

The Ranch Roundup



Happy Fall



VOLUME 57, NUMBER 04

Circulation 732

FALL 2026

President's Letter – Autumn Breezes and Pumpkin Spice Lattes!



It's time to slide into Fall! Thinking ahead for a bit cooler weather, finding those sweaters in the back of the closet, and maybe enjoying a Pumpkin Spice Latte or two.

RHOA BOARD NEWS

While many of us have been enjoying a summer filled with wonderful activities put on by our HOA and our generous sponsors, the Ranch HOA Board of Directors has continued to be busy planning and operating HOA business. Since our city, community, and HOA are now over 50 years old, many things have changed over the years.

For the last two years, the HOA Board has taken on a thorough review of our organizational documents. We have tediously reviewed and revised the documents to bring them up to needed organizational status as required by California corporation law.

The Board is in the process of finalizing these documents and The Ranch HOA Members will be able to view the proposed documents on our website (www.theranchirvine.org) as soon as they are finalized. At our next general meeting, members will have the opportunity to ratify the revised Ranch HOA Bylaws. We hope everyone will realize that this task was completed with much dedication and love for our community.

Remember, please don't hesitate to contact me with your comments or concerns at president@rhoa.org. We hope to see you very soon!

~ Paula Miller, RHOA President

SUMMER ACTIVITIES

From our Ice Cream Social to our 4th of July Celebration, I want to thank all the hard work of The Ranch Board Members and Ranch Resident Volunteers who performed so many jobs to make these events come together. Every event involves planning, communication, physical setup, teardown, cleanup, and event organization. It takes a lot of work, but everyone who lends a hand is appreciated and we **THANK YOU!**

We also want to give **BIG THANKS** to our **Sponsors**. Some sponsors provide monetary support while others provide product donations. And some of them roll up their sleeves and even help run events. If you see them, be sure to thank them for their support!

- Emma Chu, Realtor
- Russ Hansen, Realtor
- Jeff & Connie Moon, Realtor
- Dave & Buster's
- Left Coast Brewery
- Knowlwood
- Thai Spice
- Jeff & Naomi Glass
- Linda Wallace
- Several Ranch Residents
- The Ranch HOA



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.	NEEDED
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. 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.

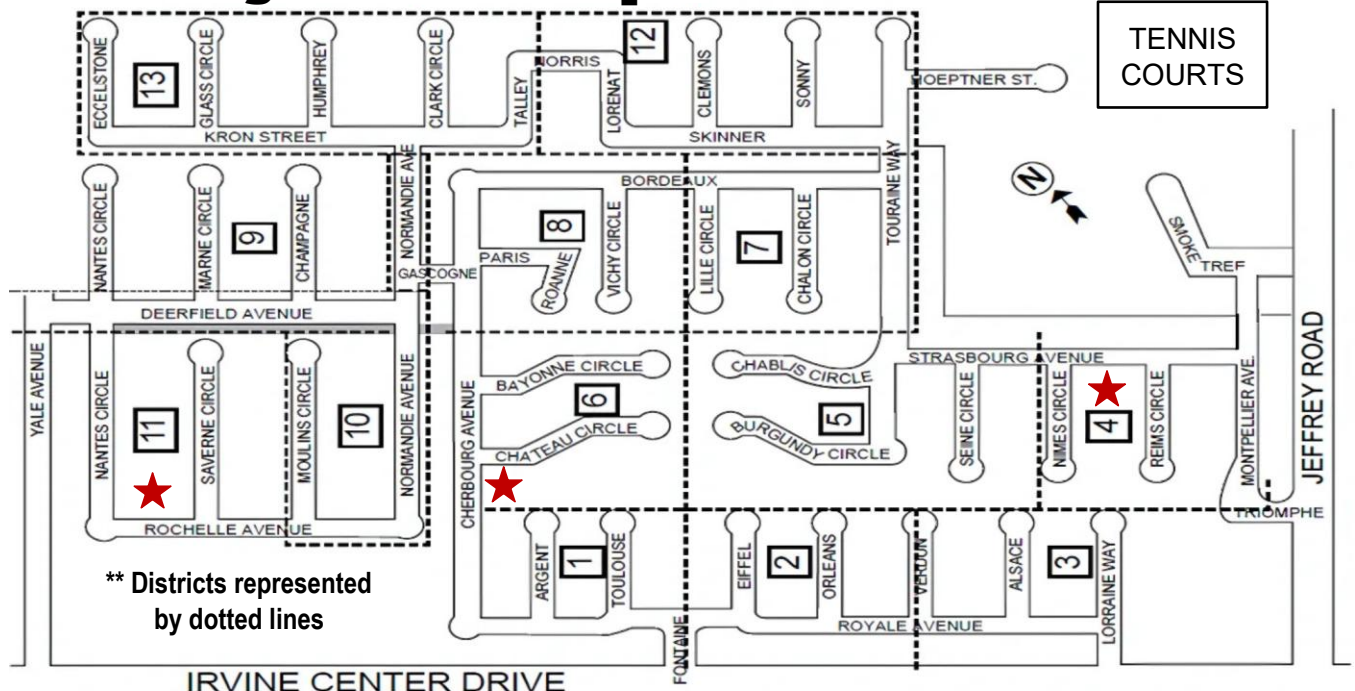
RHOA Officers & Administrators

Paula Miller, President— president@rhoa.org
Linda Wallace, Vice President
Jeff Glass, Treasurer
Melissa Gallo, Secretary
Membership Inquiries—
membership@rhoa.org

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

★ DUMPSTER LOCATIONS



See this full color Roundup at www.theranchirvine.org

FALL CLEAN UP IN THE RANCH – SEPTEMBER 19 & SEPTEMBER 25-26



Garage Sale: September 19 –

Our Fall Clean Up Days begin with our Fall Garage Sale on Saturday, September 19. Realtor Russ Hansen sponsors our semi-annual Garage Sale by providing yard signs to any resident who is participating in the garage sale. Be sure to contact him at his Garage Sale Hotline 949-383-0830 to get your yard sign delivered.

Free Friday: September 25 –

If you didn't sell items at the Garage Sale then "Free Friday" may be your answer. Leave item(s) on your driveway (for just this one day), and maybe you won't need to haul it to the dumpster. You may be surprised how quickly it disappears.

Dumpster Day: September 25 –

Member Exclusive! It's true! Dumpster Day is one of our most popular events. This time we will have 3 dumpsters for **RHOA MEMBERS ONLY**. This event is a big cost, so if you haven't joined the HOA, this is only one of the great reasons to do so.

Dumpsters will be located on Cherbourg Avenue, Strasbourg Avenue, and Rochelle Avenue beginning at 8 AM. Each dumpster will open at 8 AM (NO EARLIER) and will be removed when it is filled or around noon. **DO NOT LEAVE ANY MATERIALS.** Each member must load their own trash into the dumpsters. The bins may fill fast, so please don't wait until late morning.

- **As a Member-Only event**, only paid RHOA Members will be allowed to use the bins. But don't worry; residents may pay the \$50 (membership fee) to the RHOA Dumpster Monitor. Your 2026 membership fee may be paid by Cash, Check, Zelle, or Stripe.
- **Please Drive Slowly** on our Ranch Streets, but especially when you drive by one of our dumpsters. Someone may be in the street unloading items from their vehicles.
- **No Bulky Items!** PLEASE call Waste Management Customer Service at 949-642-1191 and schedule a **FREE PICKUP** for any bulky items such as couches, mattresses, or appliances. There is NO Charge for this service up to four times each year for Irvine residents. It's so easy!
- **No E-Waste or Hazardous Waste.** State laws prohibit electronic waste (e-Waste) and Universal Waste such as TVs, VCRs, computers, cell phones, microwaves, fluorescent tubes, batteries, etc. Also, NO paint, solvents, pesticides, gasoline, pool chemicals or motor oil will be allowed. ALL these types of items must be taken to a free hazardous waste station. Our local facility is located at 6411 Oak Canyon Avenue, which is open Tuesday - Saturday, 9 AM – 3 PM.

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.



Real Estate – Do you need a Title Vesting Review?

Did you know?

The way you hold title to your home can affect:

- ✓ Capital gain taxes
- ✓ Probate
- ✓ Estate Planning
- ✓ Asset Protection
- ✓ Transfer of ownership

Community Property

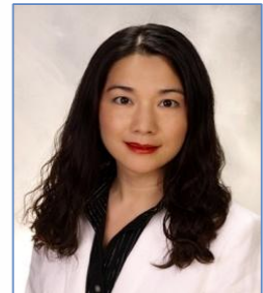
- Equal Ownership
- No Automatic transfer
- Step-up cost basis

Community Property with Right of Survivorship

- Equal Ownership
- Right of Survivorship
- Step-up cost basis

Joint Tenancy

- Right of Survivorship
- Multiple owners allowed
- Different tax considerations



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- **Confidential Meeting - Free Estimate of Your Home Value**

See this full color Roundup at www.theranchirvine.org

DINE-OUT FUNDRAISER – SEPTEMBER 23

Join us at Lucille's BBQ in The District at Tustin Legacy for this month's Dine-Out Fundraiser. Our Board is working hard to fundraise to keep our membership costs down. Thank you to those who joined us in June at Knowlwood Restaurant.

Please join us September 23 for some down-home BBQ cooking... and don't forget to bring a friend or neighbor.

*Eat to
Support*

Ranch Home Owners Association



Lucille's

2550 Park Ave, Tustin



WEDNESDAY, SEPTEMBER 23

11:00 AM - 9:30 PM



Present this flyer to team member for credit. Valid for dine-in or take out.

Present this flyer to your server on the date listed above, and 20% generated* from your event will be donated back to your organization.

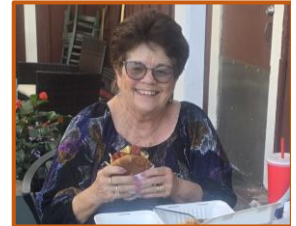


* of subtotal sales generated from your event. Excludes alcohol and gift card purchases. Valid for dine-in and call-in take-out purchase.

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See this full color Roundup at www.theranchirvine.org



CONGRATULATIONS TO OUR 2026 JULY 4th CELEBRATION WINNERS!





See this full color Roundup at www.theranchirvine.org

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*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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Khorshidian, DDS

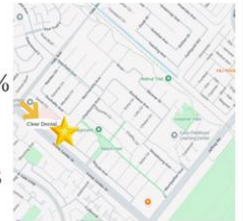
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YOUR RANCH 2026 CALENDAR

	DATE*	EVENT
Sep	15	Monthly Book Club – Tues.
	19	Fall Garage Sale – Sat.
	23	Lucille's BBQ Fundraiser – Wed.
	25	Free Friday – Fri.
	26	Fall Dumpster Day – Sat.
Oct	TBD	Dine-out Fundraiser
	20	Monthly Book Club – Tues.
	24	Trunk or Treat – Sat.
Nov	7	Honoring our Heroes – Sat.
	17	Monthly Book Club – Tues.
Dec	12	Caroling in the Park – Sat.
	13	Christmas Lights
	15	Monthly Book Club – Tues.
	19	Meet Santa and Mrs. Claus – Sat.

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

SMALL CHANGES MAKE A DIFFERENCE



If you haven't noticed, there's a small change at the Irvine Center Drive east bound left turn lane to Fontaine at The Ranch entrance. I'm sure most of you who use this entrance have noticed some deficiencies, especially at night.

We want to thank Board Member, Jeff Glass for his persistence with the City of Irvine in getting some attention to the signage. With the travel speeds on Irvine Center Drive, it has been easy to miss the extended turn lane. The new signage helps, but adding some light on the initial sign would improve this turn tremendously. Persistence doesn't always pay off, but in this case it worked. Thank you, Jeff!

See this full color Roundup at www.theranchirvine.org



See this full color Roundup at www.theranchirvine.org

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*per CRMLS stats 7/10/2026.



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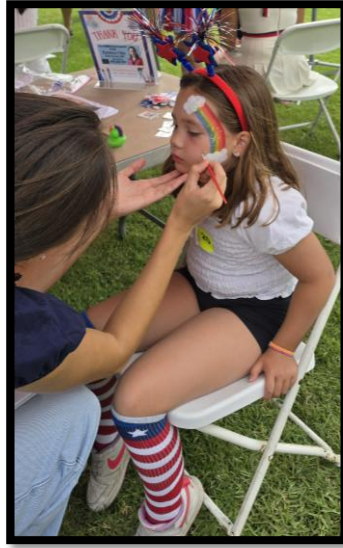
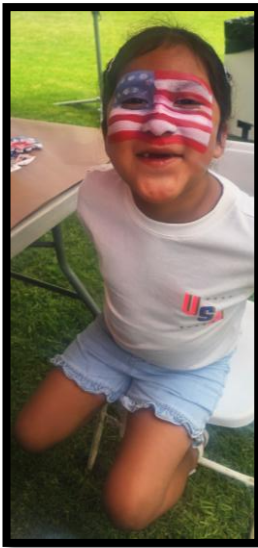


@kevinstalkinrealestate



@doverspikegroup





See this full color Roundup at www.theranchirvine.org

Trunk or Treat

We are looking for participants to open their car or just be creative with a game to give out candies or small gifts to our young treaters. Contact Jennie to let her know you're interested or to answer any questions you may have. *Reach out to president@rhoa.org for Jennie's contact information.*

YOUR RANCH HOA PRESENTS OUR 6TH ANNUAL

TRUNK OR TREAT IN THE RANCH!

**MUSIC
CANDY
RAFFLE**

**SAT, OCT 24TH
5-6 PM**

Sponsored by your Ranch HOA & neighborhood volunteers.



Ranch Readers Book Club

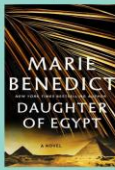
Come out and enjoy a fun casual group of Ranch Readers – next session is October 20. Read a new book each month, then join us to discuss a little and laugh a lot.

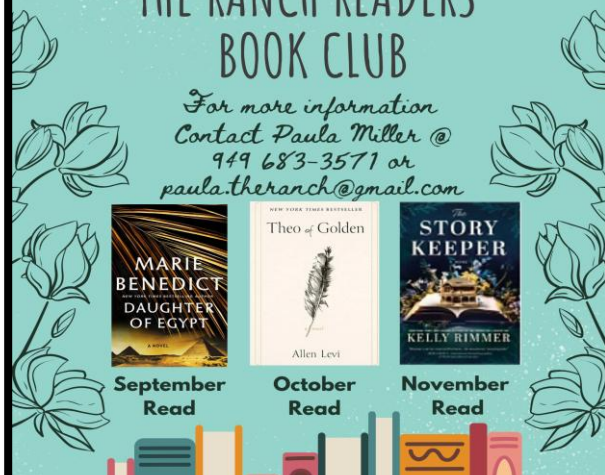
USUALLY
3RD TUESDAY
EACH MONTH
AT 6 PM

Join
Anytime!

THE RANCH READERS BOOK CLUB

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

		
September Read	October Read	November Read




Thanks to Jeff Moon for always coming through at our 4th of July event with Sammy, our patriotic bear giveaway. Congrats to winner, Ryan Gallo!



IRVINE POLICE DEPARTMENT

1 Civic Center Plaza, Irvine, CA 92606 • 949-724-7000 • irvinepd.org

FROM THE IRVINE POLICE: IS YOUR GARAGE SECURE?

Written by Shiree Lind, Community Outreach Program Specialist

As Fall arrives, daily routines shift into full gear. Between school drop-offs, sports practices, and early-fall projects, garages become high-traffic hubs.

Unfortunately, opportunistic thieves love seeing an open or unsecured garage and use it as a “free resource” for tools, bikes, and valuables in unlocked vehicles. Let’s take a few minutes this month to double-check your garage security.

1. Is Your Garage Left Open?

Crimes happen in seconds. Even if you are stepping away for just a minute, always fully close your garage door. Avoid leaving the door propped open with a small gap for ventilation, as intruders can easily exploit it. If you plan to go out of town, consider padlocking the door track or manual latch from the inside.

2. What is in Your Garage?

How many valuables do you keep in your garage? Do you always lock your car or bikes in your garage? Remember to keep valuables out of your garage. Ensure that your vehicle or bikes are securely locked even after the overhead garage door is closed.

3. Where is Your Garage Remote?

Many people like to keep the remote in their vehicle, especially by clipping it to the driver’s overhead mirror. However, if you park outside in the driveway, the remote makes it easier for burglars to access your home. Try using a keychain remote or a smart home phone app instead to keep control of your garage door in your hands.

4. Do You Lock Your Interior Door?

If you have an attached garage, treat the door leading into your home as a main

exterior entrance. Keep it locked 24/7 and ensure it is a solid-core door with a sturdy deadbolt to prevent burglars from gaining access to your living space.

5. Is the Exterior Well-Lit?

Daylight hours shorten in September. Check that your motion sensor lights are functioning properly. Keep the landscape clean and trimmed below window level so burglars have nowhere to hide.

Building strong connections with your neighbors is one of the best defenses against crime. Always look out for one another and report unusual activity.

- Irvine Police Non-Emergency Line: Call 949-724-7000 to report suspicious people, vehicles, and situations in Irvine.
- Irvine Police Emergency Line: Call 911 for a crime in progress or immediate danger.
- For more information on crime prevention and personal safety, visit: crimeprevention@cityofirvine.org





THE RANCH COMMUNITY CORNER

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

CONGRATULATIONS – KEITH BAUER, BRAD CRESTOL, & RAMON LUGO

Congratulations to RHOA Board Members, Keith Bauer (Marne Circle), Brad Crestol (Vichy Circle), and Ramon Lugo (Eiffel Circle) who have all completed the City of Irvine CERT course and received their official certification.

We appreciate their efforts to prepare to help the community during emergencies or disasters. Feel free to contact them if you have any questions about becoming involved.



CONGRATULATIONS – IRENE IVERSON



Congratulations to Irene (Nates Circle) for being nominated for the Tustin Area Woman of the Year!

We are so proud to have an RHOA Member be considered for this award which recognizes service, outstanding leadership, and

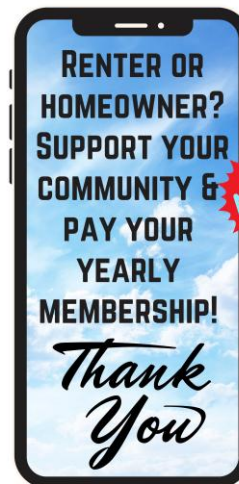
a lasting impact to the community.

Irene serves as President of The Ebell Club of Irvine and has served as a RHOA Board Member in the past. She's been an active member of the Irvine/Tustin community in many ways for many years.

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.

The Ranch Annual Membership



\$50/year
4 Payment Options

NEW

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It will autocharge your card each year! Easy!
Available to sign up through March.

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



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

See this full color Roundup at www.theranchirvine.org

CLASSIFIED ADS

ALL CLASSIFIED ADS MUST BE APPROVED BY THE RHOA BOARD PRIOR TO PUBLICATION. THE RANCH ROUNDUP IS NOT RESPONSIBLE FOR PERSONAL ADS. E-MAIL YOUR AD TO: 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.

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.

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 away. We're retired & 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.

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.

STREET SWEEPING SCHEDULE

1ST & 3RD TUESDAY

7 A.M. - 3 P.M.

September 1 & 15
October 6 & 20
November 3 & 17
December 1 & 15



On street sweeping days, please remove any parked cars from our Ranch Streets between the posted hours to help keep our streets clean!

Schedules may change due to weather conditions or unforeseeable circumstances.

No street sweeping on holidays.

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



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

See this full color Roundup at www.theranchirvine.org