween music, a ton of fun costumes, creative trunk designs, and various games to keep the kids entertained. Thanks for coming out!**



Want to participate in some way next year? Email [district6@rhoa.org](mailto:district6@rhoa.org)

## 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	<b>Director Needed</b>
Strasbourg W., Touraine E.	
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

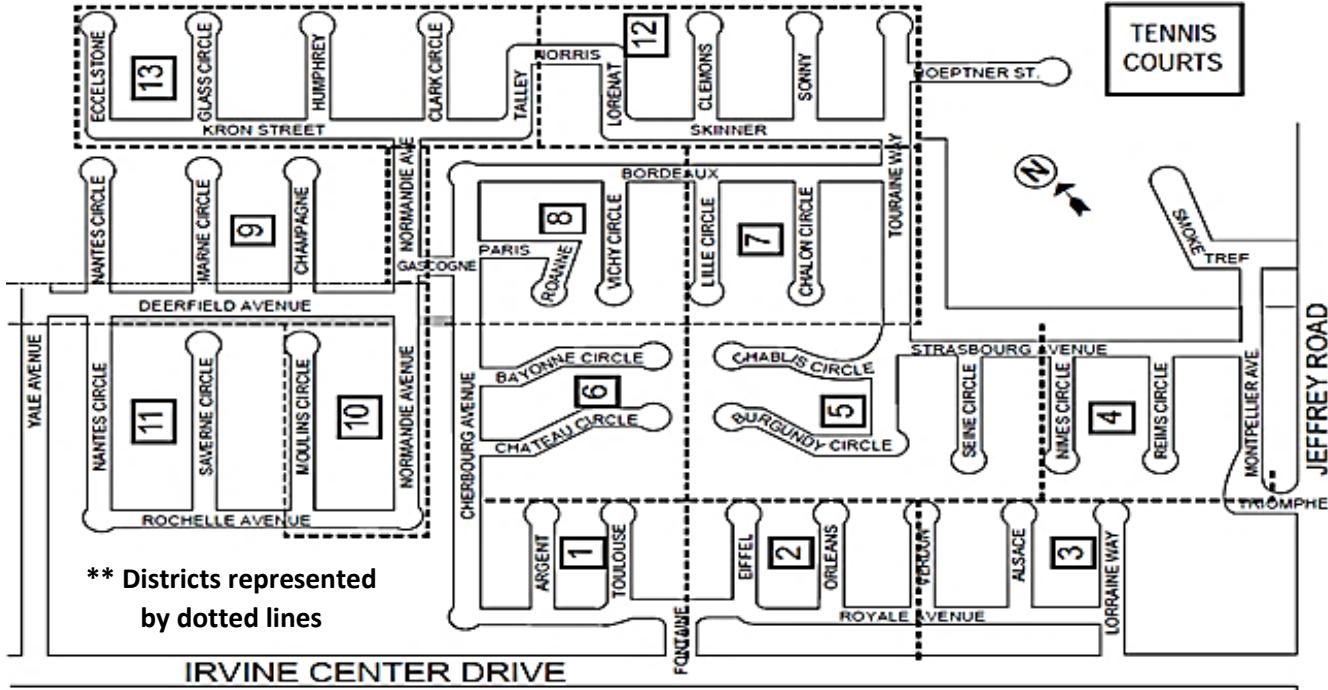


## RHOA Officers & Administrators

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

## Ranch Neighborhood Map



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

**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





HOSTED BY REAL ESTATE WITH RUSS

Approximately 35-40 Ranch homes participated in our Fall Ranch Community Garage Sale on October 12. It was an incredibly foggy start to another great day in the Ranch to get out around the neighborhood and score some great deals and meet a few neighbors.



Rozanne and  
Sarah Zanjani  
on Royale.



Emily and Kirk Winslow with their lively dog Milo on Montpellier.

BIG THANKS to Realtor Russ Hansen for once again sponsoring our Spring and Fall Ranch Garage Sales. One homeowner reported almost \$600 in sales! Maybe you will want to join us at the next Spring Garage Sale.

## CPK FLAVORFUL FUNDRAISER BENEFITS THE RANCH

The Ranch had another successful eat-out event, this time at the California Pizza Kitchen on Alton Parkway. Thanks to all residents who participated to help our homeowners' association continue offering fun events for the neighborhood.

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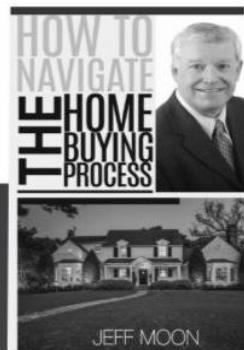
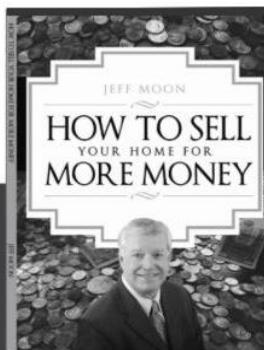


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Gravy in Jars	• Pasta & Sauce
Canned Fruit & Canned Cranberry Sauce	• Plain rice
Boxed Muffin or Corn Bread Mix	• Crackers, healthy snacks
Peanut Butter, Jam, Honey	• Canned Tuna and Chicken
Spaghetti Sauce	• Canned Sweet Potatoes or Yams
Canned Tomato Products	• Beans (Baked, Refried, Black, Kidney)
Chili Stew, or Canned Pasta	• Boxed Desserts Mix (Cake Mix, Cookie Mix, Etc.)

### FINAL DAY FOR DROP OFF NOV 7TH, 2024

Drop off @ 5299 Alton Pkwy, Irvine, CA 92604

SOLD



Up Next...

**Toy Drive in  
December!**



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## THE 6TH ANNUAL KIM HAUNTED HOUSE

in the Ranch was a success! The Kim Family hosted hundreds of guests across three nights and received several boxes of baby item donations for OC Foster Care families. Best of all, dozens of teen volunteers served their community with passion (maybe a little too much passion). Thank you all for coming out – see ya' next year!

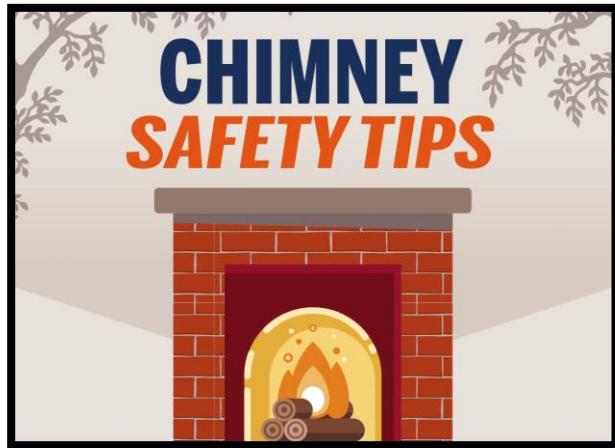


## KEEP THE HOME FIRES BURNING – SAFELY – WITH THESE FIREPLACE SAFETY TIPS

From American Family Insurance

On a cold winter night, a warm fire in the fireplace is just the thing to ward off the season's chill. Just be sure your fireplace is safe to use.

Whether you use a fireplace for heat or that cozy feeling, here are some tips to keep you and your home safe this winter, and to keep your fireplace burning brightly and safely.



### Inside Your Home

- Remember to open the flue on the fireplace before starting the fire.
- If you burn wood, only burn dry, seasoned wood, not scrap wood, treated wood or trash.
- Create a three-foot "safety zone" that is free of flammable material around any fireplace.
- Extinguish the fire before going to bed or leaving the house.
- Don't close the damper until the embers have completely stopped burning.
- Make sure all vent pipes extend at least three feet above your roof.
- Always have working smoke and carbon monoxide detectors in all levels of your home – especially sleeping areas.
- Equip the fireplace with a metal screen to catch burning embers or shifting logs.
- Never use a fireplace for grilling food or burning holiday wrappings.

- Never use flammable liquids to start a fire.
- If the fireplace is gas operated, be sure to move the gas valve to the "closed" position when you are not using it.

### Outside Your Home

Take a few precautions so you can enjoy the warmth and coziness your fireplace brings.

- Protect the chimney top with a spark-arrester screen. This should help keep animals, rain, and other debris out and prevent embers from escaping and landing on nearby combustibles or landscaping, which could ignite. Also, trim any branches that may drop leaves or twigs into your chimney, creating a fire hazard.
- Inspect the chimney for cracks on an annual basis. If repairs are necessary, have them performed by a reputable contractor.
- Have the chimney flue cleaned annually by a professional. If you live in an apartment, consult with your building management to ensure this is done properly and regularly.

## LIFE HAPPENS

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



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## RHOA MEETING MINUTES

### SEPTEMBER 12, 2024

The meeting was called to order at 7:05 pm.  
 Director Attendance: Keith Bauer, Jay Baumler, Jennie Bolinger, Peggy Evans, Melissa Gallo, Jeff Glass, Carina Hollis, Larry Hugo, Paula Miller, and Linda Wallace.

Absent: Anna Fitzpatrick and Michael Walker.

#### RHOA COMMUNITY BUSINESS

JUNE MEETING MINUTES – Accepted by Peggy and seconded by Jeff. Minutes approved.

VP REPORT – Paula: New Corporate

Transparency Act requires action from our HOA to complete new forms for 2025 calendar year. Linda & Jeff will review.

TREASURER'S REPORT – Jeff: Review YTD budget to actuals. Linda motioned to skip October Roundup printing to save money to finish events in 2024; Jeff seconds, Approved.

MEMBERSHIP REPORT – Jeff: Currently only at 47% neighborhood membership.

#### NEW BUSINESS

CPK FUNDRAISER – Linda. Schedule for 9/25/24. Bring flyer for discount.

GARAGE SALE – Russ ready with directional signs.

DUMPSTER DAY – Jeff motioned to skip event due to low membership income, Paula seconds, Approved.

TRUNK OR TREAT – Jennie planned this in Ranch Park with City of Irvine approval for Saturday, 10/19/24. Working on finding more participants. Flyers prepared for printing.

RANCH ROUNDUP COMMITTEE – To save RHOA money, Melissa, Paula & Peggy met and proposed new plan for 2025 publications to be printed:

*Winter – January / Spring – March*

*Summer – June / Fall – September*

*Holiday – November*

Linda motioned, Paula seconded, Approved.

CORPORATE TRANSPARENCY ACT discussed.

NOISE COMPLAINTS – Discussed various complaints and what to do about them.

#### OLD BUSINESS

LANDSCAPING – Paula reports the Fontaine and Royale entrance will be replanted according to the City of Irvine representative.

← Meeting adjourned at 8:34 pm. Next meeting **Tuesday, October 8, 2024**.

### OCTOBER 8, 2024

The meeting was called to order at 7:04 pm.  
 Director Attendance: Keith Bauer, Jay Baumler, Jennie Bolinger, Peggy Evans, Anna Fitzpatrick, Jeff Glass, Larry Hugo, Paula Miller, Michael Walker, and Linda Wallace.

Absent: Carina Hollis and Melissa Gallo.

#### RHOA COMMUNITY BUSINESS

SEPTEMBER MEETING MINUTES – Accepted by Jennie and seconded by Jeff. Minutes approved.

TREASURER'S REPORT – Jeff: Review YTD budget to actuals.

MEMBERSHIP REPORT – Jeff: Currently only at 48% neighborhood membership.

#### NEW BUSINESS

PARK IMPROVEMENTS – Jennie: Installation of the shade structure is on schedule to move forward. Most likely installed early 2025.

GARAGE SALE – Russ Hanson will be putting garage sale lawn signs out and delivering donuts to those who participate.

TRUNK OR TREAT – Permitted event. 25 volunteer cars signed up. Set up is 3:30-4:40pm. Event is 5-6pm. Tear down immediately after event. Raffle for various age groups and a pets category. Port o Potty will be delivered Friday, 10/18 for event use only. Two community members donated extra candy for the event.

VETERAN'S DAY – Park event scheduled for 11/9. Rental chairs will be coordinated by Peggy. Speaker secured.

#### OLD BUSINESS

CORPORATE TRANSPARENCY ACT discussed.

LANDSCAPING – Paula. The Fontaine & Royale small island plants have been removed and will be replaced soon.

CPK FUNDRAISER – Linda. Successful event!

**Meeting adjourned at 8:25 pm. Next meeting Tuesday, November 12, 2024.**

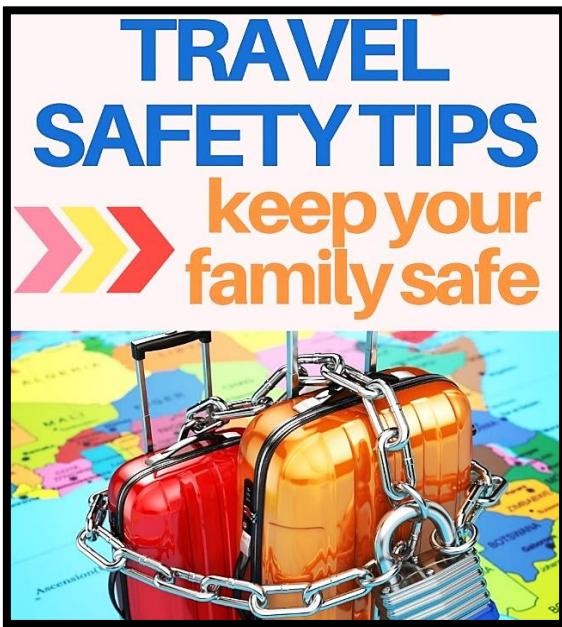
*All neighbors are welcome to attend the RHOA meetings. Email your director for the location.*





**And even an aerial view – Wow!**

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



*Written by Shiree Lind, IPD Crime Prevention Program Specialist*

Many of us are getting ready to make plans for holiday travels. No matter how far you go, set up preventative measures to keep yourself and property safe. Here are some things you can do.

#### **At home:**

- Does your house look lived in?
- Lock your doors and windows; do not leave any doors open.
- If you have pets, will they be going with you? Or will they be under good care at home?
- Keep your valuables locked inside your home; do not leave valuables in your vehicles.
- Regularly inventory your personal belongings, include serial numbers and take photos.
- Check to ensure that your indoor and outdoor lighting and cameras are working.
- Consider installing timers on all of your lighting and security cameras.
- Do you have all of your bikes registered at [project529.com/Irvine](http://project529.com/Irvine)?
- Have you signed up for informed delivery at [USPS.com](http://USPS.com) to keep track of your mail?
- Have you reviewed your credit reports at Equifax, TransUnion and Experian?
- Are you tracking your expenses and getting notifications from your banks when you make purchases? These notifications can help with potential fraudulent transactions.

#### **During travels:**

- Communicate with your loved ones so they know where you are going.
- Consider putting trackers inside luggage or expensive belongings when travelling.
- While shopping, keep your purse closed and in front of you, not in the cart.
- Be aware of quick-change artists during cash transactions.
- Be aware of strangers offering gifts or touching your belongings.
- Only take what you need with you – leaving valuables and jewelry at home.
- Pay attention to your surroundings.
- Greet people as you see them, but also think about how you would describe them if needed in an emergency.
- Resist the urge to post on social media that you are out of town; save those wonderful photos for when you return.

**For more information on  
crime prevention personal safety,  
please visit [crimeprevention.ipd.org](http://crimeprevention.ipd.org).**





**STEPS:**

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4. REVIEW
5. REASON: ADD YOUR NAME, HOME ADDRESS, PHONE NUMBER, & EMAIL
6. SEND! ALL DONE!]

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 Facebook: The Ranch Homeowners Association

 Instagram: [@the.ranch.hoa](https://www.instagram.com/@the.ranch.hoa)

 Our website: [rhoablog.wordpress.com](https://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

**\$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

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Comments: \_\_\_\_\_



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

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# CLASSIFIED ADS



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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)

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**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.

**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)

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**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](mailto:j.sutherland0219).

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

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**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.

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

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**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.