

# The Ranch Roundup



## Happy Fall



VOLUME 56, NUMBER 05

Circulation 732

FALL 2025

**CONGRATULATIONS  
TO OUR 2025  
4<sup>TH</sup> OF JULY  
CELEBRATION  
WINNERS!**





We kick off Fall with a Handel's Ice Cream fundraiser for the Ranch on September 10 at their Alton Parkway location. Find out for yourself – especially on September 10! – why National Geographic listed Handel's the #1 Ice Cream in the World! See the flyer on page 6.

Then our Fall cleanup triple header is just around the corner.

#### GARAGE SALE: SEPTEMBER 27, 7 AM – 1 PM

We start the action on September 27 with our semi-annual garage sale, sponsored by Real Estate with Russ Hansen. See details below.



#### FREE FRIDAY, OCTOBER 3

Didn't sell at the garage sale? No worries. Leave it on your driveway just for this one day, and maybe you won't have to haul it to the dumpster tomorrow.

#### \* DUMPSTER DAY – MEMBER EXCLUSIVE! \*

**SATURDAY, OCTOBER 4, 2025: 8 AM – NOON**

It's one of our popular events. We will bring in several dumpsters to support our neighborhood cleanup. The bins are scheduled to be open for use only after 8:00 am and removed around noon or as soon as they are full. The bins may fill up fast, so plan on being there early but please, after 8:00 am. See page 4 for approximate locations.

**As a member-only exclusive**, only paid RHOA members can use the bins. But don't worry; residents may pay the Cleanup Day monitor with a \$50 check, cash, or Venmo.

**PLEASE DRIVE SLOWLY** when you drive by a dumpster. Someone may be in the street unloading items and may step into your path.

**NO BULKY ITEMS.** PLEASE call Waste Management customer service at (949) 642-1191 and schedule a special **FREE** pickup for bulky items such as couches, mattresses, washers, or dryers. There is **NO CHARGE** for this service up to four times per year for Irvine residents. How easy is that?

**NO E-WASTE & HAZARDOUS WASTE.** Since state laws prohibit Electronic Waste (E-Waste) and Universal Waste such as TVs, computer monitors, VCRs, cell phones, batteries, microwaves, and fluorescent tubes from ending up in landfills, they won't be accepted at the dumpsters.

Also, no hazardous materials such as paint, solvents, pesticides, gasoline, pool chemicals and motor oil will be allowed.

All E-Waste, universal waste and hazardous waste must be taken to a free hazardous waste location, such as Orange County's Household Hazardous Waste station, located about a mile away at 6411 Oak Canyon Avenue. The station is open Tuesday-Saturday, 9:00 am – 3:00 pm.

**Mooyah's, our longtime fundraising partner**, is once again offering us a Fundraiser opportunity on October 15. Please bring your appetites for lunch or dinner. See the flyer on page 7 for more details.

**Let's not forget our very fun and popular Trunk or Treat** on October 18. Come trick or treat at some of our neighbors' cars parked along the oval at our Ranch Park. Not sure if it is more fun getting candy or giving it out. Please volunteer to be a giver. More details on page 8.



## 4<sup>TH</sup> OF JULY CELEBRATION WINNERS

Most Patriotic Hat	Sasha
Best Decorated Electric Car	Jack
Best Use of Red/White/Blue	Summer
Best Use of Stars	Ferris
Most Patriotic Toddler	Madelyn
Most USA Flags	Brock
Best in Chew	Emma
Most Sparkles	Aiden
Judges' Choice	Evan
Most Patriotic Family	The Betts Family

**This year we expand our 10<sup>th</sup> Annual Veterans Day celebration** to include veterans, active military and our first responders who serve our community with unwavering courage.

Our Hero Event takes place at the Ranch Park on November 8 at 10:00 am, sponsored by Real Estate with Russ Hansen. The event will also raise funds for the Andy Valenta Melanoma Foundation, in honor of Andy, who lost his battle with occupational cancer.

**Check out the Ranch's chock-full Fall Calendar on page 12.**



## 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.	Brad Crestol
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, Ecclestone	Peggy Evans



## RHOA Officers & Administrators

Paula Miller, President - president@rhoa.org

Linda Wallace, Vice President

Jeff Glass, Treasurer

Melissa Gallo, Secretary

Jennie Bolinger & Anna Fitzpatrick - Membership

Barb Ignash, Roundup Editor - roundup@rhoa.org

Peggy Evans, Roundup Ads - advertising@rhoa.org

Brad Crestol, Web Admin - webpage@rhoa.org

Carina Hollis & Paula Miller, Social Media Admin - FacebookAdmin@rhoa.org

**BOARD MEETINGS** are held monthly on the 1<sup>st</sup> Monday. RHOA members are invited to attend. For the location, email president@rhoa.org. HOA Members can request a copy of the RHOA Board Meeting Minutes by contacting The Ranch Secretary at secretary@rhoa.org.

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

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

**E-MAIL:** advertising@rhoa.org

**ADS:** Peggy Evans

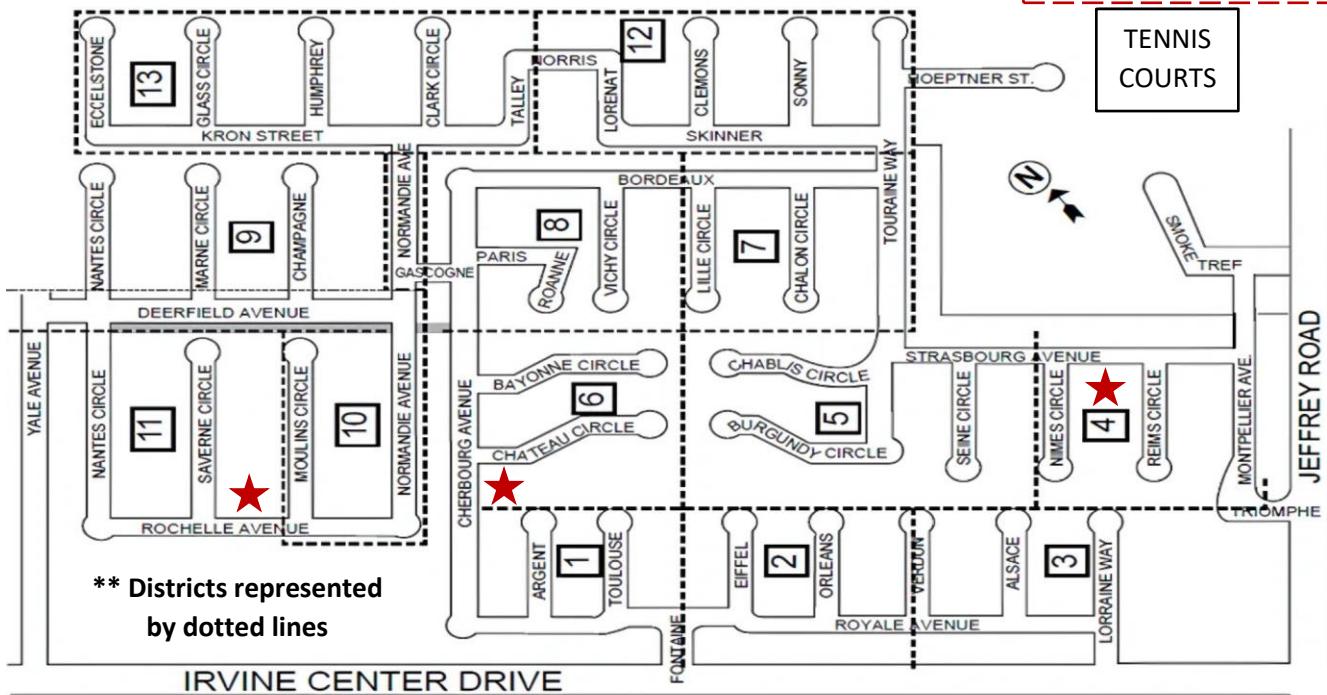
### ADVERTISING RATES:

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 \$10 per ad. Personal Ads are free to members of the Ranch Homeowners' Association.

*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.*

## Ranch Neighborhood Map



See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)

## RHOA PRESIDENT'S LETTER: GOOD-BYE SUMMER ~ HELLO FALL

It's always a little sad to see summer coming to an end, but school has begun and as we slide into Fall, it's time for a summer recap and peek ahead to our upcoming events.



### COLORFEST/ICE CREAM SOCIAL

What a great time combining these two events! Everyone came out for free ice cream, graciously supplied by Emma Chu, our wonderful sponsor of so many of our events, and stayed for FUN.

First, ice cream for everyone along with games and then for those who were brave enough to be showered with blasts of color, our park and participants glowed in beautiful colors. Even those who decided just to watch had a great time.

### 4<sup>TH</sup> OF JULY CELEBRATION OF FREEDOM

Our July 4<sup>th</sup> Celebration was once again back in full production with the favorite Hot Dogs, Raffles, Cake Walk, and Music of the 5150's! A very big thanks to RHOA Directors Melissa Gallo and Michael Walker who did most of the planning and preparations, but all our board members helped tremendously during the months before and the day of our event.

First, we really must thank our sponsors since we couldn't do it without them. Please support them and let them know you appreciate their support of our Ranch Community with time and donations.

*Russ Hansen, Realtor	*Emma Chu, Realtor
*Melissa Shaw, CFP	*Dave & Buster's
*Jeff & Connie Moon, Realtor	Thai Spice
*Left Coast Brewery	*Sprouts Market
*Value Rock	*Trader Joe's
*Starbucks-Alton Sq.	*Gelsons
*Mooyah	*The Ranch HOA
*Ron & Dawn Hightower	*Linda Wallace
*Karl & Paula Miller	*Jeff & Naomi Glass

Many thanks to our set-up & tear-down team: Michael Walker, Brad Crestol, Karl Miller, Jennie Bolinger, with the help of many, many other volunteers. Heading up our volunteer force was Heidi Francois, who did an awesome job of recruiting and organizing all our volunteer helpers. Thanks also to Ashley Buttrey (photographer),

Ramon Lugo (parade coordinator), and the Scouts with flag presentation.

There are too many people to name, but please know each of our volunteers who helped make this event happen, are very much appreciated. THANK YOU TO EVERYONE WHO HELPED!!

### OAK CREEK PRESERVATION AREA

The possibility of losing the only open space in the center of our city and very close to The Ranch Community has become a very passionate topic throughout our city. It is an ongoing legal and political discussion among Irvine residents, our City Council and The Irvine Company.

The loss of this beautiful open space and recreational facilities is enough to be concerned about, but the addition of up to 5000 housing units and the intense traffic congestion it will bring to us is extreme. I have spoken on behalf of The Ranch at the last five Council meetings/scoping sessions. The City Council has pressed this topic to next year's Council agenda, but I will continue to work with Save Irvine Open Space to voice our opposition to this attempt to override a 1988 voter referendum.

To stay up to date on changes, or to support, visit [www.saveirvineopenspace.org](http://www.saveirvineopenspace.org) or their Facebook page Save Irvine Open Space. To donate, please visit [www.saveirvineopenspace.com/donate](http://www.saveirvineopenspace.com/donate).

### UPCOMING FALL EVENTS

The RHOA Board has been busy planning our Fall events. Please check the calendar in this Roundup issue for details, visit our website, [www.theranchirvine.org](http://www.theranchirvine.org), or follow us on Facebook at The Ranch Homeowners' Association.

- We appreciate all who took time to support our Spring Fundraisers at Panda Express, Board & Brew and Golden Spoon. Next up will be Handel's Ice Cream and Mooyah's. Bring your family, invite some friends to join us.
- Be sure to take advantage of our Fall Clean up days -HOA Garage Sale and our Members-Only Dumpster Day.
- You won't want to miss the fun Trunk and Treat.
- Also, this year we will honor ALL our heroes: Veterans, Military and First Responders. Come out and enjoy these events with your neighbors. It's almost time for Fall leaves, apple cider, pumpkin spice lattes, and carving jack-o-lanterns. We hope to see you very soon!

~ Paula Miller, RHOA President



**What:** Handel's Homemade Ice Cream Spirit Night Fundraiser

**Where:** Handel's Homemade Ice Cream Alton Square (5365H Alton Parkway Irvine, CA 92604)

**When:** Wednesday, September 10th - ALL DAY

**Who:** All Handel's Lovers Supporting Ranch Homeowners Association

**Why:** Raise Funds for Ranch Homeowners Association by Purchasing the Best Ice Cream in the World!

Dear Patrons

Ranch Homeowners Association and Handel's Homemade Ice Cream are teaming up to raise money by selling everyone's favorite ice cream! We are really excited about this tasty fundraising opportunity and hope you are as well.

Ranch Homeowners Association **will receive 20% of all menu items purchased by their supporters at Handel's Homemade Ice Cream in the Alton Square.** All you need to do is go to Handel's the day of the Fundraiser, make your purchase, and say you are there for Ranch Homeowners Association.

You may have heard that National Geographic's Top Ten Best of Everything voted Handel's Ice Cream #1 in the World. Handel's Ice Cream was also recently named Best of OC by the OC Register.

We would like to thank you in advance for all your efforts to support us. We are extremely grateful for all your support in the past, and we hope that you will be able to promote this Fundraiser as well.

Sincerely,

Ranch Homeowners Association



See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)

# Let's meat at MOOYAH

BURGERS • FRIES • SHAKES

## Please join us for a Fundraiser

**LOCATION:** 5365 Alton Pkwy, Ste A2, Near Ralphs

**DATE:** Tuesday, October 15, 2025

**TIME:** ALL DAY! 11:00 a.m. to 8:00 p.m.

Lunch OR dinner – Bring your friends!

A portion of the proceeds will be  
donated when you mention:  
“Ranch HOA”

*More sales = more earnings!*

NOW: Vegan, Paleo,  
Keto, vegetarian and  
gluten-free burgers, too!

Or . . . Support our  
fundraiser online!  
Sign up for the Mooyah app  
and order with promo code  
IRVINEFUN.  
Here's how →

AND FREE FRIES ... JUST  
FOR SIGNING UP!



### App users:

1. Click on the **more** tab on the app
2. Click on the **promos** box
3. Enter the **IRVINEFUN** code
4. You'll see a congrats message!
5. Head to order & your purchase will count toward the fundraiser.

Plus, you'll receive free fries just for signing up!

Download the  
MOOYAH Rewards App



YOUR RANCH HOA PRESENTS OUR 5<sup>TH</sup> ANNUAL

# TRUNK OR TREAT IN THE RANCH!

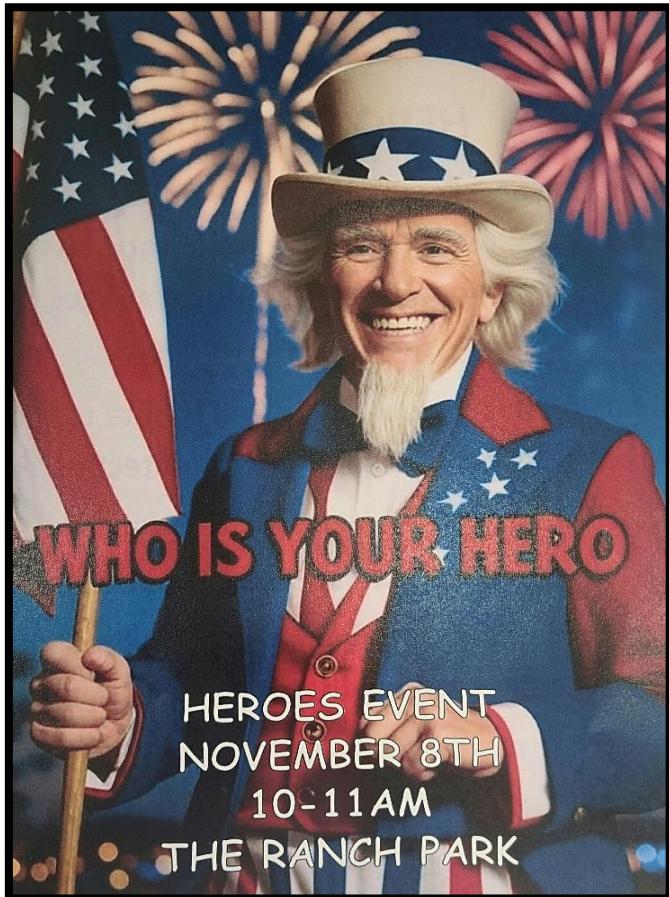


MUSIC  
CANDY  
RAFFLE

SAT, OCT 18TH | 5-6 PM

We NEED you! Want to decorate a trunk? Email [district6@rhoa.org](mailto:district6@rhoa.org)  
Get your costumes on & come trunk or treat with your neighbors  
at our main Ranch circle park. Sponsored by your  
Ranch HOA & neighborhood volunteers.





**WHO IS YOUR HERO**

HEROES EVENT  
NOVEMBER 8TH  
10-11AM  
THE RANCH PARK

## HEALTH INSURANCE

*Your income matters.*  
**Open Enrollment begins November 1st.**



Each Fall you can choose a new health plan for the following year with **Guaranteed Issue.\***

Covered CA may help with tax subsidies.



\*Guaranteed issue laws require insurance companies to issue a health plan to any applicant, regardless of the applicant's health status or other factors.

**Melissa Shaw, CFP®**  
CERTIFIED FINANCIAL PLANNER™ professional

**ACCENT**  
INSURANCE BROKERAGE

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Lake Forest, CA 92630  
CA L&D License #0604786

**949-699-1662 x204**  
**800-729-6344**

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## THE MOON GROUP

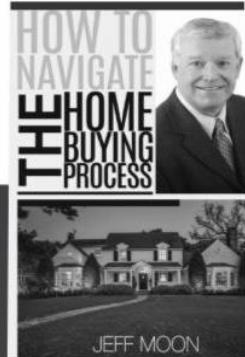
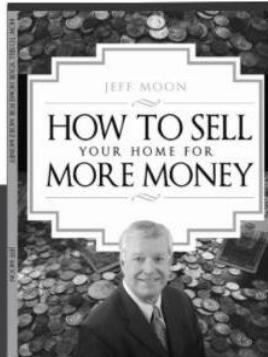
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**"PROFESSIONALLY REPRESENTING THE AMERICAN DREAM"**

*See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)*



## RANCH PARK IMPROVEMENT UPDATE

Our long-awaited improvements in The Ranch Park have begun. This project has been in the works for years and has finally started.

The Ranch HOA was informed the project would begin the Monday after the 4<sup>th</sup> of July. So, we waited and waited again. The city works department placed barricades before the 4<sup>th</sup> of July holiday and on July 7<sup>th</sup> "no parking" cones were added at the end of our cul-de-sacs of Toulouse and Eiffel, but we still waited another two weeks.

On July 22, work on the cul-de-sac access points began and have now been completed. We are now waiting for the installation of a new concrete pad, which will include additional picnic tables and a shade canopy.

I know many residents have been asking when this project will be completed. The RHOA Beautification Committee has been in contact with the City of Irvine about this project for close to two years. We are now waiting for the shade structure to be manufactured and then the project will proceed. We are all waiting to be able to enjoy a little bit of shade at our park. Trust me, it is coming. But not quickly. When it does, we will all rejoice!



## Real Estate Update: We Are Active in The Ranch!



**Active Listing:** 15232 Lille Circle  
1,949,000  
2,550 SF, 4 beds, 2.5 Baths

**Just Sold:** 15216 Vichy Circle  
1,685,000  
1,950 SF, 4 beds, 2.5 Baths

Emma Chu, MBA  
Broker Associate  
DRE# 01946915

Call: 949-836-1707  
[www.emmachu.com](http://www.emmachu.com)  
[emmachuye@gmail.com](mailto:emmachuye@gmail.com)

Residential &  
Commercial

Unmatched Global Reach



We have many buyers who want to buy a home in The Ranch.  
If you are selling, please give me a call today!  
• Confidential Meeting - Free Estimate of Your Home Value

See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)



**Double Dip: ColorFest fun and “School’s Out” Ice Cream Social!** Our spring ColorFest was delayed due to inclement weather, but it was all good on June 7, when, after everyone chilled out with ice cream treats, a messy battle of the pigments ensued. We want to thank Emma Chu for being such a wonderful supporter of our Ranch Community, supplying our ice cream and offering a raffle for an In n Out gift card to a lucky Ranch resident. Neighbors had a great day hanging out in the afternoon shade and playing games.



# DOVERSPIKE GROUP

**Kevin Doverspike**

kevin@kevindoverspike.com  
949.395.4250

**Kyler Doverspike**

kyler@kevindoverspike.com  
949.300.8106



[www.kevindoverspike.com](http://www.kevindoverspike.com)



@kevinstalkinrealestate

## Irvine El Camino Village Market Update June 2024 vs 2025

	June 2024	June 2025	Plus or Minus
Active Listing	10	18	8 80%
# Sold Listings	8	6	2 25%
Average Price	\$1,522,389	\$1,680,467	158,078 10%
Median Price	\$1,622,500	\$1,462,500	160,000 10%
# Sold SFR	6	6	0 00%
# Sold Attached	2	0	2 100%

**Want to know your home's value?**

**Call the #1 team in the El Camino Village  
Since 2010!**

**\*Per CRMLS Stats 01/01/2010 - 8/01/2025**

All data from the California Regional Multiple Listing Service, Inc.



**RE/MAX is the No. 1 name in real estate.**

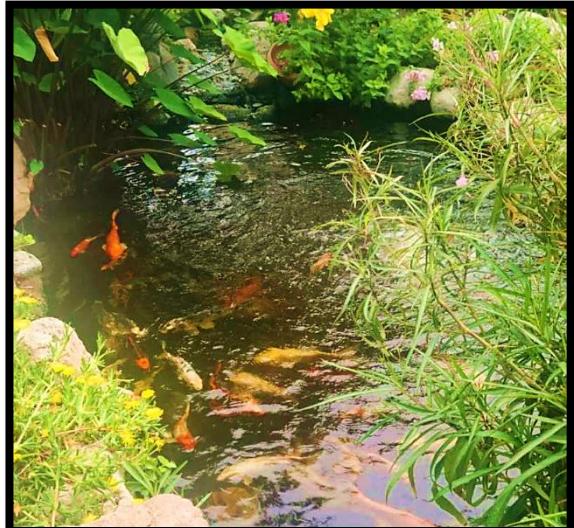
Nobody sells more real estate than RE/MAX

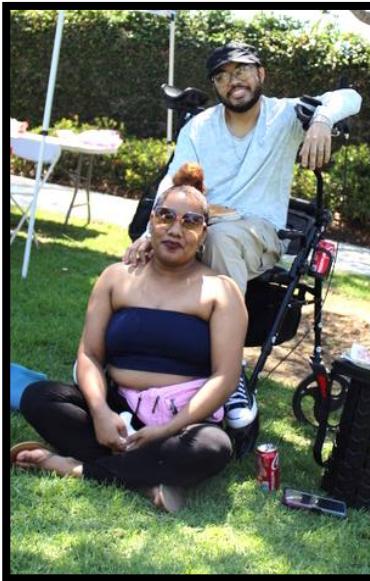


**Call Me or Visit my Website at  
[WWW.KEVINDOVERSPIKE.COM](http://WWW.KEVINDOVERSPIKE.COM)**

See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)

**The Third Annual Ranch Garden Tour** featured five homes whose owners hosted our wandering garden fans. Water elements, including a koi pond, and statuaries complemented the dazzling array of trees, plants, flowers, and succulents. If all that greenery appeals to you like it did Chris and Patti, below, join us for our 2026 Garden Tour.





See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)





# The Ranch Annual Membership



**\$50/year**

**4 Payment Options**

**RENTER OR HOMEOWNER? SUPPORT YOUR COMMUNITY & PAY YOUR MEMBERSHIP FOR 2025!**

**Thank You**

**Credit/Debit Card**  
Recurring Payment:  
It will autocharge your card each year! Easy!

**SCAN ME** 

[bit.ly/rhoasub](http://bit.ly/rhoasub)

**Cash**  
Fill out a member info sheet and enclose in an envelope.

**Credit/Debit**  
One time payment [bit.ly/rhoapay](http://bit.ly/rhoapay) 

**Check**  
Fill out member info sheet and enclose in an envelope.

**Zelle**  
See separate member info sheet for details 



**RANCH DUES**

## ZELLE PAYMENT OPTION

1. Recipient: Ranch HOA or [RHOAtreasurer1@gmail.com](mailto:RHOAtreasurer1@gmail.com)
2. Amount: \$50 + Donation.
3. Review.
4. Reason/Memo: List name, home address, phone & email.
5. Send.

## ORANGES FOR THE PEOPLE

Text: (949) 346-3801  
Or  
Email: [orangesforthepeople@gmail.com](mailto:orangesforthepeople@gmail.com)  
for more information

DO YOU NEED HELP PICKING YOUR FRUIT?

**TEEN VOLUNTEERS (FROM THE RANCH) OFFER**

**FREE**

**FRUIT PICKING FOR THEIR SERVICE PROJECT**



**WHO WE ARE**

Oranges for the People is a student run organization made to help communities in Orange County by sharing fresh fruits and striving to minimize food insecurity and food waste. After we hand pick the fruit, the tree owner chooses to **KEEP & EAT** them or **SHARE** the fruit with our community. \*We will haul the fruit to local foodbanks and shelters!

**The Ranch HOA presents...**



# FRESH produce

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 OC Rescue Mission each Monday. Wagon will be outside for dropoff/pickup. If you need assistance picking your produce, contact your district representative. You're welcome to bring canned items as well.

**& FREE!**

\*Please only drop off edible produce.

# CLASSIFIED ADS



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

**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.

**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 at 949-351-4990 [imsallyb@aol.com](mailto:imsallyb@aol.com).

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

**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.

**MELISSA LEE, ILLUSTRATOR** - Offering work for commissions in digital or traditional media. Want something for loved ones, a portrait of your cat/dog, or need an event artist? Contact [lee.i.melissa@gmail.com](mailto:lee.i.melissa@gmail.com), 949-304-8167, or visit [leeimelissa.wixsite.com/melissalee](http://leeimelissa.wixsite.com/melissalee)

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

**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).

**VOICE LESSONS AVAILABLE** at reasonable prices! Ranch Resident and OC School of the Arts High School student in the Classical Voice Conservatory can help with audition prep or regular lessons. Call Tess at 949-822-5059.

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

## 2025 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

**\$50**  
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 HOA.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

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

Select One:  Home Owner  Renter

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

