

# The Ranch Roundup



## Celebrate Summer!



VOLUME 57, NUMBER 03

Circulation 732

SUMMER 2026

### President's Message – Summer 2026



HERE  
Comes  
Summer

I hope you are joining me in looking forward to those “Lazy, Hazy, Crazy Days of Summer”, where the days are long, the kids are out of school, and life just seems a little bit slower.

Spring in The Ranch has been quite busy with activities. We had Wine Tasting, Egg Hunts, Music in the Park, Classic Cars, Clean-Out Days, and Dine-Out Fundraisers. I hope you were able to join us at some of these events.

The best thing about living in The Ranch is being part of a community that connects with each other. We encourage you to join the activities and

make those connections with your neighbors. Be sure to check out the calendar of upcoming Summer Events on page 9. There is something that everyone will enjoy, both young and old.

Our 4<sup>th</sup> of July Celebration is only a few weeks away and we still need volunteers in several areas. Go to the Volunteer Page by scanning the QR code on the 4<sup>th</sup> of July graphic on page 4 and please sign up to help.

Remember, all RHOA Board Meetings take place the first Tuesday of each month and are open to RHOA members. Contact me at [president@rhoa.org](mailto:president@rhoa.org) for the location. Board Meeting minutes are available to RHOA members by request at [secretary@rhoa.org](mailto:secretary@rhoa.org). Your comments and suggestions are always welcome.

And lastly, I would like to thank everyone who is supporting The Ranch Community by paying membership, participating in our Dine-Out Fundraisers, generously donating, and our commercial sponsors who provide much needed funding for our event costs. Thank you very much. You make The Ranch community better!

*~ 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.	<b>DIRECTOR NEEDED</b>
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

**5 TIPS FOR SUMMER SAFETY**

- 1 Stay hydrated and drink plenty of water
- 2 Wear loose-fitting, light-weight, lightly colored clothing
- 3 Eat well balanced, light, and regular meals
- 4 Sunscreen! Sunscreen!! Sunscreen!!!
- 5 Try to stay indoors between 10 am and 2pm. That's when the sun is highest

**BOARD MEETINGS** are held monthly on the 1<sup>st</sup> Tuesday. RHOA members are invited to attend. Email [president@rhoa.org](mailto: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](mailto:secretary@rhoa.org).

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

**DEADLINE:** 10<sup>th</sup> of each month.  
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**ADS:** Peggy Evans

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1/4 page .....	\$25.00
1/2 page .....	\$50.00
Full page .....	\$90.00

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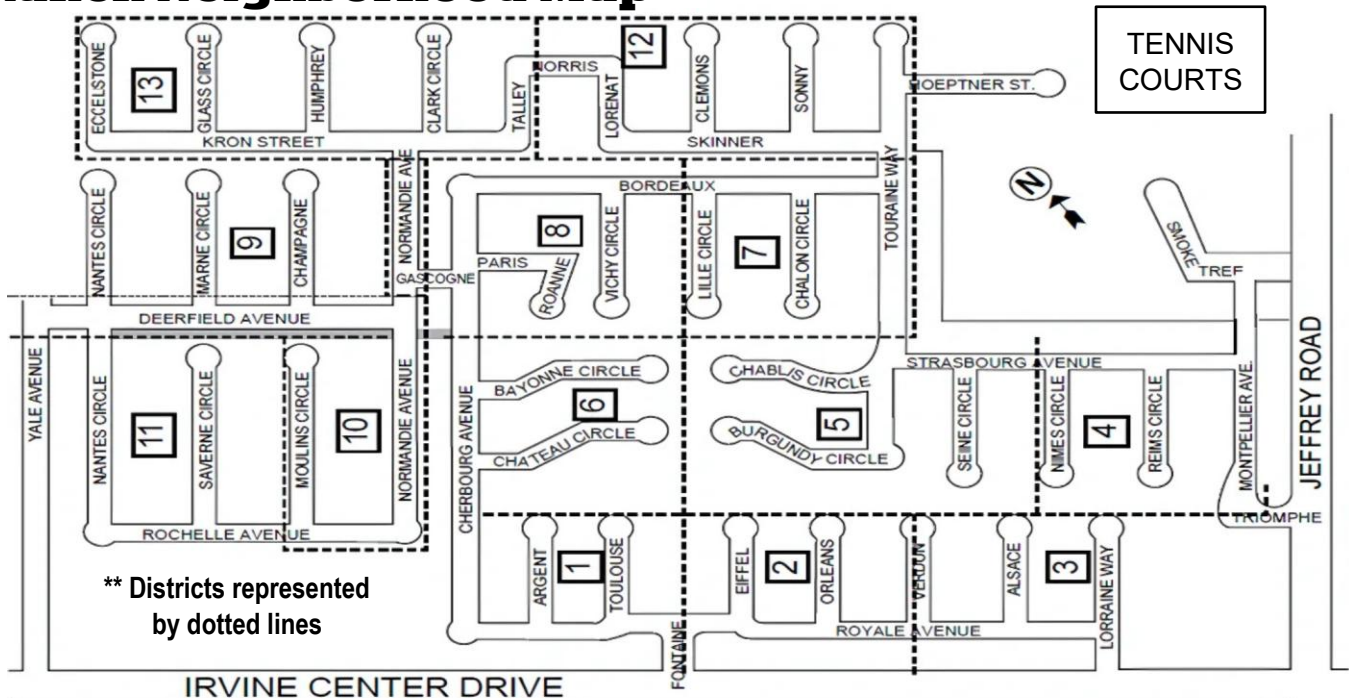
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# RHOA Officers & Administrators

Paula Miller, President– [president@rhoa.org](mailto:president@rhoa.org)  
 Linda Wallace, Vice President  
 Jeff Glass, Treasurer  
 Melissa Gallo, Secretary

Cristina Taylor-Gentile, Roundup Editor– [roundup@rhoa.org](mailto:roundup@rhoa.org)  
 Peggy Evans, Roundup Ads– [advertising@rhoa.org](mailto:advertising@rhoa.org)  
 Brad Crestol, Web Admin– [webpage@rhoa.org](mailto:webpage@rhoa.org)  
 Carina Hollis & Paula Miller, Social Media Admin– [FacebookAdmin@rhoa.org](mailto:FacebookAdmin@rhoa.org)

# Ranch Neighborhood Map



pop on over  
AND CHILL WITH US



Join us for our annual "Celebrate Summer" Ice Cream Social. This year we will have music, games, and of course ICE CREAM!

Open to ALL Ranch residents while supplies last!

At 4:30PM we'll celebrate with a "Color Splash"

FRIDAY JUNE 5TH

4 - 5 PM



The Ranch Park  
Hosted by your Ranch HOA and sponsored by Emma Chu, local realtor

# LIFE HAPPENS

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Let's celebrate the 250th . . .




Scan QR code to volunteer

# 4th of JULY

We **STILL** Need Volunteers

Join us to finalize our plans for our fabulous & historical 4<sup>th</sup> of July 2026. BYO chair and meet at the Gallo Family driveway at 15461 Cherbourg. Mon. June 1st & Thurs. June 18th at 6 PM

Questions? email: [district1@rhoa.org](mailto:district1@rhoa.org)



## THE MOON GROUP

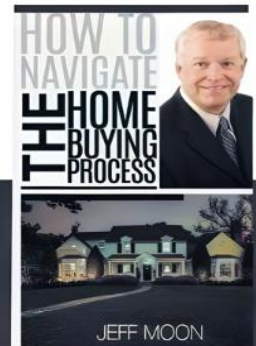
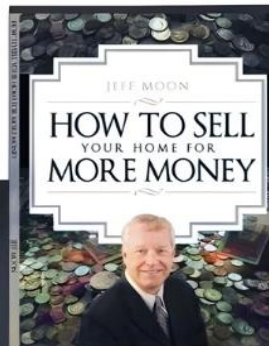
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See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)

## DINE-OUT FUNDRAISING

We realize most of us go out to grab a meal at least once each week, so why not use that outing to raise money for our Ranch neighborhood events. This year we've already had events at The Stand and CA Fish Grill. We are trying to offer a variety of options to meet your preferences. In the coming months we will be visiting Knowlwood, California Pizza Kitchen, and Mimi's Cafe.

Please check out the calendar and watch for reminders on Facebook, Instagram, and our email newsletters. Plan to bring some friends or neighbors and make it an enjoyable meal while helping our neighborhood. Thank you to all those who are joining us!

•••••

# The Ranch HOA

## DINE-OUT

## FUNDRAISER

Join us for our June Dine-Out Fundraiser Event! Enjoy Breakfast, Lunch, or Dinner at Knowlwood, Irvine's Historic Restaurant while supporting our HOA community & activities.

**JUNE 24**  
**ALL DAY**

For more information:  
[www.theranchirvine.org](http://www.theranchirvine.org)

**14952 Sand Canyon**  
•••••

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

# WINE TASTING

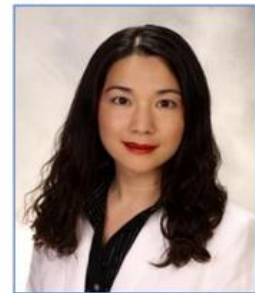
For the 40+ people who took a journey to our local Ranch Wine Tasting, we were entertained and enlightened by Melissa and Ryan Gallo to a wide range of wines. Our special guest was Emma Chu, local realtor, who helped sponsor the event. Whether you were rating the body, aroma, taste, or color – or just having a great time – this annual event is always a must-attend.



## Real Estate – The Market Differs with Price Range



Detached Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)
All of O.C.	2,367	990	72 Days
\$0-\$750k	34	20	51 Days
\$750k-\$1m	162	118	41 Days
\$1m-\$1.25m	261	178	44 Days
\$1.25m-\$1.5m	283	194	44 Days
\$1.5m-\$2m	449	225	60 Days
\$2m-\$2.5m	282	97	87 Days
\$2.5m-\$4m	424	93	137 Days
\$4m-\$6m	185	36	154 Days
\$6m+	287	29	297 Days



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## LOVE OUR NEIGHBORHOOD

How do you “Love Your Neighborhood”? Maybe you will get together for a BBQ or Block Party. Or maybe you helped a neighbor bring trash to the Dumpsters. There are many ways we can “Love Our Neighborhood”. Let us know so we can share with others. Recently the neighbors on Vichy Circle had a Block Party, although they forgot to take pictures. Please send us any photos and a little information about your event and we will include it in the Roundup.

In April we had to say “good-bye” to some long-time neighbors, Andy & Lindee McTigue. Andy was the neighborhood “dog whisperer” and Lindee was a wonderful singer who sang many times at our July 4<sup>th</sup> event. Both Andy and Lindee were very active helping in The Ranch and a few neighbors got together to send them off with a dinner and backyard get together. We wish them the best as they settle into their new home in Arizona.



## ✧ READY TO SELL YOUR RANCH HOME? ✧



I was raised in Deerfield - from biking to Deerfield Elementary to Irvine High, it was a wonderful upbringing. Now, I am helping my parents purchase a single-level home to retire. We are flexible on timing and can move anytime in the next few months.

If you or someone you know would like to sell your home to a family, not an investor, please email me at: [rp3123421@gmail.com](mailto:rp3123421@gmail.com)  
My mom will wave to the neighbors on her morning walks, while my dad gives out his green grown tomatoes. ~ Usha P.

### THE DOVERSPIKE GROUP



**Kevin Doverspike**  
kevin@kevindoverspike.com  
949.395.4250

**Kyler Doverspike**  
kyler@kevindoverspike.com  
949.300.8106



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## Irvine El Camino Village Market Update March 2025 vs 2026

	Feburary 2025	Feburary 2026	Plus or Minus
# Sold Listings	8	8	0 0%
Average Price	\$1,038,299	\$1,414,250	375,951 27%
Median Price	\$1,016,000	\$1,352,000	336,500 25%
# Sold SFR	3	7	4 223%
# Sold Attached	5	1	4 80%

Home values in Irvine have been increasing for the past 13 years. Are you curious about your home's current value? Don't hesitate to reach out.

**"#1 Listing and Buyers Agents in El Camino Village since 2010"**

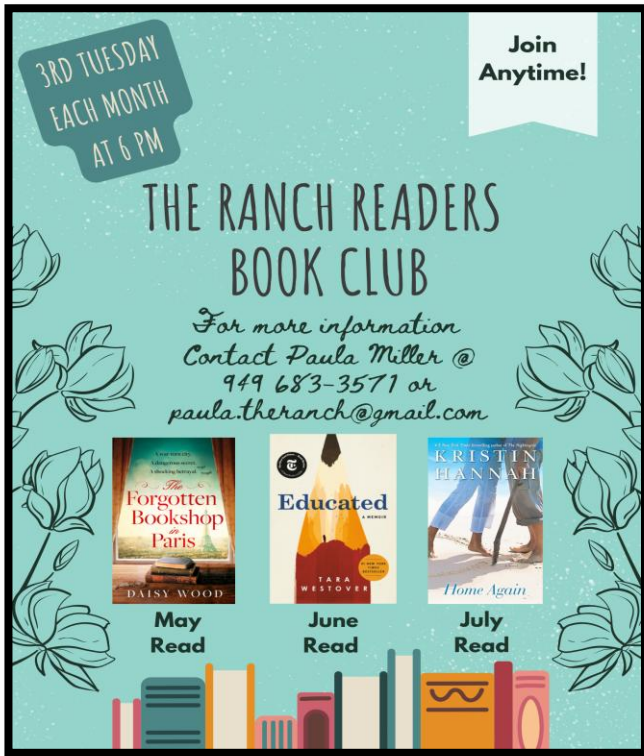
\*per CRMLS stats 4/29/2026.



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## THE RANCH READERS BOOK CLUB

The Ranch Readers are now into their 6<sup>th</sup> book since beginning in January. Our monthly meeting includes lively discussions over several genres of literature. We have had fun meeting new people throughout the neighborhood, exploring new books, and sharing a glass of wine together. Anyone interested in joining us, is encouraged to email [president@rhoa.org](mailto:president@rhoa.org) for more information.



## YOUR RANCH 2026 CALENDAR

	DATE*	EVENT		DATE*	EVENT
Jun	1	July 4 Planning Meeting – Monday	Sep	15	Monthly Book Club – Tuesday
	5	Ice Cream Social & Color Splash – Friday		19	Fall Garage Sale
	18	July 4 Planning Meeting – Thursday		25	Free Friday
	23	Monthly Book Club – Tuesday		26	Fall Dumpster Day
	24	Dine-out Fundraiser @ Knowlwood		Oct	TBD
Jul	4	★☆☆ 4 <sup>th</sup> of July ★☆☆ Celebration at the Park	17		Trunk or Treat
	21	Monthly Book Club – Tuesday	20		Monthly Book Club – Tuesday
	29	Dine-out Fundraiser @ CPK (tentative)	Nov	TBD	Movie in the Park – Friday (tentative)
Aug	18	Monthly Book Club – Tuesday		7	Honoring our Heroes
	26	Dine-out Fundraiser @ Mimi’s	17	Monthly Book Club – Tuesday	
	28	Music in the Park – Friday (tentative)	Dec	12	Caroling in the Park
		13		Christmas Lights	
		15		Monthly Book Club – Tuesday	
		19		Meet Santa and Mrs. Claus	

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

Monthly HOA Board Meetings are held on the 1<sup>st</sup> 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](http://www.theranchirvine.org)

# ADULT EGG FRENZY

Another crazy Egg Hunt with some very competitive egg hunting adults looking to win some fabulous prizes. Many thanks to our sponsors: Emma Chu, Russ Hansen, Annosheh Mazhari-Khorshidian, Jeff & Connie Moon, the HOA Board Members, and our generous Ranch residents.



<p><i>Thank You!</i></p> <p><b>Jeff &amp; Connie Moon</b> <b>THE MOON GROUP</b></p> <p><b>4 Prizes of</b></p> <ul style="list-style-type: none"> <li>• Bottle of Wine</li> <li>• Bottle of Wine</li> <li>• \$25. Lazy Dog Gift Card</li> <li>• \$25. Lazy Dog Gift Card</li> </ul>	<p><b>THANK YOU!</b></p> <p><b>Russ Hansen</b> <b>REWITHRUSS</b> Century 21 Affiliated</p> <p><b>2 Prizes of</b></p> <ul style="list-style-type: none"> <li>• 2 Movie Tickets &amp; \$20. Gift Card</li> <li>• Golden Margarita Ready to Drink</li> </ul>	<p><i>Thank You</i></p> <p><b>Annosheh Mazhari-Khorshidian, DDS</b> Clear Dental</p> <p><b>Free Teeth Whitening</b></p>	<p><i>Thank You</i></p> <p><b>Emma Chu</b> Remax Premier Realty</p> <p><b>\$25.00</b> In-n-Out Gift Card</p>
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## EGGSTRAVAGANZA

It was such a beautiful day in The Ranch for our Eggstravaganza. Thank you to our HOA Board Directors, Carina Hollis, Jennie Bolinger, Melissa Gallo, and families for setting up the event and a BIG thanks goes to Jeff and Connie Moon for joining us with coffee, moon pies, and donuts to enjoy.



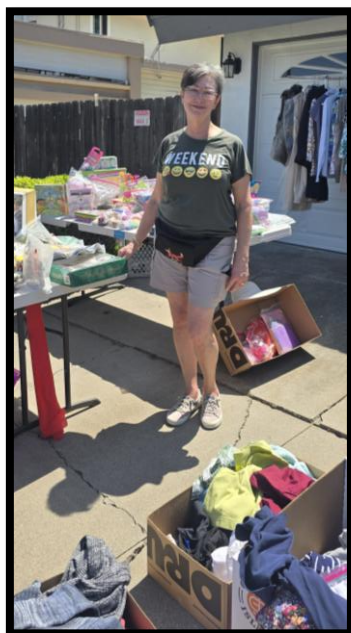
See this full color Roundup at [www.theranchirvine.org](http://www.theranchirvine.org)

## RANCH CLEAN OUT DAYS

May was Clean Out Days and Ranch residents were very intent to get things done. We had over 25 Garage Sales going on providing bargains for all our shoppers and satisfaction for those looking to rid their homes of clutter. If our sellers had leftover items, many loaded up their cars and departed for Goodwill or left them out for “Free Friday”.

The following Saturday brought our final opportunity for losing unwanted items or yard waste with Dumpsters throughout the neighborhood. Although the Dumpsters arrived a bit late, our residents were not deterred. We filled up 3 dumpsters with trash and many of us felt a bit freed of unwanted clutter.

These clean out days were very successful for our HOA Members. We also want to thank Russ Hansen for sponsoring our Garage Sale and providing Garage Sale signs throughout the neighborhood. For those who participated, we hope you were able to thank Russ for the help.



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

## SUNSET SERENADE

On a perfect late afternoon in April neighbors came together in The Ranch Park for our new Sunset Serenade event. Over 75 residents, families, and friends enjoyed live music by the Flashback Band. As a little extra to the evening, a few residents shared their passion for classic cars. They filled Toulouse Circle with a dozen beautiful classic cars. The afternoon was a wonderful way for Ranch residents to come together with music, cars, food, and even a little dancing. Congratulations to Janet Wang, our Raffle winner of a \$50 Lucille's gift card.

Watch for another Sunset Serenade event later this summer! Here are a few pictures and several more will be on the RHOA website at [www.theranchirvine.org](http://www.theranchirvine.org).



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

## NEIGHBORHOOD WATCH

The Irvine Police Department has as its motto “In Partnership with the Community.”

The Ranch is part of that community. As you drive around our neighborhood, you will see the Neighborhood Watch signs alerting potential law breakers that “we immediately report all suspicious activities to our police department.”

The Ranch HOA encourages our neighbors to form a Neighborhood Watch group around the area where they reside. Information on how to start a Neighborhood Watch group may be found below.

### 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 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.

### STARTING A WATCH GROUP

Below are five simple steps to start a watch group:

- 1) Sign up for Irvine Neighborhood watch interest list at:  
<https://city-of-irvine-police-neighborhood-watch-program-cityofirvine.hub.arcgis.com/>
- 2) Talk to and recruit neighbors.
- 3) Plan an initial meeting.
- 4) Develop a plan to maintain communication, connection, and dissemination of information.
- 5) Look out for each other and report suspicious activity to law enforcement.

**For more information contact District Director, Ramon Lugo at [district2@rhoa.org](mailto:district2@rhoa.org).**



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**STREET SWEEPING**

JUNE 2 & 16  
JULY 7 & 18  
AUGUST 4 & 18  
SEPTEMBER 1 & 15

**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](http://www.cityofirvine.org)

**The Ranch**  
Annual Membership 

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

*Thank You*

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See separate member info sheet for details



**ZELLE PAYMENT OPTION**

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2. Amount: \$50 + Donation.
3. Review.
4. Reason/Memo: List name, home address, phone & email.
5. Send.



**THE RANCH COMMUNITY CORNER**

Let's celebrate and honor our neighbors together. Email [president@rhoa.org](mailto:president@rhoa.org) with any significant events you'd like mentioned in our new Community Corner (anniversaries, births, good-byes, etc.).

**CONGRATULATIONS**

**Dan & Janna Kukla** – Celebrating their 50<sup>th</sup> Anniversary  
**All Ranch Graduates!** – From Pre-school to Grad school!

**FAREWELL & BEST WISHES** in your New Home!  
**Andy & Lindee McTigue** – Long time residents

**IN MEMORIAM**

**Delaine Kavanaugh** – Original Ranch Resident  
**Nina Leontiev** – Long time resident  
**Roger Miller** – Original Ranch Resident

# 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)

**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.

**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](mailto:graciedoughertybusiness@gmail.com) to inquire/hire.

**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.

**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](mailto:cathyrose3012@outlook.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.

**WE NEED YOU**

Scan QR Code to Volunteer for our Annual 4<sup>th</sup> of July Celebration!

## 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.

**\$50**  
Per Year

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

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

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

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

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

Select One:       Home Owner       Renter

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

