



# THE ARROYO VIEW

JULY 2021



### Board of Directors

Charles Massey, President  
S. Jason Wilson, Vice-President  
Robert Slama, Treasurer  
Lisa Pierce, Secretary  
Dr. Tim Randall, Member at Large

### SAMLARC DISTRICT DELEGATE

S. Jason Wilson

### ARCHITECTURAL COMMITTEE

Nannell Buckley  
S. Jason Wilson

### LANDSCAPE COMMITTEE

Lisa Pierce

### Architectural Committee Review Procedures

The Architectural Review Committee (ARC) was created for the purpose of ensuring standards throughout the community per the CC&Rs and other governing documents. The Association reminds all members of their responsibility of submitting an application for all exterior modifications prior to construction.

Please download an application from the Optimum Portal/website or simply contact Makayla Semelsberger at 714.508.9070 extension 312 or via email at [msemelsberger@optimumpm.com](mailto:msemelsberger@optimumpm.com).

An application fee of \$25.00 is required with each submission, a copy of plans for improvements with structural changes, photos and neighbor awareness. Approval from the Master Association SAMLARC is required once approved by the ARC.

The ARC is comprised of homeowner volunteers that dedicate 2-4 hours a month in reviewing applications quickly and ensuring standards are high. If you have any questions about the ARC, please contact the Community Manager at 714.508.9070, extension 393 or via email at [eperez@optimumpm.com](mailto:eperez@optimumpm.com).

The next Board of Directors meeting is scheduled for:  
**TUESDAY, JULY 27, 2021**

The new meeting location is:  
Regency Real Estate Brokers, Inc.

25950 Acero, #100

Mission Viejo, CA. 92691

&

Via

zoom.com

or

669.900.6833

Meeting ID: 823 1175 1517  
Passcode: 165355

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Executive Session/Hearings: 5:30 pm  
General Session: 6:00 pm  
Homeowner Forum: 6:30 pm

The Agenda will be posted in the glass bulletin board near the pool area at least 4 days prior to the Board meeting and homeowner portal.

The newsletter is published every two months.

### Malfunctioning Pool Card Replacement Policy

Members whose cards cease functioning, may obtain a replacement card at \$10.00 each. Lost cards are \$50.00 each for a replacement card. Please contact Jackie Hong at [jhong@optimumpm.com](mailto:jhong@optimumpm.com) or call at 714.508.9070 x 245 if you need a replacement card or have any questions.

### Please be kind to your neighbor!

Please be mindful of consistent dog barking, keep indoors late at night and early morning when critters are out.

No contractors/workers/loud equipment before 7:30 AM and no work on Sundays and Holidays. Please notify management on emergency repairs such as plumbing.

Trash bins need to be retrieved prior to Friday to allow the street to be cleaned thoroughly.

### Annual Meeting - Tuesday, July 27, 2021

The Annual meeting is scheduled for Tuesday, July 27, 2021, at 7:00 PM. Please mail in your ballots to Accurate Voting Services! See instructions on the ballot notice!!



## Ready to Paint?

Owners must select from the approved color schemes when painting any exterior buildings, trim, fences, walls and patio covers. Approval is required prior to the start of any exterior painting or staining. Homeowners enjoy a whopping 37% discount through Dunn Edwards Paints. The nearest store where you can find a helpful person to assist with your purchase is located at 30102 Santa Margarita Parkway, Rancho Santa Margarita. The store can be reached at 949.459.1195. To receive the 37% off the retail price, please show the representative this code: 188524-000. Please email Makayla Semelsberger at [msemelsberger@optimumpm.com](mailto:msemelsberger@optimumpm.com) or by phone at 714.508.9070 x 312, if you need further assistance.

### Exterior remodeling

Just a reminder that if you are planning to do any remodeling to the exterior of your house like replacing windows, doors or patio covers, these require Architectural Committee approval.

### 2021 Meetings Scheduled

The Board meetings are held on the 4th Tuesday of odd numbered months. The Homeowner Forum begins at 6:30 PM and are held via Zoom Telephone/Video conference. Please check the most current agenda to call in or contact the Community Manager Eli Perez at [eperez@optimumpm.com](mailto:eperez@optimumpm.com) or call 714.508.9070 x 393.

**Upcoming Meetings:** September 28th & November 23rd.

Agenda: Meeting agendas are posted at the pool area bulletin board 4 days before each meeting.

### DON'T BE POOPY, PICK UP AFTER YOUR DOGGY!

**Pick up after your dog:** Please always pick up after your pets throughout the neighborhood. It has been observed that members are using the bags and throwing them in the park area. Again, please be courteous to your neighbors and take the bags to your trash can or the community trash cans provided. As a reminder, pets are not allowed in the pool area. Pets are allowed in the park area **ONLY WHEN ON A LEASH!!**

**Doggie Walk Bag Locations:** For your convenience, there are four (4) locations throughout the community that have doggie walk bags for disposal of your pets' waste. Please only use what you need so that the dispenser is always ready and full with bags when you need them. Two are located at the park area, one on San Sebastian and one on Santa Clara.

**Possible Penalties:** Members may be reported (with surveillance camera verification) and may receive compliance notices and possible penalty assessments for failure to adhere to the Association's Pet and Park Area Rules. Thank you!



### LANDSCAPE CHANGES NEED APPROVAL

We would like to remind all homeowners that your Association is supportive of members' efforts to modify landscaping in order to adopt to a more drought tolerant landscape environment. Please note that you must first obtain architectural approval prior to making front yard landscape changes. Your application must include a complete plan/design in order to be reviewed. Applications can be obtained on the Association's website at [www.arroyomaintcorp.com](http://www.arroyomaintcorp.com) or by contacting the Makayla Semelsberger at [msemelsberger@optimumpm.com](mailto:msemelsberger@optimumpm.com) or at 714.508.9070 x 312.

### Optimum Office Holiday Closures

Monday, September 6, 2021 for Labor Day

Monday, October 11, 2021 for Columbus Day

**24-hour emergency service is available  
FOR PROPERTY THREATENING EMERGENCIES**  
Please call 714.508.9070 and following the  
emergency contact instructions.

### ARROYO'S NEW WEBSITE

Homeowners are able to access community documents.  
[www.arroyomaintcorp.com](http://www.arroyomaintcorp.com)



Arroyo Maintenance Corporation

c/o Optimum

230 Commerce, Suite 250, Irvine, CA 92602

714.508.9070 | Fax: 714.665.3055 | [www.arroyomaintcorp.com](http://www.arroyomaintcorp.com)

Certified Community Manager - [eperez@optimumpm.com](mailto:eperez@optimumpm.com)

Community Assistant - [msemelsberger@optimumpm.com](mailto:msemelsberger@optimumpm.com)

Billing Department - [billing@optimumpm.com](mailto:billing@optimumpm.com)

Please also note all assessment payments are due on the 1st of the month. The billing statements are sent as a courtesy. All assessment payment checks should be made payable to The Arroyo Maintenance Corporation. Thank you!