

The Ranch Roundup



Happy Fall



VOLUME 56, NUMBER 05

Circulation 732

FALL 2025



**CONGRATULATIONS
TO OUR 2025
4TH OF JULY
CELEBRATION
WINNERS!**





Look what's coming
our way in the Ranch
this Fall!

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.

Sponsored by Real Estate with Russ

"THE RANCH" COMMUNITY GARAGE SALE

Lots of great affordable items!
Everything must go!

**SEPTEMBER 27TH
7AM TO 1PM**

TO REGISTER TEXT OR CALL THE
GARAGE SALE HOTLINE
@ 949.383.0830
RUSS HANSEN
DRE# 01215855
CENTURY 21 AFFILIATED

**THINKING ABOUT A MOVE?
LET'S TALK. REAL ESTATE WITH RUSS.
YOUR "RANCH" REAL ESTATE EXPERT!**

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.

This year we expand our 10th 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.



4TH 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



See this full color Roundup at www.theranchirvine.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, 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, Eccelstone	Peggy Evans



BOARD MEETINGS are held monthly on the 1st 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.

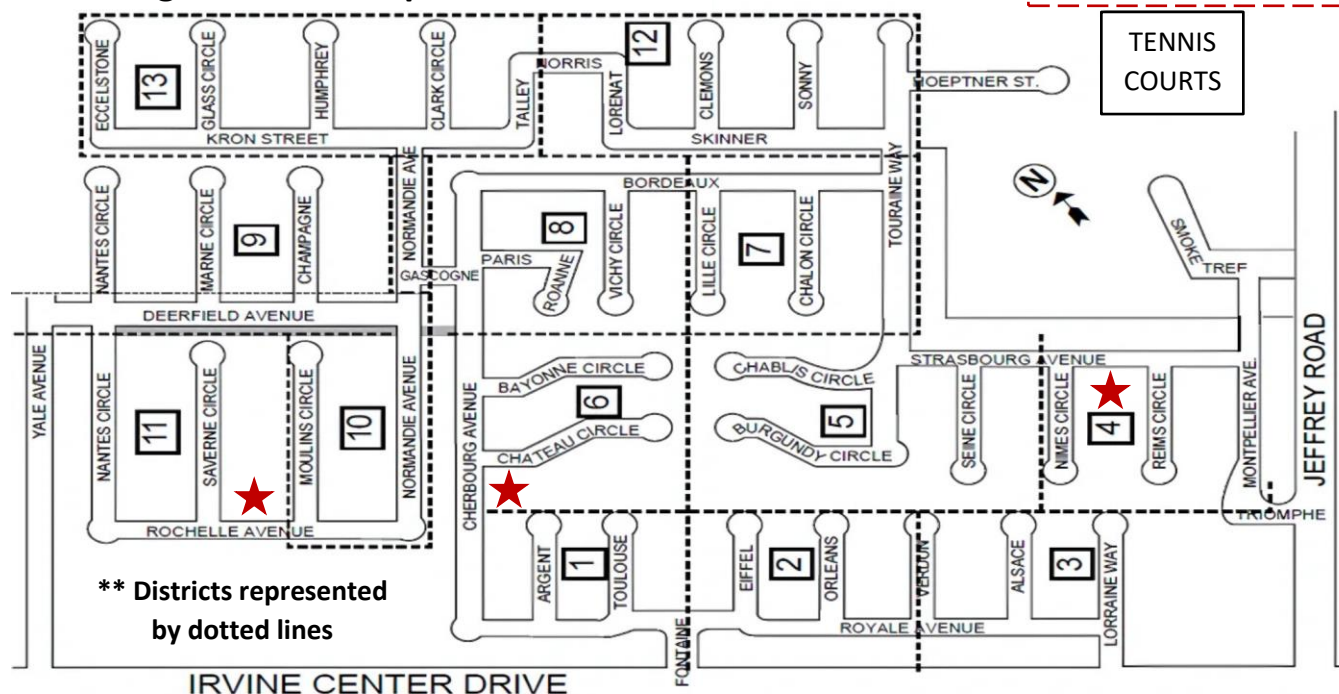
RHOA Officers & Administrators

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

Ranch Neighborhood Map

★ **DUMPSTER LOCATIONS**



** Districts represented
by dotted lines

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.

4TH OF JULY CELEBRATION OF FREEDOM

Our July 4th 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 or their Facebook page Save Irvine Open Space. To donate, please visit 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, 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

See this full color Roundup at www.theranchirvine.org



- 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

Let's meet at **MOOYAH**TM

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
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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 5TH ANNUAL

TRUNK OR TREAT IN THE RANCH!

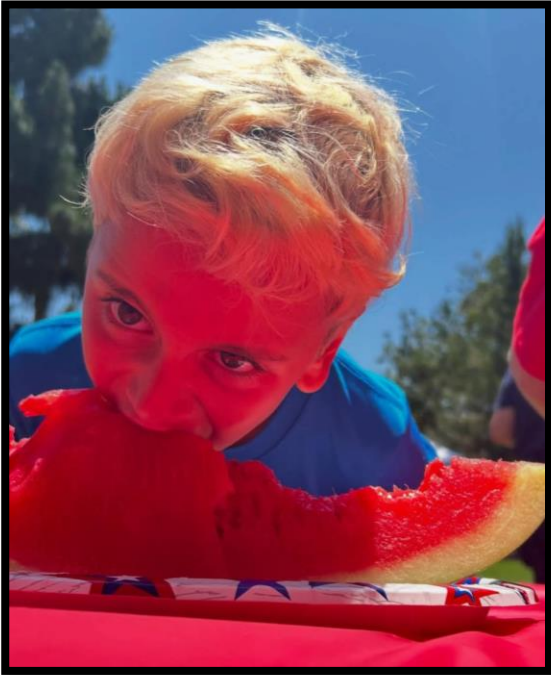


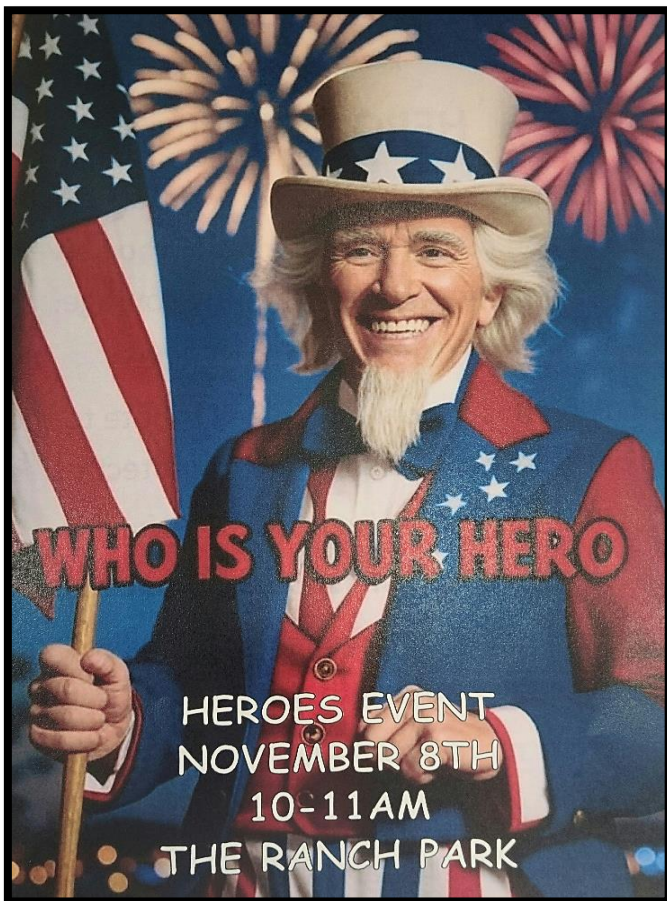
MUSIC
CANDY
RAFFLE

SAT, OCT 18TH | 5-6 PM

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

See this full color Roundup at www.theranchirvine.org





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.

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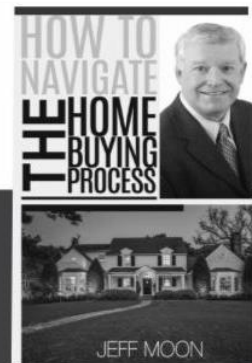
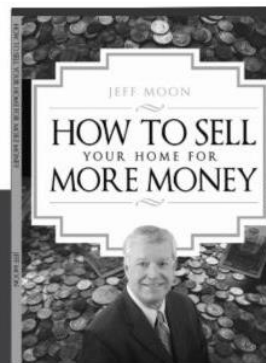
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RANCH PARK IMPROVEMENT UPDATE

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 4th of July. So, we waited and waited again. The city works department placed barricades before the 4th of July holiday and on July 7th "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!



THE RANCH HOA CALENDAR OF EVENTS

SEP 10	FUNDRAISER AT HANDELS 11:30 AM - 10 PM ALTON SQUARE
SEP 27	FALL GARAGE SALE 7 AM - 1 PM
OCT 4	FALL DUMPSTER DAY 8 AM - NOON
OCT 15	FUNDRAISER AT MOOYAHS 11:30 AM - 9 PM ALTON SQUARE
OCT 18	TRUNK OR TREAT 5 PM - 6 PM THE RANCH PARK
NOV 8	HONORING OUR HEROES 10 AM - 11 AM THE RANCH PARK

FOR MORE INFORMATION FOLLOW US
ON FACEBOOK AT
THE RANCH HOMEOWNERS' ASSOCIATION
OR VISIT WWW.THERANCHIRVINE.ORG



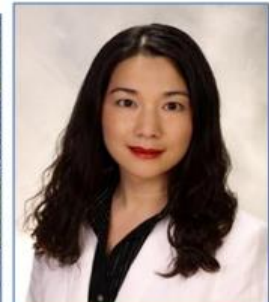
Real Estate Update: We Are Active in The Ranch!



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
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**When we list your home, we maximize your price,
no matter how the market changes.**

**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



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.



See this full color Roundup at www.theranchirvine.org

DOVERSPIKE GROUP



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Kyler Doverspike

kyler@kevindoverspike.com

949.300.8106



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.



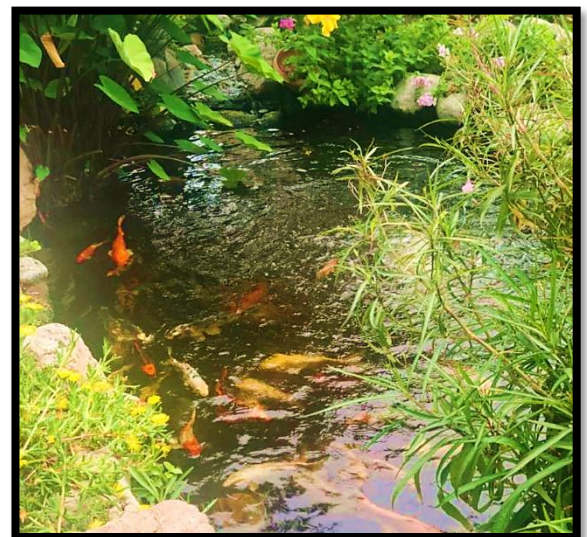
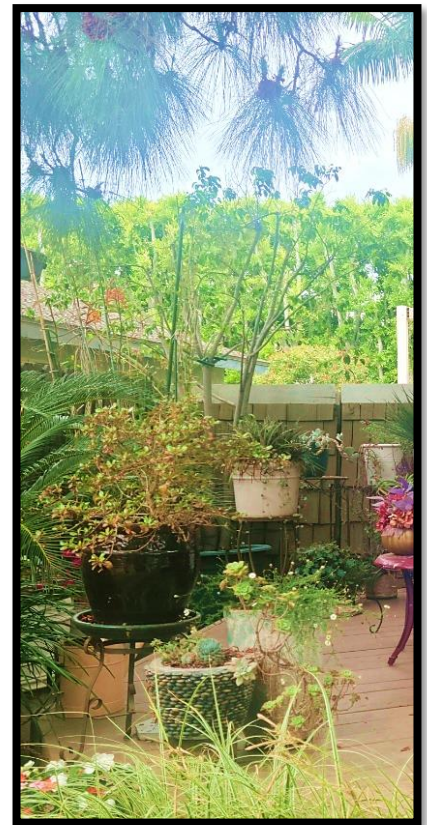
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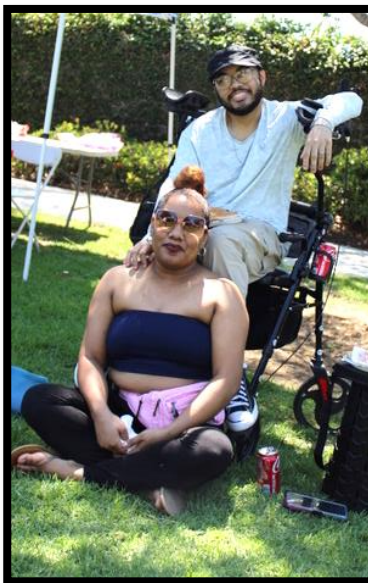


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The Third Annual Ranch Garden Tour featured five homes whose owners hosted our wandering garden fans. Water elements, including a koi pond, and statuary complemented the dazzling array of trees, plants, flowers, and succulents. If all that greenery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



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The Ranch Annual Membership



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



Credit/Debit

One time payment
bit.ly/rhoapay



Check

Fill out member info sheet and enclose in an envelope.



Zelle

See separate member info sheet for details



ZELLE PAYMENT OPTION

1. Recipient: Ranch HOA or 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
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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...



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

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.

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.

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, 949-304-8167, or visit leemelissa.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.

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 Ranch Roundup
- The Fourth of July Celebration
- 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

