

The Ranch Roundup

Spring Is Here!



VOLUME 57, NUMBER 02

Circulation 732

SPRING 2026

President's Message – Spring 2026



We've once again reset our clocks and "sprung forward" to all Spring has to offer. I love the longer days, more sunshine, and the upcoming community events for us all to enjoy.

Here is a rundown of our Spring events.

Wine Tasting: March 15, 4 pm – 6 pm.

There may be last-minute space available. Contact Melissa Gallo at 714.318.2013 for more info. Always a fun and friendly event.

Dine-Out Fundraiser, March 18, 11am – 9 pm.

Come out to support our community at "The Stand" (Alton & Jeffrey). Bring your friends for good food, good company, and a good cause! *See flyer on page 4.*

Ranch Readers Book Club: March 17, 6 pm.

Meets on the 3rd Tuesday of each month with a new read. Contact Paula Miller at 949.683.3571 or president@rhoa.org, if you would like to join us or for more information.

Adult Egg Frenzy: March 27, 6:30 pm.

This is a crazy fun **+21 RHOA Member Only Event**. Lots of great prizes – gift cards, gift baskets, etc. Don't forget to bring something to gather eggs. Of course, the eggs are filled with candies! Member Only Registration is at 6 pm.

Eggstravaganza for the Kids! April 4, 10 am.

Our Annual Eggstravaganza event for our children. It starts at 10 am and is over in a flash, so please don't be late. Remember to bring something to gather the eggs. Also, be ready to capture those adorable pictures.

Sunset Serenade – Music in The Park,

April 17, 5 pm – 7 pm.

NEW EVENT! Bring your chairs, blanket, and picnic dinner as we enjoy some music in the park and watch a beautiful sunset with our neighbors and friends.

Ranch Clean-up/Clean-Out Days: May 9 and May 15-16.

The Spring Garage Sale is May 9th, followed by Free Friday on May 15th, and the **Member Only Spring** Dumpster Day on May 16th.

Ranch Garden Day: May 30.

Join in on our annual "share your garden day". Many of us are so very creative with our gardens and patios. Please consider sharing your creations with your neighbors, just for a few hours. Contact Director Michael Walker district10@rhoa.org or president@rhoa.org with any questions or if you are interested in sharing/participating in the Ranch Garden Day.

WOW! Just look at all those fun events happening this Spring in The Ranch. We invite you to come out and enjoy our Ranch Community.

Also, PLEASE consider supporting The Ranch HOA with your membership and/or donation. The RHOA Board works very hard to provide wonderful community events for our neighborhood, but we need YOUR support with your dollars and your presence. I hope to see you at an event soon!

~ Paula Miller, RHOA President



Your Ranch Directors

Dist.	Street	Director
1	Argent, Toulouse, Royale, W. Cherbourg	Melissa Gallo
2	Verdun, Orleans, Eiffel, Royale C.	Ramon Lugo
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, Chalou, 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. Email president@rhoa.org for the location. RHOA Members can request a copy of the 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 RHOA members.

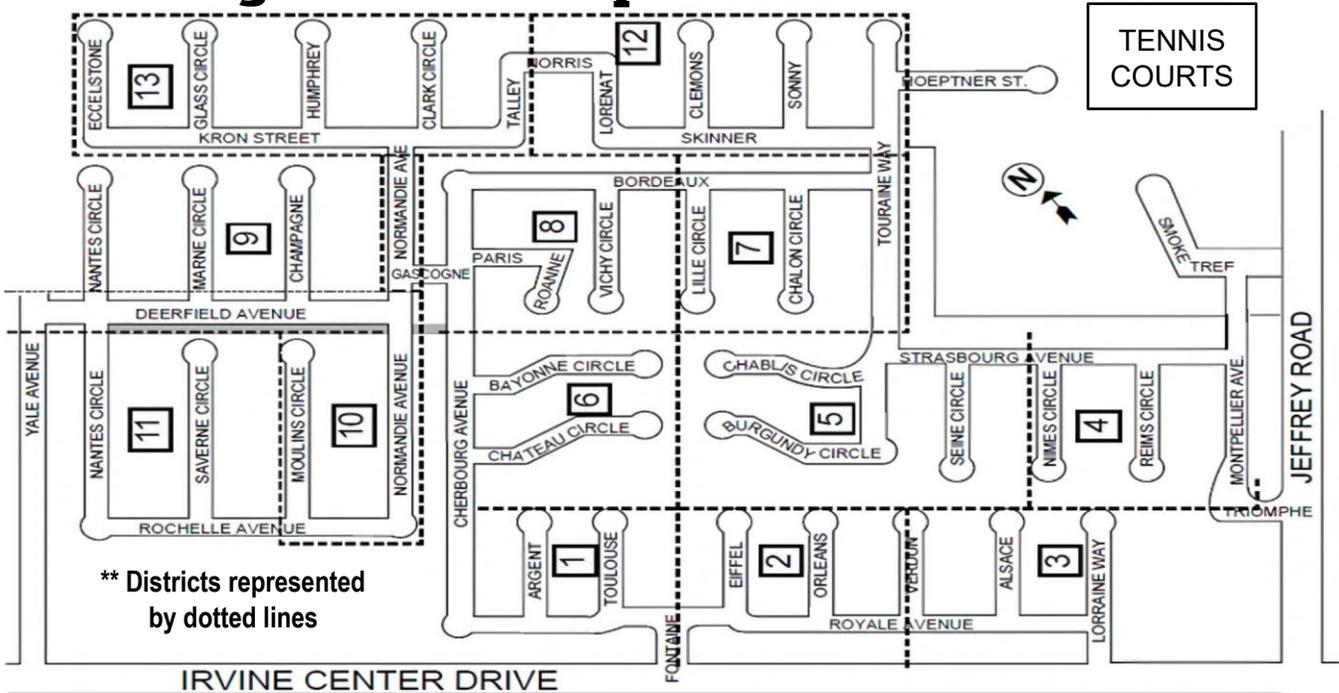
While the Ranch Roundup can take no responsibility for ads and does not necessarily endorse the advertisers, we do hope you will remember their support of us while shopping and will mention seeing their ad in the Roundup.

RHOA Officers & Administrators

Paula Miller, President – president@rhoa.org
 Linda Wallace, Vice President
 Jeff Glass, Treasurer
 Melissa Gallo, Secretary
 Jennie Bolinger – Membership

Cristina Taylor-Gentile, 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



DISTRICT 2 DIRECTOR CHANGES

At the February HOA Board of Directors meeting, we had a change of District 2 Director. Anna Fitzpatrick has been our District 2 Director for the past several years but has currently taken a step away from being a director. We want to thank her for her wonderful ideas and the faithful service she brought to our community. Although Anna’s family duties need to be a priority at this time, she will still be helping at events and will continue to be a vital part of our neighborhood. We will miss her work on our Board.

As Anna steps down, Ramon Hugo was appointed by the Board of Directors as our District 2 Director. Ramon is a returning Director. He has served on the HOA Board in the past and brings his past HOA experiences and love of our community to our team. We thank Ramon for accepting the invitation to return and look forward to working with him again.

District 2 includes Eiffel Circle, Orleans Circle, and Royale Avenue from Fontaine to Verdun.

MEMBERSHIP MEET AND GREET

Thank you to everyone who joined us for our January Membership Meet and Greet on Saturday, January 10th, at The Ranch Park! We were thrilled with the fantastic turnout and the opportunity to connect with so many neighbors.

A special highlight of the morning was having James Mai, our Vice Mayor, and District 3 City Councilmember, in attendance. James graciously hosted an open forum for over an hour, engaging with residents and addressing community questions and concerns.

To those of you who were able to attend our General Association HOA meeting – thank you! Your attendance, your membership, and your continued involvement in our community mean everything to us. *Enjoy the event photos on pages 7 and 10.*

We're grateful to have such engaged neighbors who care about making The Ranch a wonderful place to live. We look forward to seeing you at future events!



JOIN US FOR OUR 2ND ANNUAL ALL OUT
ADULT EGG FRENZY
 This event is an **Adult 21+ RHOA Member Only** event. Just like the kids you will gather eggs in a designated grass area and then see what’s inside. Be sure to bring your basket and wear your bunny ears. Let’s have some FUN!
 Check in begins at 6:00 PM.

PRIZES + CANDY
MARCH 27 | 6:30 PM | RANCH PARK
 RHOA MEMBER ONLY EVENT



The Ranch HOA Presents
 its annual
Eggstravaganza
 Children of all ages welcome to participate
 Eggs contain candy and toys

April 4th **The Ranch Park** **10 AM**

Refreshments provided by Jeff Moon



COMMITTED *To* COMMUNITY

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**RANCH HOMEOWNERS
ASSOCIATION**

25% OF YOUR FOOD AND BEVERAGE
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MARCH 18TH 11AM-9PM

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See this full color Roundup at www.theranchirvine.org

3RD TUESDAY EACH MONTH AT 6 PM

Join Anytime!

THE RANCH READERS BOOK CLUB

For more information
Contact Paula Miller @
949 683-3571 or
paula.theranch@gmail.com



March Read



April Read



May Read




Sunset Serenade

Begin your weekend with a Sunset Serenade.
Join us on April 17 in The Ranch Park.
Bring your chairs, blanket, and a picnic dinner. Enjoy the music, the sunset, and wind down from your busy week.



The Ranch Park
5 to 7 PM

Live Music by FLASHBACK

We are active in The Ranch. Call Emma to sell your home!



Just Listed: \$2,286,000
89 people came to the first weekend open house

5101 Chateau Circle
3,100 Squ. Ft.,
4 Beds, 3.5 Baths



In Escrow: \$1,795,000
Expected to close at \$150,000 higher than another model match home

15232 Lille Circle
2,550 Squ. Ft.,
4 Beds, 2.5 Baths



Just Sold: \$1,520,000
Received 23 multiple offers, bidding up to \$120,000 above asking price

15422 Alsace Circle
1,723 Squ. Ft.,
3 Beds, 2 Baths



Emma Chu, MBA
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- Confidential Meeting - Free Estimate of Your Home Value

GARDEN DAY

Do you have an amazing or unique garden or patio? Would you like to share your creative talents with others? The Ranch HOA invites you to showcase your hard work and passion with our community.

We hope you will consider sharing your garden this year. Participation involves receiving visitors to your garden / patio on Saturday, May 30th, from 10 am – 1 pm.

If you are interested, please register by using this google form: bit.ly/ranchgardenday



We will be happy to answer any questions you may have. Contact Michael Walker district10@rhoa.org or Paula Miller president@rhoa.org.

Please register by May 20, 2026.

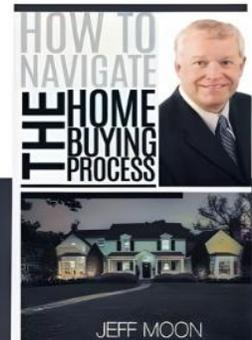
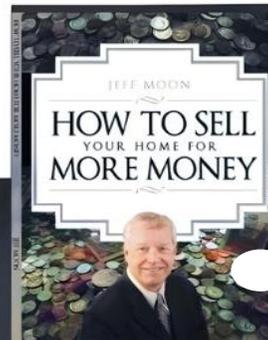
The Ranch HOA
3rd Annual Garden Day
May 30, 2026

If you are interested in showing your garden or patio, please contact Michael Walker, event coordinator at district10@rhoa.com for MORE INFORMATION

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YOUR RANCH 2026 CALENDAR

	DATE*	EVENT		DATE*	EVENT
Mar	15	Wine Tasting – Sunday	Jul	4	4 th of July Celebration at the Park
	17	Monthly Book Club – Tuesday		21	Monthly Book Club – Tuesday
	18	Dine-out Fundraiser @ The Stand	Aug	TBD	Dine-out Fundraiser
	27	Adult Egg Frenzy		18	Monthly Book Club – Tuesday
Apr	4	Eggstravaganza (Easter 4/5)	Sep	28	Music in the Park – Friday <i>(tentative)</i>
	17	Music in the Park – Friday		15	Monthly Book Club – Tuesday
	21	Monthly Book Club – Tuesday		19	Fall Garage Sale
	23	July 4 Planning Meeting - Thursday		25	Free Friday
May	TBD	Dine-out Fundraiser	Oct	26	Fall Dumpster Day
	9	Spring Garage Sale		TBD	Dine-out Fundraiser
	15	Free Friday		17	Trunk or Treat
	16	Spring Dumpster Day	Nov	20	Monthly Book Club – Tuesday
	19	Monthly Book Club – Tuesday		TBD	Movie in the Park – Friday <i>(tentative)</i>
	21	July 4 Planning Meeting – Thursday		7	Honoring our Heroes
	30	Garden Day		17	Monthly Book Club – Tuesday
Jun	5	Ice Cream Social/Color – Friday	Dec	12	Caroling in the Park
	16	Monthly Book Club – Tuesday		13	Christmas Lights
	18	July 4 Planning Meeting – Thursday		15	Monthly Book Club – Tuesday
				19	Meet Santa and Mrs. Claus

*All events are on Saturdays, except as noted above.

Monthly HOA Board Meetings are held on the 1st Tuesday each month.

Share your email address to stay on top of Ranch news! <https://linktr.ee/theranchirvine>

See this full color Roundup at www.theranchirvine.org

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Irvine El Camino Village Market Update December 2024 vs 2025

	December 2024	December 2025	Plus or Minus
Active Listing	9	11	2 22%
# Sold Listings	7	3	4 57%
Average Price	\$992,757	\$1,271,667	278,910 28%
Median Price	\$895,000	\$1,145,000	250,000 28%
# Sold SFR	3	1	2 67%
# Sold Attached	4	2	2 50%

Irvine Annual Sales

Year	2023	2024	2025
Total # of Homes Sold	2013	2132	1983

What is my home worth?

Call the #1 Listing and Buyers agents in the El Camino Village Since 2010!

*Per CRMLS Stats 01/01/2010 - 2/20/2026

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



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THE RANCH ROUNDUP EDITOR

Congratulations to **Barb Ignash** on retiring as The Ranch Roundup Editor! For over three and half decades, Barb has been the guiding hand and creative heart behind The Ranch Roundup, shaping its pages with insight and dedication for our community, alongside the RHOA Board and Directors.



As Barb turns the page to this exciting new chapter, we hope retirement brings her endless adventures, new stories to discover, and the joy of spending more time doing all the things she loves – this time from the other side of The Roundup pages.

Cristina Taylor-Gentile has worked behind the scenes with Barb since 2013 as The Ranch Roundup Typesetter. As we wish Barb every happiness in her retirement, we welcome Cristina as the new Roundup Editor!



Let's celebrate the 250th . . .

4th of **JULY**

Volunteers wanted!
We need YOUR help!!!

Join us for our 2nd meeting to plan our fabulous & historical 4th of July 2026. BYO chair and meet at the Gallo Family driveway at 15461 Cherbourg. Thursday, April 23rd at 6 PM
 Questions? email:district1@rhoa.org

Let's Keep The Ranch Clean!



Trash pickup in The Ranch is each Thursday. Place container on the street with wheels against the curb by 7 am and remove same day. Keep container at least three feet from parked cars, mailboxes, and other obstacles.

DID YOU KNOW?

You can be cited and fined for leaving containers on the street on NON-Scheduled Pick-up days.





STREET SWEEPING
 MARCH 3 & 17
 APRIL 7 & 21
 MAY 5 & 19
 JUNE 2 & 16

On these Tuesdays, please remove any parked cars from our Ranch Streets between the hours of 7 am and 2 pm. Let's keep our streets clean.

www.cityofirvine.org

RANCH DUES

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.

IRVINE PD TOWN HALL

Protecting Your Home from Professional Residential Burglars

In the month of January 2026, Irvine Police Department Detectives held a Town Hall Meeting at the Deerfield Community Center. They provided details about the techniques used in professional residential break-ins of homes throughout Orange County. I attended the meeting and took notes. Hopefully, you will find some ideas here, that will help you keep burglars away. I recommend that you read between the lines.

Burglars prefer to come when you aren't home. The detectives recommend that you find ways to make your home seem occupied. If you go on vacation, the fewer people who know, the better. Trust one person to pick up your mail, your flyers, and your trash. If possible, get a doorbell you can answer when you are traveling. Don't post on social media about your vacation until you return.

The Ranch Annual Membership

RENTER OR HOMEOWNER? SUPPORT YOUR COMMUNITY & PAY YOUR YEARLY MEMBERSHIP!

Thank You

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Credit/Debit
One time payment
tinyurl.com/rhoapay

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

Zelle
See separate member info sheet for details

One way burglars keep an eye on you to see if you are home is by placing a camera that looks like a rock in front of your home. If you find such a camera, please alert the police. Professional burglars may dress up as delivery people (Amazon), gardeners, or solicitors to make sure they blend in. You can help your vacationing neighbor by calling the police if you see a delivery driver by their house without a delivery or see anything suspicious.

Burglars like to target homes that back up to greenbelts. Most of the homes that have been burglarized are entered through a glass door or window in the back of the home and do not have outdoor lights or cameras. Some homes are entered through the second floor. Make sure you don't leave a ladder outside to aid in this activity and be sure to lock windows, even upstairs.

Professional burglars are looking for items that are easy to carry (jewels, cash, etc.). They want to get in and out fast. Once in, they go directly to the master bedroom. Consider storing your high-end valuables in another room. They usually will not waste time with a safe that has been bolted to the floor. The detectives recommended that you take pictures and record the serial number of all your valuables. They also recommend placing Air tags in your valuables, when possible, such as purses, laptops, and bikes.

I hope this helps everyone to think of ways to protect your home and your valuables. Stay safe!

~ Ramon Lugo, District 2 Director

PROTECT IRVINE OPEN SPACE

Sign the initiative petition today! If passed, Irvine City Council would be required to bring to the ballot all zoning changes for any Open Space or Preservation Space in the City of Irvine. Please help us get this on the November ballot. Help stop our City Council from squandering away our Open Spaces. This is urgent – watch for signature gathers who may knock on your door or be at city shopping centers/events. Watch The Ranch Facebook Page for announced times of signature gathering at The Ranch Park. More information is available at the website **ProtectIrvineSpace.com**.

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.

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 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

