

# The Ranch Roundup



Celebrate Summer!



VOLUME 56, NUMBER 04

Circulation 732

SUMMER 2025

## RHOA PRESIDENT'S LETTER – JUNE 2025

We like to think about life in our Ranch community being about neighbors, families, our children's events, but lately many other things are happening in and around our community in which we need to be aware and cause us to be concerned.



## CRIME

We live in Irvine and are told this is one of the safest cities in America, but crime still happens around us. And yes, it does happen in The Ranch. This past month we have had a few incidents of police activity within The Ranch. We have had a vehicle stolen, investigations, arrests, and very concerned neighbors.

Please be aware of your surroundings and if you see something that seems odd or suspicious, contact the Irvine Police Department at 949 724-7000. If it is an emergency always call 911. Remember "*see something, say something*" and let the Irvine Police determine if it is something they need to investigate.

The Irvine Police Department suggested we re-ignite our Neighborhood Watch program. This program involves neighbors connecting with neighbors and will only work if individuals volunteer to become involved. If we get enough of a response, Irvine PD will help us organize. Please contact me or let any director know if you are interested.

## Irvine Company plans to REPLACE Oak Creek Golf Course with 3,100 homes.

As most of us know, the state of California has

mandated housing development to cities throughout the state and that includes a mandate for Irvine. Several proposals and options have / are being presented, but this option is very close to The Ranch Community and could severely affect life in The Ranch. Most homes in The Ranch received a packet from the Irvine Company on your porch, in the mail, or both. You may be reading about this in the Register. This is not a done deal. I have spoken with many residents of The Ranch who are opposed to this redevelopment.

Several Ranch residents attended the City of Irvine Council Meeting on Tuesday, May 13th. Some of those who attended the meeting also spoke to the City Council expressing their opposition to this proposal. To oppose this project, the community must come together to be heard.

The Ranch Board of Directors is planning to hold an informational meeting about Oak Creek Golf Course redevelopment and how it may affect The Ranch. As soon as we have the details, we will send out an e-newsletter alert. So please, if you are not receiving our Ranch e-newsletter, contact me so we can add you to receive the most up-to-date information about The Ranch Community and upcoming news and events.

We will attempt to keep The Ranch residents informed, and I urge you to consider becoming a well-informed, involved Ranch resident and member of our HOA.

As always, if you have any suggestions, comments, or would just like to connect, please feel free to contact me anytime.

~ Paula Miller, President,  
[president@rhoa.org](mailto:president@rhoa.org)





## SANDWICHES FOR A CAUSE

**COME SUPPORT A GREAT CAUSE!**

**20% BACK to Ranch Homeowners Association!**

Please join us and enjoy incredible sandwiches, salads and chips!  
Spread the word to your friends and family!

**Date: Tuesday, June 17, 2025**

**Time: 12:00-8:00 pm**

Please bring printed flyer/show on your smartphone to receive fundraiser credit

**Call ahead/place your order for easy pick up!**

**\*Fundraiser credit not available for online orders\***

**Board & Brew Irvine / 5643 Alton Parkway / 949-333-3130**

See the Roundup in color at [www.theranchirvine.org](http://www.theranchirvine.org)

# The Ranch wants **YOU** for the 4th of July!

We need **YOU**, our **RANCH VOLUNTEERS**  
to power our July 4th Event!

**WRAP-UP VOLUNTEERS ARE  
MOST URGENT**, but  
other spots are available.

- Face Painting
- Game/Activity Helper
- Parade Registration & Judges
- Volunteer Booth
- Set-up 7-10am
- Wrap-up 1-2pm
- \*\*Even 1 hour of your time helping w/ setup or wrap-up will do wonders!

**SIGN-UP TODAY!!**

**SCAN NOW**

**-OR-**

**go to**

<https://linktr.ee/theranchirvine>



Questions? email: [heidi4rhoa@gmail.com](mailto:heidi4rhoa@gmail.com)  
text: 949 538 9822

## **RAFFLE ITEMS!**

**(min \$25 value)**

**Donations:**

[president@rhoa.org](mailto:president@rhoa.org)

## **Join our planning meetings:**

- 6pm Wed 6/11 at 15281 Moulins
- 6pm Wed 6/25 at 4856 Rochelle



**Friday  
July 4th  
Parade: 10am  
Picnic:  
10:30am - 1pm**

**STUDENTS!!  
We're happy  
to sign off on  
volunteer hours!**

## 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

## **RHOA Officers & Administrators**

Paula Miller, President - president@rhoa.org

Linda Wallace, Vice President

Jeff Glass, Treasurer

Melissa Gallo, Secretary

Jennie Bolinger & Anna Fitzpatrick - Membership

**BOARD MEETINGS** are held monthly on the 2nd Tuesday. RHOA members are invited to attend. For the location, email [president@rhoa.org](mailto:president@rhoa.org). HOA Members can request a copy of the RHOA Board Meeting Minutes by contacting The Ranch Secretary at [secretary@rhoa.org](mailto: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:

<b>AD SIZE</b>	<b>RATE</b>
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

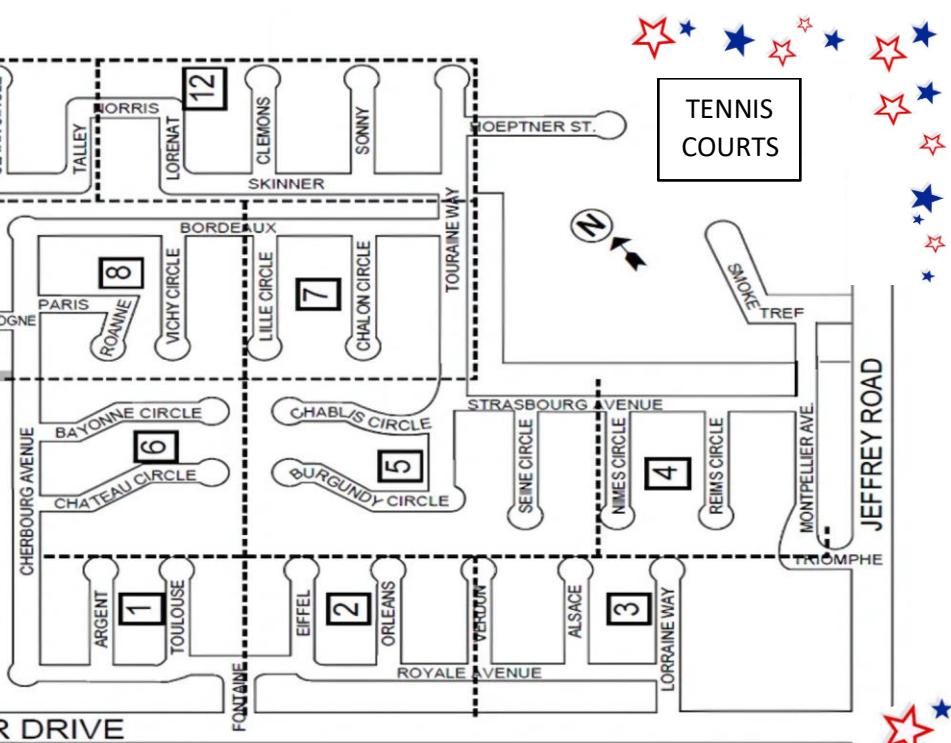
A map of a residential area with streets and numbered houses. The map includes labels for Yale Avenue, Nantes Circle, Saverne Circle, Deerfield Avenue, Kron Street, Echelon Stone, Glass Circle, Humphrey, Nantua Circle, Marine Circle, Champagne, Normandie Avenue, and Rochelle Avenue. Red stars are placed along the left edge of the map.

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



THE RANCH HOA PRESENTS

# GOLDEN SPOON™

FROZEN YOGURT

DINE OUT!

Tuesday, June 24th  
12pm-9pm

Owned by one of our Ranch families! A portion of the  
proceeds will be donated back to The Ranch HOA.  
Let's enjoy some frozen yogurt together! Located at 5663 Alton Parkway.



See the Roundup in color at [www.theranchirvine.org](http://theranchirvine.org)

## FROM THE IRVINE POLICE: HIKING AND BIKING SAFETY IN IRVINE

Written by Shiree Lind, Community Outreach Program Specialist

Exploring Irvine's beautiful trails and bike paths are a fantastic way to enjoy the outdoors, but safety should always be a priority. Here are some essential tips to keep your adventures safe and enjoyable.



### General Safety Tips

- Always be aware of your surroundings and stay on designated trails.
- Trails are open from dawn to dusk.
- Carry a fully charged phone and let someone know your route.
- Bring enough water to stay hydrated, especially in warm weather.
- Wear appropriate clothing and footwear for the terrain.

### Hiking Safety

- Check trail conditions and weather forecasts before heading out.
- Carry a map or use GPS navigation to avoid getting lost.
- Watch out for wildlife and respect their habitat.
- Hike with a buddy whenever possible for added safety.

### Biking Safety

- Wear a helmet and other protective gear.
- Follow traffic rules and stay in designated bike lanes or trails.
- California Vehicle Code requires using lights and reflectors between dusk and dawn.
- Keep your bike well-maintained with regular checks on brakes, tires, and gears.

If you see something suspicious, including people on trails after hours, call the Irvine Police non-emergency line at 949-724-7000. In an emergency, call 911.

Enjoy your time outdoors while staying safe!  
Happy hiking and biking in Irvine!

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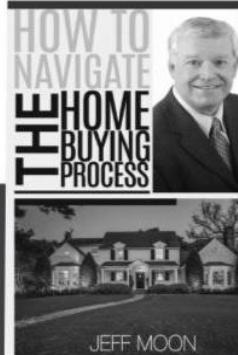
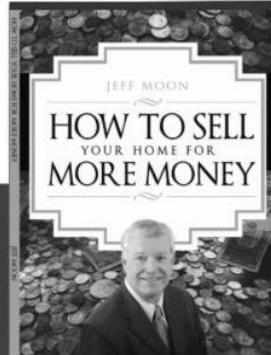
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## YOUR 2025 RANCH CALENDAR OF EVENTS

DATE*	EVENT	DATE	EVENT
Every Sunday	Produce swap - 5211 Bordeaux	September TBD	Fundraiser TBD
June 7	<b>A doubleheader!</b>	September 27	Fall Garage Sale
	Ice Cream Social & ColorFest	October 4	Fall Dumpster Day
June 11 (Wed)	July 4 Planning Meeting	October 18	Trunk or Treat
June 17 (Tues)	<b>NEW!</b> Board & Brew Fundraiser	November 8	Honoring our Heroes
June 24 (Tues)	<b>NEW!</b> Golden Spoon Fundraiser	Week of Dec 7	Holiday Lights
June 25 (Wed)	July 4 Planning Meeting	December 13	Caroling in the Park
July 4 (Fri)	Parade and Picnic	December 20	Meet Santa
<input checked="" type="checkbox"/> Share your email address to stay on top of Ranch news!			* All Saturdays, except as noted

### UPDATE: IRVINE CITY LIBRARY

The target date for opening Heritage and University Park libraries in the new Irvine Library System has been delayed to at least August 4.

Currently a County library, The Katie Wheeler branch will close July 1, 2025 to finalize its transition to the City of Irvine, which anticipates re-opening the branch in early 2026.

Although no library facility will be open in Irvine between July 1 and August 4, your County library card works at any County library locations. The closest is in Tustin at 345 E Main Street.

If you have questions or comments, Library meetings continue through June 12, 6:00-7:30 pm. See <https://cityofirvine.org/irvine-public-library/transition-plan> for meeting locations or more information about the new City Library.

### Real Estate Update: Just Listed in The Ranch!



**15216 Vichy Circle - \$1,799,000**

**Upgraded Kitchen, Bathrooms; New Carpet and Interior Paint  
1,950 SF, 4 bedrooms, 2.5 Bathrooms, 6,450 SF Lot Size**

**When we list your home, we maximize your price!**

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



**Emma Chu, MBA  
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DRE# 01946915**

**Call: 949-836-1707**

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Your Ranch HOA Presents  
school's out for

# SUMMER COLD TREATS

Come on out and enjoy a  
free cold treat with your  
neighbors! Everyone's invited!

**Saturday, 6/7**  
**4pm**

**@ The Ranch Park**

We'll also have our Color Fest at  
4:30pm that same day and same  
place so wear something you can get  
messy and come throw some colored  
powder with us!

## RANCH BEAUTIFICATION, 2025: Summer of Love (Your Neighborhood)

The weather has warmed up and we all seem to be out and about and ready to enjoy the beauty of The Ranch Community.

- The City of Irvine has work scheduled in The Ranch during the month of June. Landscaping crews will be working on Booth Circle easement behind the homes on Rochelle Avenue. They plan to take out four of the very large pine trees and then plant Water Gum trees with a spacing of approximately 30 feet. This should be happening around the fourth week of June.
- Our Park Improvement project appears to be scheduled to begin mid-June. This consists of an enlargement of our west picnic area including a shade cover. This shade cover has been much needed since the removal of so many of our very large original eucalyptus trees.

## LIFE HAPPENS

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



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- Ongoing discussions with the City of Irvine public works department about our green belts have helped keep them looking healthy and maintained.
- We have received repeated complaints about unused cars stored on streets, excessive weeds, and trash containers left on the streets for extended periods of time. These are City of Irvine code violations. If this applies to you, we hope you will be able to remedy this before the City of Irvine pays you a visit.

We hope you will join us in the coming months for a wonderful summer enjoying our Ranch Community.

## City of Irvine Municipal Codes

### Did You Know . . .

#### Sec. 3-35-2. - Wall and fence requirements.

A. *Wall and fence heights.* The maximum heights for fences or walls are listed below.

No wall or fence shall obstruct visibility for access, as determined by Standard Plan 403.

##### 1. Residential and institutional uses.

a. *Front.* Fences and walls in the front setback area shall be no higher than two and one-half feet above grade at the property line. The fence or wall may be one foot higher for every three feet the fence or wall is set back from the property line, up to a maximum of seven feet above grade.

b. *Streetside.* Fences and walls in the streetside setback area shall meet the requirements in Section 3-35-2.A.1.a above unless there is no vehicular access (driveway) from the streetside. In this case, the height of the fence or wall may be seven feet above grade.



Irvine Police Neighborhood Watch

# Crime Prevention Unit

## *What is Neighborhood Watch?*

A Neighborhood Watch program is a group of people living in the same area who want to keep their neighborhood safe by working together with local law enforcement to reduce crime and sustain neighborhood quality of life. The program provides residents with crime prevention strategies and information to help them identify and report potential criminal activity in their neighborhoods. Neighborhood Watch groups focus on observation and awareness while promoting social interaction and watching out for each other.

Neighborhood Watch brings an extra layer of safety to the neighborhood. The communication between residents and the police department's assistance with crime prevention information will help to reduce crime and increase quality of life. The increased communication provides a sense of security and improves neighborhood engagement so that residents feel a sense of connection and involvement.

Irvine Police Department's Crime Prevention Unit plays a key role in educating the community about ways to prevent crime. The unit provides information and programs to assist community members with layers of safety. You can also play a key role by sharing information with your neighbors.

**We need a Ranch Community Neighborhood Watch. Please consider joining our Neighborhood Watch by contacting Paula Miller at [president@rhoa.org](mailto:president@rhoa.org) or your District Director.**

## EGGS!

We had a great time at our "EGG" events this year, both our Adult Egg Frenzy and the kids Eggstravaganza. If you missed these events, be sure to attend next year because we had a great time and it was so much fun for everyone.

The Adult Egg Frenzy had LOTS of prizes from our wonderful sponsors. We want to thank them for their generosity and support of The Ranch Community. Please let them know how much we appreciate them if you get a chance:

- Emma Chu – RE/MAX Premier Realty

- Russ Hansen – Real Estate with Russ
- Donathan – Starbucks at Alton & Jeffrey
- Jeff & Connie Moon – The Moon Group/Hanu Reddy Realty
- Laura Lee Schafer – LauraLee Photography
- Ranch residents Heidi Francois, Sally Hannigan, Ramon Lugo, Karl & Paula Miller.
- RHOA Board Members Linda Wallace, Brad Crestol, Peggy Evans, Paula Miller

And a **BIG Thanks** to Jeff and Connie Moon, as always, for their generous annual support of our Eggstravaganza with raffles, coffee, water, donut holes and, Moon Pies!



See the Roundup in color at [www.theranchirvine.org](http://www.theranchirvine.org)



And Now for the Big Kids ...



See the Roundup in color at [www.theranchirvine.org](http://www.theranchirvine.org)

**Our Spring Garage Sale** was a busy time in the Ranch. There was lots of traffic, especially a blitz at 8:00 am! About 30 residents participated. Many large items were sold, including three surfboards, a couch and some chairs. Thanks to Russ Hansen, Real Estate with Russ, for sponsoring the event. He is shown, to the immediate right, with Paula Miller, garage sale participant and RHOA President, 4856 Rochelle. To the far right are Jack and Diane Daly, 15172 Lille. Below left, Andy and Lindee McGigue, 5252 Burgundy, take a break in

between customers. To the right is Brent Izner, 5212 Chablis Circle, with items big and small for sale.



**Spring Dumpster Day** was a great success, too! We had three dumpsters filled to the brim. Thank you all for driving slowly and coming out for the event. We helped 86 houses in the Ranch get rid of some waste. See you all out there this fall!



RHOA Directors Melissa Gallo and Jeff Glass pause before a well-filled dumpster where they have been helping check-in members at this member-only event.



RHOA Director Linda Wallace strikes a pose with Nimes resident Tim Stanley who volunteered to help oversee one of the Ranch dumpsters on Sat, May 17.

# The Ranch

Annual Membership



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

*Thank You*

**\$50/year**

**4 Payment Options**

**NEW**

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.

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 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: \_\_\_\_\_

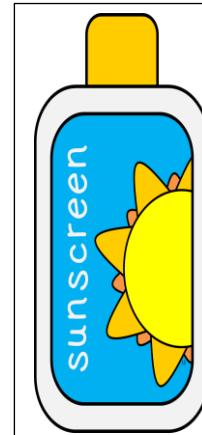
E-MAIL: \_\_\_\_\_

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

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

Select One:  Home Owner  Renter

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



Have Fun in the Sun...

But Don't Forget the

Sunscreen this Summer!

- Protects from UV Rays
- Prevents premature aging
- Lowers the risk of skin cancer
- Prevents sunburns and dark spots