Attention Homeowners: Save the Date
Transferring Property Into Trust Seminar Is Set for January 8

Please join us for this important seminar about placing your home into trust in the unique community of University Hills, which includes a Ground Sublease.

Transferring Property Into Trust Seminar
Wednesday, January 8, 2020
6-7 pm
University Hills Community Center, Community Room

Two attorneys from UCI’s legal insurance plan, ARAG legal, will present and answer questions about Trusts. Topics to be covered:
- Intent of Trust
- Why you place a property into Trust
- The process of placing a University Hills property into Trust

For more information on UCI’s legal insurance plan, please click on the button below. We look forward to seeing you at the seminar. If you have questions in the meantime, contact the Sales Department at sales@icha.uci.edu or (949) 824-7345.

UCI Legal Insurance Plan

Call for Nominations to the Homeowner Representative Board
Hello Neighbors,

The HRB is the **University Hills Homeowner Representative Board** a community-elected body of volunteer residents. The HRB advises the Irvine Campus Housing Authority on community matters and advocates on behalf of residents to build community. Each year, four of the HRB’s seven members are elected to serve a one or two year term.

Over the past several years, your Homeowner Representative Board has been increasingly active in making University Hills a welcoming and enriching environment. Members have assisted in the negotiation of a group discount for solar panel installation, provided consultation on amenities for new communities being constructed in UHills, contributed to a traffic and safety improvement plan, consulted on the development of a new community website, and supported efforts to protect our environment by advocating for the use of nontoxic pest control.

Please consider volunteering your time, talent and effort to your community by serving on the HRB. The HRB meets once a month with a minimal amount of subcommittee work associated with service as a board member. Your community will thank you.

All prospective HRB nominees must be residents of University Hills.

At the HRB’s request, interested participants should send a short candidate statement to andrew.herndon@icha.uci.edu or kim.encinas@icha.uci.edu. The statement should include brief information about yourself and your reasons for volunteering on the HRB. Voting will take place in late February, and those elected will be seated at the March, 2020 HRB meeting.

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**Are You Planning Home Or Yard Improvements?**

According to ICHA's Architectural Guidelines, no exterior construction, property improvement or landscape alteration may be undertaken in University Hills without the prior approval of the **Homeowner Representative Board** or ICHA.

**Need Info or Community Forms?**

[icha.uci.edu](http://icha.uci.edu) has you covered.

ICA’s Documents, Forms & Explainers page has links to Master Documents/Architectural Review & Approval Process, Lease Documents and Sales and Rental Applications and information. Bookmark it for quick reference.

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**University Hills**

**Holiday Bazaar**

**Saturday, December 14, 2019**

10 am - 3 pm

University Hills Community Center

1083 California Avenue Irvine, CA 92617
**Gift Wrapping for All Occasions!**

A local chapter of Lion's Heart, the teens' nonprofit community service organization, will host a free gift wrapping station at the Holiday Bazaar. Donations are appreciated and will benefit the **UCI Student Food Bank**. Please bring your donation checks (payable to "UCI Foundation") to the event or [click here to donate online](#). If possible, donors should complete a [gift form](#) for tax purposes.

*Bring any and all gifts for wrapping, not only those purchased at the Bazaar! Donations of unused wrapping paper are needed!*  

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**UCI, ICHA Announce Redevelopment of the Las Lomas Apartments**

As UCI grows and enjoys greater prestige and as the cost of market-rate housing continues to climb, the demand for housing increases. Over the last several months, UCI and the Irvine Campus Housing Authority (ICHA) have examined opportunities to meet these housing demands. One of the areas UCI has identified for redevelopment is the current Las Lomas Apartments location, which is owned by UCI.

Las Lomas is an increasingly costly facility to maintain. Over time, maintenance will become more challenging and more expensive. Rents will need to increase to cover those rising costs.

The Las Lomas Apartments will be decommissioned in the fall of 2020 and permanently closed at that time. Current residents of Las Lomas were notified of the plan last week. In an effort to ease the disruption that the redevelopment will cause to current residents, ICHA and UCI have worked together to offer Las Lomas residents housing in the new 124-unit [Miramonte Rental Townhome](#) community currently under construction at Anteater and Bonita Canyon Drive. To date, two-thirds of the current residents have chosen a housing unit in Miramonte.

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**How Does This Impact Me?**

UCI is in the preliminary stages of exploring possible redevelopment of the Las Lomas Apartments location. Once architectural plans, site plans and landscaping details do become available, UCI and ICHA will share them with adjoining property owners and with the entire University Hills community.

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**About Apartment Waitlists**

If you are on the waitlist for a Las Lomas apartment, be aware that the waitlist is closed and no new...
leases will be generated for Las Lomas. If you would like to be added to a waitlist(s) for another ICHA rental property, please call the ICHA Rental Department at (949) 824-6254 or come to the ICHA office at 1083 California Avenue, Irvine CA 92617.

Current Las Lomas residents have been given priority by the University for Miramonte housing. After the current Las Lomas residents are served, the waitlist for Miramonte Rental Townhomes will be opened to all existing waitlist members, followed by all UCI employees. This is the same waitlist launch process used when Alturas Rental Townhomes was opened in 2015.

The photos above were taken at an informational meeting for Las Lomas residents on December 4. Over 60 residents attended the meeting and two-thirds of eligible residents have secured a Miramonte unit to date. UCI and ICHA are committed to ensuring that Las Lomas residents are provided alternative housing arrangements that meet their household's needs.
UCI Police Department

TOY Drive

November 11th - December 18th

Your donations of new, unwrapped toys and teddy bears will be gifted to children ages 14 and younger at UCI Health and other local children’s organizations.

Donations will be accepted at the UCI Police Department and University Hills Community Center.

For more information, contact: Cedric Young • ckyoung@uci.edu
Holiday Safety Tips From UCI Police Department

The holiday season is always a special time of the year. It is also a time when we can be vulnerable to theft and other holiday crime. Please consider the following crime prevention tips.

**At Home**
- Be extra cautious about locking doors and windows when you leave the house, even for a few minutes. Burglars often operate during the day, so do not forget to secure your home when you make a quick trip to the store or take the dog for a walk.
- Leave a radio or television on so the house looks and sounds occupied.
- If you decorate a live tree, always turn off tree lights when you are away to prevent a fire.
- Avoid displaying holiday gifts and other valuables in places where they will be easily seen from your windows or doors.
- Always keep porch lights on from dusk to dawn. We recommend automatic solar lighting.
- Use a secondary locking device on all sliding glass doors.
- Immediately report all suspicious activity to the UCI Police Department at (949) 824-5223.

**Online Shopping & Home Deliveries**
- Do not let home deliveries pile up at your front door; they can attract a package thief or home burglar.
- UPS and FedEx both offer customers the ability to customize the time and date of their delivery for when they will be home.

When selecting shipping options:
- Choose one that requires you to sign for delivery.
- Track your delivery online for an estimated delivery time and try to be home when it arrives.
- Let a trusted neighbor know you are expecting a delivery, and ask them to take possession of it when it arrives.
- Offer to do the same for them when they have a package delivered.
- Have your packages delivered to the Amazon storefront at the University Town Center (UTC) at 4139 Campus Drive, Suite A150 or another pickup location that is convenient for you.
Going Away for the Holidays

- Have a trusted neighbor watch your home and pick up your newspapers and mail. Burglars often look for piles of newspapers or overstuffed mailboxes to determine whether you are out of town.
- Do not advertise that you are out of town on your phone message or social media profile.
- Secure your garage door with a vacation bolt or pad lock and disable the remote access.
- Use timed devices to turn lights on and off in your home.

The UCI Police Department wishes you a happy, safe, and peaceful holiday season.

Sincerely,

Elizabeth Griffin
Chief

Holiday Lighting Safety

- Check each set of lights, new or old, for broken or cracked sockets, loose connections, or frayed or bare wires. Discard all damaged cords.
- Don’t connect lights while adjusting them on a tree or house. Inspect lights and plug them together before hanging.
- Indoors or out, use only lights that have been tested for safety. The lights should have the Underwriter's Laboratories (UL) label.
- Don’t let light bulbs rest on tree needles and branches. Use a clip or twist-tie to keep bulbs upright.
- Watch young children around lights and decorations with small pieces that could be ingested.
- Unplug lights and decorative outdoor lighting before leaving the house or going to bed.
- If you buy an artificial tree, check for a "flame resistant" label.

Happy Holidays

UCI Police Department Completes Traffic & Safety Survey In University Hills

Over a two-day period in November, UCI Police Department officers stopped 75 vehicles that failed to make a complete stop at intersections with stop signs posted. In total, seven citations were issued for the most egregious situations; all other stops were handled as opportunities to educate drivers about the importance of making complete stops. The UCI PD reported that many of the cars stopped were not residents of University Hills. In addition to the Traffic & Safety Survey, the UCI Police Department has been providing assistance across the Hill over the last several months:
- Trunk or Treat goodies were passed out in October at the Community Center as part of the Halloween Movie and Harry Potter Kids Trivia Night.
• Approximately eight pounds of outdated and unused prescription drugs were collected at the November UCI/DEA drug recycling event.
• The PD will present a Pedestrian Crosswalk Safety Program on campus in the near future. Details will be sent to residents once they are available.

**Indy 500 Dog Run Is Under Renovation and Temporarily Closed**

The grass is greener on the other side of the fence! Really! In this case, the other side of the fence is the Indy 500 "large" dog run. Grass in the dog run has been reseeded, the lawn is recovering and new shrubs are being added. However, it isn’t yet ready for thundering paws and requires the park to be temporarily closed. Our best estimate is that it will be ready by Christmas.

Upon reopening, we are asking for your help with a little experiment. The water spigot in the park is used to wash dogs and to fill plastic swimming pools which are then dumped, resulting in waterlogged grass. We will shut off the spigot to see if the reduction in water will result in healthier turf. We recognize that this will represent a change but ask that you hose your dog off at home instead of at the park. We are also asking pet owners to refrain from using the park for at least one day after a rain event. No locks will be placed during this experiment; we are counting on your cooperation in giving the turf a little reprieve after a storm to prevent it from becoming trampled and muddy. Thank you!

**News You Can Use**

**Home Maintenance Guide is available**
See our [Home Maintenance Guide](#) which includes a recommended maintenance schedule.

**Is a Wood Burning Fire OK?** From November 1 through the end of February, the South Coast Air Quality Management District suggests that Orange County residents refrain from burning wood in fireplaces on days with high air pollution. [Click here for information on air-quality email alerts and a burn map.](#)

**Homeowners:** Waste Management will collect and recycle Christmas trees for three weeks after Christmas on your regular collection day. Trees taller than 4 feet must be cut in half and all decorations must be removed. [Place the tree curbside.](#)
Renters: There will be special delineated areas in community parking lots from December 27 through January 10 for your holiday tree disposal. This area is for trees only. Do not place trees in the regular dumpster bins.

- Thank you for your cooperation and have a wonderful holiday season -

Want to receive ICHA news at a different address? Click here.

For a PDF version of this newsletter, please click here.

ICHA reserves the right to send to an unsubscribed e-mail certain important communications such as construction notifications or emergencies. The unsubscribed status will be respected for all other ICHA or HRB communications.