Happy New Year!

While I was thinking about what to write for the first message of 2014, I noticed an article in the Orange County Register on Sunday, January 5, 2014 that discussed some New Year’s resolutions for homeowners. The article, “New Year’s Resolutions for Homeowners” was written by Kelly G. Richardson, the managing partner of Richardson Harman Ober PC, a law firm known for community association advice. I am not going to repeat everything the article said; just some selected items that I believe resonate with all Mabury Ranch residents.

These are:

1. Follow the Golden Rule: “Treat others as you would like to be treated”.

2. Do not refer to the HOA or Board as “they”, since it is really “us”.

3. Resolve to find ways to be neighborly.

4. Read the information that the HOA sends out. It has good information that pertains to everyone.

5. Be familiar with the CC&Rs, By-laws, and rules. Everyone gets a copy of these when they move in. They are also on our website.

6. Join a committee in order to share the load of operating our HOA.

7. Find positive ways to enhance the image of our Mabury Ranch.

8. Participate in the annual October elections.

9. Find ways to thank MRHOA directors and committee members for their service to our community.

10. “Treat others as you would like to be treated”.

Your Board of Directors is diligently working to keep Mabury Ranch one of the premier communities of East Orange. We are planning the activities of 2014 while carefully watching the budget at the same time. Costs are going up. Water, electricity, and maintenance are creeping higher each year. To combat this, in 2014, water conservation will again be a major effort of the Landscape Committee.

Another on-going problem that continues into 2014 is the lack of volunteers. We need your time and talents in all areas to keep Mabury Ranch a great place to live.

Thank you for doing your part in maintaining your property. Remember, it is “us” that allows our HOA to function effectively.

Wishing you a happy, healthy, safe and successful 2014.
2014 GARDEN CONTEST
Judging for the Mabury Ranch Garden Contest will take place in early June. The Committee judges homes and front gardens to encourage continued neighborhood appearance.

Award categories are Best Lawn, Best Use of Color/Flowers and Best Overall Curb Appeal.

ARE YOU AWARE?
Per the Orange County Fire Authority - It’s time to replace your smoke alarm if it was installed 10 years ago or more.

Also, be aware that the average life span of many carbon monoxide detectors is about 2 years.

RIO SANTIAGO UPDATE
by Bob Odle
At last, the Rio Santiago project is moving forward and has begun the public hearing process. The first meeting of the Planning Commission, January 13, 2014, was continued due to a lack of a quorum. The next scheduled meeting was held on January 20, 2014. This meeting lasted for four hours with presentations by City staff and the project applicant and then some public testimony. At 11:00 PM, the meeting was adjourned until January 27, 2014 at 7:00 PM. At the January 27, 2014 meeting, the Planning Commission continued to hear public testimony, both pro and con, and then closed the public portion of the hearing. Deliberations by the Commissioners continued until 11:00 PM when the meeting was adjourned until the February 19, 2014 meeting, commencing at 7:00 PM. The plan is for the Commissioners to continue deliberations between themselves and staff until they have reached a conclusion. If no conclusion is reached, they will continue the hearing until their March meeting.

The Board of Directors, following the recommendation of the Environmental Committee, agreed that Mabury Ranch needed to express a position regarding the project. The Board, by a unanimous vote of those present, directed that the President send a letter to both the Planning Commission and the City Council, expressing our position. The letter is provided on Page 6.

It appears that the Planning Commission is leaning towards recommending that the entire property become a City park or permanent open space. OPA would like the property to remain “as is” or become permanent open space. Needless to say, the property owner would like to develop their private property or sell the property for fair market value. Neither the City of Orange nor the County of Orange has expressed any interest, to date, in purchasing the property. This land use dilemma will ultimately end up at the City Council for a final decision in the late spring or early summer of 2014.

The Environmental Committee and Board of Directors will continue to monitor the progress of this project and will keep our community informed.

NEIGHBORHOOD WATCH
by Scott Moore
A couple in our neighborhood reports a success story that we would like to share with you. In the first week of January the couple noticed two young girls going door to door in the cul-de-sac. They also noticed a man in a vehicle following the girls.

The girls approached the couple and gave a speech about collecting for an organization
supporting inner city youth. The resident asked if they were aware they needed a City of Orange solicitation permit. The girls replied that they were not aware and no one had mentioned this to them in their travels through the neighborhood. The girls quickly left. The resident reported this to the Orange Police Department. About an hour later an officer with the Orange Police Department contacted the residents and informed them that OPD had cited the girls and that the driver would be jailed. The officer informed the residents that this type of activity is often a cover for finding out which homes were unoccupied, so they could return to rob the homes.

This incident is a reminder to all of our neighbors to constantly be aware and "If You See It, Report It!" Suspicious activity including solicitors should be reported to the Orange Police Department at 714-744-7444 or 9-1-1 if it is an emergency.

Thank you to all of our residents for your diligence and participation in keeping Mabury Ranch a safe place to live. If you are not currently on our e-mail list and would like to receive e-mail alerts please e-mail maburymessenger@gmail.com. Note that we are cautious about unauthorized requests in order to protect our residents so please include sufficient information to confirm you are a resident of Mabury Ranch.

**MONTHLY ASSESSMENTS**

Homeowners’ assessment payments are billed on a monthly basis; however, assessments can be paid monthly, quarterly, semi-annually or annually. If you decide to pay in advance – i.e., quarterly basis, you will receive a monthly statement showing your current credit balance. The Accell Property Management website does accept online payments. The information for signing up can be found on the monthly statement or you can visit [http://www.accellpm.com/page/account-balance](http://www.accellpm.com/page/account-balance) and follow the instructions.

**Please remember that assessment payments are due on the first day of the month and that late charges are applied after 30 days.**

**FUR-KIDS OF MABURY RANCH**

Hi! We’re Dusty, Molly and Tami and we’ve got an important message to share with you. The Orange County Fire Authority advises you to be sure to prepare for *every* member of your household well before an emergency takes place! They have put together a PDF list to help: [http://www.ocfa.org/_uploads/pdf/sb_protect_pets.pdf](http://www.ocfa.org/_uploads/pdf/sb_protect_pets.pdf).

Let Emergency Rescue Workers know exactly who is inside your home for rescuing – dogs, cats, birds or small animals if the unfortunate ever happens! The easiest way is to post Pet Emergency Rescue Window Decals on front and back windows. You can find these decals at most pet stores or on Amazon. You can also order them through: [http://www.petrescuestickers.com/](http://www.petrescuestickers.com/).

We have our own “Fur-Kids” photo album on the Mabury Ranch HOA Facebook page. If you have a photo that you’d like to have added to the album, please forward it on to: maburymessenger@gmail.com.

Mabury Messenger – February 2014
HOT AUGUST NIGHT EVENT

The date for this year’s event is Saturday, August 2nd. We are looking for volunteers and if you are interested in helping plan the event, please contact Mark - Accell Property Management at 949-581-4988, Ext. 229 or e-mail him at mark@accellpm.com. You can also contact Margi Breunle at 714-637-2698.

ARCHITECTURAL CHANGES

Please remember that our governing documents require that all proposed architectural changes to your property (color, architecture, solar or landscape) are approved by the Architectural Review Committee before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! The ARC standards and necessary instructions and Neighbor Awareness Form can be found on our website http://www.myhoa.com/maburyranch/.

PARKWAY TREES

Recently during the winds, a couple of parkway trees bit the dust – so to speak. One of the trees fell on the homeowner’s car. So we thought it would be a good idea to update an article on Parkway Trees by Jim Herbeck, (Mabury Messenger – January 2012).

The parkway is the strip of grass between the sidewalk and the street. As the homeowner, you are responsible for the upkeep of your parkway, not the HOA. The trees located in your parkway are the responsibility of the city of Orange. The trees are trimmed according to a predetermined schedule. If you’ve noticed that the tree roots are affecting the sidewalk or have any questions or concerns regarding the health of your parkway trees, please report it to the Street Tree Coordinator at 714-532-6470. Harvey Sosa is the coordinator for the City of Orange and you can reach him at that number. His email address is hsosa@cityoforange.org.

You can find additional information about the Orange Street Tree Master Plan at the following website:

LIGHTED HOUSE ADDRESS PANELS

Most homes in Mabury Ranch were constructed with lighted house address numbers. Over the years, many these panels have deteriorated to where they are no longer readable. If your lighted address panel needs replacement, it can be obtained from:

**Tollmark Address Lights**
1945 S. Tubeway Avenue
Commerce, CA 90040
Telephone Number: 323-517-9114
Toll Free: 1-800-477-7723
Fax Number: 323-728-1028

Tollmark is a proven provider of street address panels and many of our residents have obtained replacement panels from them. All sales are via mail order. Call Tollmark for their order form or you can go to the website:


Mention you are a Mabury Ranch HOA member from Orange, CA.

IMPORTANT CITY OF ORANGE PHONE NUMBERS

- Mayor & City Council: 714-744-2200
- Code Enforcement: 714-744-5555
- Fire (non-emergency): 714-288-2500
- Graffiti Removal Hotline: 714-744-7279
- Library Service: 714-288-2400
- Police – Dispatch: 714-744-7444

MABURY RANCH COMMUNICATIONS

**Mabury Ranch Homeowners Association** is on Facebook! Check out our page for current Association and community news.

Don’t forget to ‘Like’ our Facebook page

http://www.facebook.com/MaburyRanchHOA

**Mabury Ranch Neighborhood Watch** – make sure that you receive updates on Neighborhood Watch issues for our community. Please send a confirming e-mail to Scott Moore, Neighborhood Watch Captain, to verify that you are on his mailing list.

maburywatch@gmail.com

**Mabury Messenger E-mail Network** – for those that don’t care for Facebook but want to keep up-to-date on the happenings in our community, we have the MRHOA E-mail Network. Just like the Neighborhood Watch messages, e-mails will be sent out to subscribers as blind copies, so your address won’t be advertised to everyone else in the community.

maburymessenger@gmail.com

**Mabury Ranch Homeowners Association Website** – the website is a useful source of additional information and contacts.

http://www.myhoa.com/maburyranch/

We’re still looking for original Mabury Ranch homeowners that might have some photos in their archives from when our community was new. If you have any photos that you’d like to share, please forward them on to maburymessenger@gmail.com.

ORIGINAL OWNERS

February 1984
(Photo courtesy of Marianne Wunderlich)

Mabury Messenger – February 2014
Mabury Ranch Homeowners Association  
c/o Accell Property Management  
23046 Avenida De La Carlota  
Suite 700  
Laguna Hills, CA 92653

January 10, 2014

Mayor & City Council  
City of Orange  
P.O. Box 449  
Orange, CA 92866-1591

Planning Commission  
City of Orange  
P.O. Box 449  
Orange, CA 92866-1591

Subject: Rio Santiago Project

Dear Mayor & City Council and Members of the Planning Commission:

At the regular meeting of the Board of Directors of the Mabury Ranch Homeowners Association (MRHOA), held on January 9, 2014, the Board unanimously accepted the recommendations of the MRHOA Environmental Committee regarding the subject project. The Board directed that I, as President, forward these recommendations to you. Mabury Ranch is a community of 384 single family homes, located on the north side of Santiago Creek, bordering the proposed project. The positions of the MRHOA Board of Directors are listed below:

1. We support the elimination of the Sand and Gravel operation and replacing it with a Planned Residential Community, such as the Rio Santiago project.
2. We support the elimination of the residential land use designation on the property north of the creek and the permanent designation of this property as Permanent Natural Open Space.
3. Pertaining to Planning Area B, YMCA/Recreation Facility, we do not support a "Pay to Play" use of the proposed sports fields and have concerns regarding adequate light and sound mitigation of these fields as well as adequate parking for participants and guests.
4. We support a comprehensive mitigation plan pertaining to the potential dam failure and subsequent inundation of the entire project as well as adjacent properties.
5. We support the planting of mature trees along the entire creek frontage as well as throughout the entire project.
6. We support a good quality permanent fence adjacent to the Mabury Trail to prevent the accidental encroachment of humans and wildlife.
7. Pertaining to Planning Area C, Age-Qualified Residential Community, we support a building height of two-stories (32 feet maximum).

Mabury Ranch has a contiguous boundary with this project. We appreciate your consideration of the above seven positions.

Sincerely,

[Signature]
Robert H. Odle  
President, Board of Directors