

The Ranch Roundup



HAPPY NEW YEAR



VOLUME 57, NUMBER 01

Circulation 732

WINTER 2026

President's Message – January 2026

Happy New Year to our Ranch Neighbors!



As we welcome 2026, many of us have made New Year Resolutions or at least set a few goals to accomplish as the new year begins. The RHOA Board of Directors, like many of you, have been working on resolutions and goals for our Ranch community.

We would certainly like to see **more residents become members of The Ranch HOA**. Our HOA is unique within the City of Irvine. It is not mandatory for you to join our community HOA, but it is a privilege and honor to support our Ranch community of neighbors. Nowhere in Irvine does any HOA give back to their community as much as The Ranch HOA, for such a small commitment. With your support of only \$50 a year, we provide each Ranch household with wonderful and informative newsletters, The Ranch Roundup. We bring the community together with activities for children, adults, and families. Our HOA Board is committed to providing services needed such as Dumpster Days. And we try our best to voice our neighborhood concerns to the Irvine City Council.

Another goal of the RHOA Board is to **spend RHOA funds wisely**. In 2025 we did need to raise our modest dues, but we also were able to cut our expenses. These two actions combined allowed us to offer a new adult activity – Adult Egg Frenzy and purchase a new large shade canopy to use at events. In 2026 we plan to continue this effort and have added a few more activities, both for adults and families.

Bringing our community together is an ongoing goal. We have always focused on community in providing events such as our 4th of

July Celebration, Eggstravaganza, and Trunk or Treat. In 2026 we hope to continue that commitment by incorporating “Love Your Neighborhood” (a district focused event), “Sunset Serenade” (music in the park), and “Ranch Readers” (a new book club group).

Representing The Ranch to our Irvine City Council is a continued priority. We will continue to promote improvements within our neighborhood, such as our remodeled picnic area and shade sails. It is important that we maintain conversations with city staff in keeping The Ranch maintained and updated to current city standards in order to maintain property values within our Ranch community.

Even though the RHOA Board sets these goals, we cannot accomplish any of this without continued support from our community. We need you to support our efforts by paying our modest membership dues, volunteering to help plan events, and volunteering to serve on committees and at events.

If you haven't done so yet please take our 2026 Event and Activities Survey to help us plan or to volunteer. Remember, we need you!

<https://forms.gle/UVAAgdzKrpGg5ZVu9>

And lastly, **THANKS TO ALL** who supported, volunteered, and served in 2025. It was a great year, and we couldn't have done it without you!

~ Paula Miller, RHOA President

Don't miss all the exciting news inside this issue of the Roundup . . .

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3RD TUESDAY
EACH MONTH
AT 6 PM

Beginning
January
20th

JOIN US FOR
THE RANCH READERS
BOOK CLUB

For more information
Contact Paula Miller @
paula.theranch@gmail.com

Our first read is . . .

Before we were Yours
by Lisa Wingate

The Ranch HOA Presents

*wine
Tasting*

<https://bit.ly/3Lw6gAl>

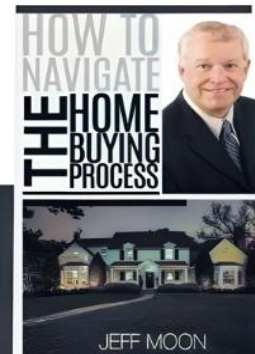
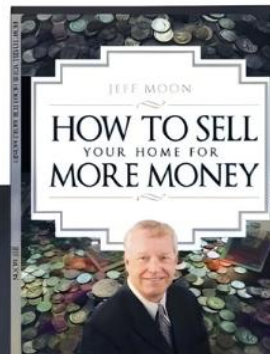
Join your Ranch neighbors on
Sunday, March 15th from 4pm to 6pm
to enjoy learning about and tasting delicious
wine. Must RSVP. HOA Members \$20.
Non-Members \$30. Text or call Melissa Gallo
with questions at (714) 318-2013.

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OAK CREEK PRESERVATION AREA

For our Ranch residents who are following The Irvine Company's plans for redevelopment of Oak Creek Preservation Area, I would like to share with you the 2025 End-of-Year Message from "Save Irvine Open Space".

As most Ranch residents are aware, The RHOA board supports the efforts of "Save Irvine Open Space" and the opposition of the proposed development of **3,100 homes** on the 196 acres of Oak Creek Preservation Area.

"As we close out 2025, we want to take a moment to thank everyone in our community who has supported Save Irvine Open Space – whether through your time, your voice, or your donations. Your involvement truly matters.

This year brought an important community win – The Irvine Company appears to have stepped back from its most aggressive plan to redevelop the Oak Creek Central City open space and has expressed willingness to build a public park. That shift happened because residents paid attention, spoke up, and demanded transparency.

*However, significant concerns remain. **Despite these changes, they still seek to develop approximately 100-125 acres of open space.***

*The current proposal still seeks to redevelop areas covered by **voter-approved open space preservation** and would violate the spirit and intent of Resolution 88-1 – voter-approved commitment that protected far more acres of open space than what is now proposed to be preserved. Save Irvine Open Space continues to believe this approach is unfair and inconsistent with what residents were promised and voted for in 1988.*

Today's residents have an important responsibility: to uphold what past generations preserved for the future. We must be better than simply developing

land when it becomes convenient. Open space, once lost, is gone forever.

As we head into 2026, we have a critical and demanding year ahead. This conversation – and this fight – is far from over.

If you are able, please consider donating to support our work and subscribing for updates so you can stay informed and engaged.

Together we can ensure that all City open space approved by a vote of our citizens in 1988 remains protected, not just for today, but for generations to come.

Thank you for standing with us.

*~ Save Irvine Open Space
saveirvineopenspace.com"*

IRVINE HOUSEHOLD HAZARDOUS WASTE CENTER HAS CLOSED

The Irvine Household Hazardous Waste Collection Center (HHWCC) has closed due to the end of the facility lease agreement. OC Waste & Recycling was not given the option to extend the lease, as the City of Irvine has future expansion plans for the dog park.

As a result, the Irvine HHWCC has **permanently closed as of December 31, 2025.**

If you need to dispose of hazardous materials, you are now required to drive to one of their other three centers in Anaheim, Huntington Beach, or San Juan Capistrano. All facilities are open Tuesday through Saturday, 9 a.m. – 3 p.m.

Everyone has hazardous waste, and it seems unlikely residents will drive up to 20 miles and spend up to \$2-\$4 in gas just to properly dispose of such items.

Please contact Irvine City Council if you would like the city to find another location in Irvine to dispose of hazardous waste.

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 Tuesday. 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.

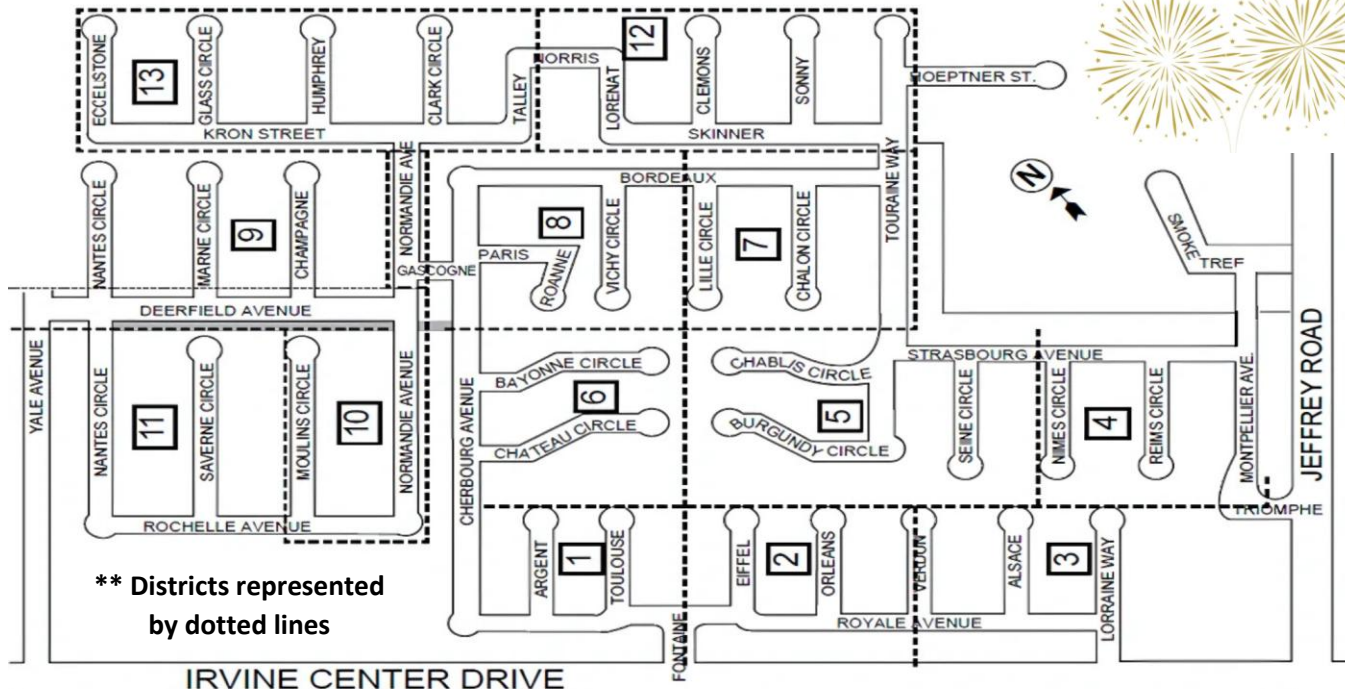
While the Ranch Roundup can take no responsibility for ads and does not necessarily endorse the advertisers, we do hope you will remember their support of us while shopping and will mention seeing their ad in the Roundup.

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

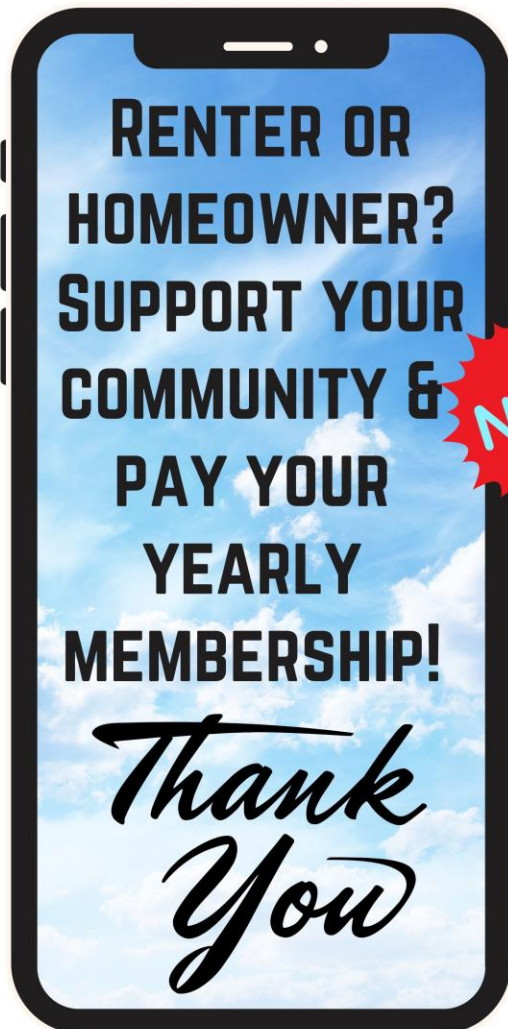
Ranch Neighborhood Map



See this full color Roundup at www.theranchirvine.org

The Ranch

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NEW

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Check

Fill out member info sheet and enclose in an envelope.



Zelle

See separate member info sheet for details

Caroling in the Park. The Ranch has had a longstanding tradition of singing carols in the park during our holiday season. This year was no different, and I must say I am so glad this tradition has stood the test of time. While a few of our long-time residents show up every year, we also enjoy a few new faces joining us to see what it's all about. This year about 40 residents young and "mature" joined us in our newly remodeled picnic area while sipping hot cider, munching treats and singing joyous songs of the season. As always, Melissa Shaw gave us wonderful background of the songs while her husband Doug and son Chris tended the cider and treats. And a visit from Emma Chu, who always stops by with a gift of cookies, is always welcomed. Before the night ended, Karl Miller treated us to the reading of *'The Night Before Christmas'*, which caught the magical attention of the children and even brought a few adults to sentimental tears. Oh, what fun it is to share together the joys of the season. Thank you to everyone for keeping the tradition. Happy Holidays Everyone! ~ Paula Miller



Real Estate Update: Buyers are Buying!

We received 23 offers on this home in the Ranch.

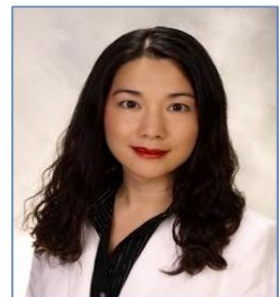


In Escrow: 15422 Alsace Circle, Irvine, Asking \$1,400,000
1,723 Squ. Ft., 3 Bedrooms, 2 Bathrooms, Lot Size: 6,500 Squ. Ft.

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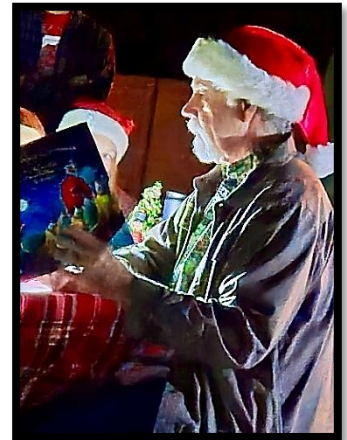
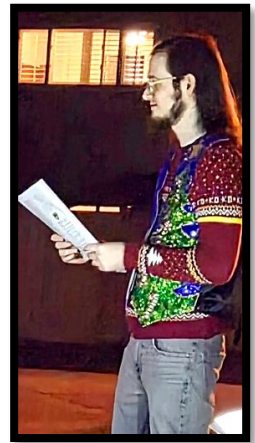
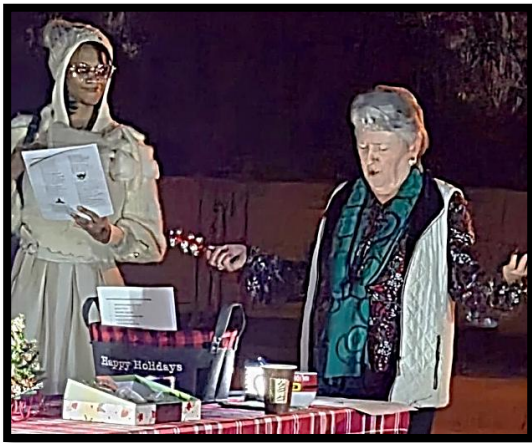
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2026 New Year

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*per CRMLS stats 01/01/10-12/16/25



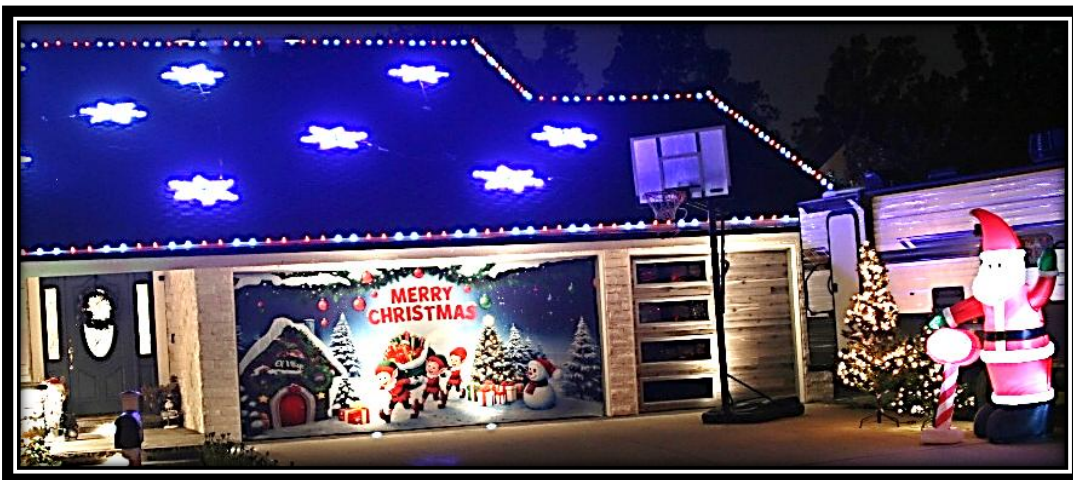
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YOUR RANCH 2026 CALENDAR

	DATE*	EVENT		DATE	EVENT
Jan	10	Meet & Greet / HOA Meeting	Jul	4	4 th of July Celebration at the Park
	20	Book Club Meeting – Tuesday	Aug	TBD	Dine-out Fundraiser
Feb	17	July 4 Planning Meeting – Tuesday		28	Music in the Park – Friday (tentative)
	TBD	Love Your Neighborhood	Sep	19	Fall Garage Sale
	TBD	Dine-out Fundraiser		25	Free Friday
Mar	15	Wine Tasting – Sunday		26	Fall Dumpster Day
	27	Adult Egg Frenzy – Friday	Oct	17	Trunk or Treat
Apr	4	Eggstravaganza (Easter 4/5)		TBD	Dine-out Fundraiser
	TBD	Dine-out Fundraiser	Nov	7	Honoring our Heroes
	21	July 4 Planning Meeting – Tuesday		TBD	Movie in the Park (tentative)
	24	Music in the Park – Friday (tentative)	Dec	12	Caroling in the Park
May	9	Spring Garage Sale		13	Christmas Lights
	15	Free Friday		19	Meet Santa and Mrs. Claus
	16	Spring Dumpster Day	Monthly HOA Board Meetings: First Tuesday of the month Contact president@rhoa.org		
	19	July 4 Planning Meeting – Tuesday	* All Saturdays, except as noted		
	30	Garden Day	Share your email address to stay on top of the Ranch news!		
Jun	5	Ice Cream Social/Color – Friday			
	16	July 4 Planning Meeting – Tuesday			



Christmas lights
glow at 15461
Cherbourg.
See more photos
on page 11 and
many more at
our Ranch
website.

See this full color Roundup at www.theranchirvine.org

Santa in the Park

This year was full of holiday cheer! Families enjoyed yummy treats, warm coffee and hot chocolate, and festive Christmas music as Santa and Mrs. Claus arrived in classic style—driven by The Ranch’s very own Elf Wayne. The park was buzzing with smiles, furry friends, and so many beautiful photo moments. Several families even paid their 2026 membership dues early and were rewarded with special prizes. A joyful, memory-making day for our community! *See more photos on pages 12-13.*



See this full color Roundup at www.theranchirvine.org

Holiday Lights in the Ranch captured by our photographer, Jonathan Drake, reflected all the reasons for the season, both solemn and humorous. Too numerous for the Roundup, please enjoy them all in gorgeous color on the Ranch website at www.theranchirvine.org.



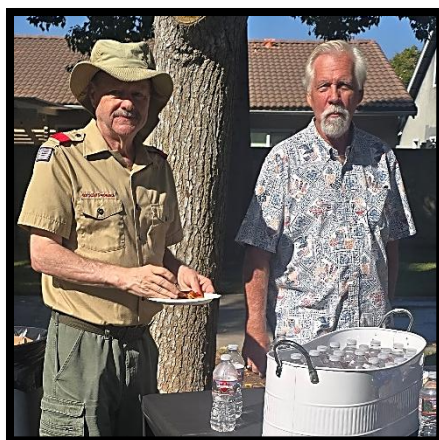
See this full color Roundup at www.theranchirvine.org



See this full color Roundup at www.theranchirvine.org



Our 10th Annual Veterans Day in the Ranch has expanded to honor not only Veterans but also First Responders. Our November 8th celebration hosted residents, serving companionship and refreshments. Ranch resident Andy McTigue performed as Master of Ceremonies. The Color Guard consisted of Boy Scout leader and HOA District 9 Director Keith Bauer and Lisa Tarlton, who is actively involved with Scouts BSA – and especially girls' troops. Thanks for joining us, Lisa! Ranch favorite "Sergeant Mike" Petyo sang *Taps*. The microphone was passed for attendees to share their thoughts. Two veterans who passed away this year were honored. Memorabilia was on display as well.



Home Depot has multiple programs to benefit active duty, retired and veteran members of the U.S. Armed Forces. See page 15 of the Roundup for more information on these programs.

Patriots and Paws is a Southern California veterans' organization which provides practical home goods and furnishings to Veterans, Active Duty, and Reservists at no cost with their Provision for Patriots Program. All provided at no cost. Find them on the web at <https://patriotsandpaws.org/>.

See this full color Roundup at www.theranchirvine.org

Home Depot offers a variety of programs and discounts for veterans,

including a 10% military discount on most items and tax-free shopping options to all active duty, retired and veteran members of the U.S. Armed Forces, as well as their immediate families. Acceptable forms of proof include a U.S. military ID, VA-issued ID, or discharge papers.

The discount is applicable on Memorial Day, Fourth of July, Labor Day, and Veterans Day, and can be used on eligible items, excluding sales tax and other fees. Veterans must show proof of military service at the time of purchase, either in-store or online.

The tax-free shopping benefit is available to all verified active-duty service members, dependents, retirees, National Guard members, Reservists, Coast Guard members, and honorably discharged veterans and their dependents.

Home Depot also offers labor, parts and general services for veterans' home repairs. If you would like to take advantage of this service, go to your local Home Depot with military I.D. and speak with a manager.



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.

CARS SHOULD NOT BLOCK SIDEWALKS AND CROSSWALKS

Just a friendly reminder, it is illegal for vehicles to block crosswalks and sidewalks, according to both California statute and Irvine Municipal Code. Besides being illegal, it is also discourteous to pedestrians who are trying to cross the street or simply walking on the sidewalk.

Be a good neighbor and consider others, particularly people in wheelchairs or people pushing strollers or pulling wagons.



CALIFORNIA STATE LAW

Under **California Vehicle Code § 22500(f)**:

A person shall not stop, park, or leave standing any vehicle on a portion of a sidewalk, or with the body of the vehicle extending over a portion of a sidewalk.

Exception: Only certain devices like mirrors or lights may extend up to 10 inches over the sidewalk.

This means **any part of the car (tires, bumper, etc.) blocking the sidewalk is illegal**, even if the car is in your driveway.

IRVINE MUNICIPAL ENFORCEMENT

The **Irvine Police Department** explicitly states:

Vehicles cannot block a public sidewalk, including the portion in front of their home. There is no exception for homes with short driveways. Sidewalks must remain clear for pedestrians, strollers, and wheelchairs.

Violations can be reported and may result in citations.

CLASSIFIED ADS



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

LOOKING FOR A DOG-WALKER? 19-year-old animal lover who can watch, feed, play with, and walk your dogs! Rates are agreeable and extremely low. Email graciedoughertybusiness@gmail.com to inquire/hire.

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

PET SITTING EXCHANGE Looking for someone with pets and wants to trade pet sitting services when out of town. We're retired and available to pet sit for free in exchange for watching our pets when we travel. Contact Cathy at 469-537-5724 or cathyrose3012@outlook.com.

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.

2026 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

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

\$50
Per Year



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