ICHA News Fall 2021

UCI Latest Coronavirus Info

Go to UCI Forward for important Covid-19 information you need, including:

- Vaccine verification requirements
- UCI masking requirements
- Return to work information
- UCI Coronavirus Response Center

Area 12 Project Update

On Thursday, August 26, about 100 Uhills residents attended an online Community Meeting about the proposed Area 12 development. ICHA Planning & Construction Manager Bryce Bunker
delivered a slide presentation featuring an animated tour of the project, architectural plans and a proposed timeline (*the Area 12 project has not been approved by the campus*). Following the presentation, ICHA CEO & President Victor Van Zandt and Richard Coulon, UCI Associate Vice Chancellor, Division of Finance and Administration, joined Bunker in answering questions from residents.

We encourage all Uhills residents to visit the Area 12 Project page. There, you will find a recording of the Community Meeting, links to submit a question to ICHA, project plans, renderings and a timeline. In September, the current design plans will circulate through UCI and the UC Regents' Office of the President, before presentation at the November meeting of the UC Regents.

Thank you to all who participated in the Community Meeting. ICHA will communicate new information on Area 12 to all residents as it becomes available.

*If you know someone in the community who does not have access to the internet and they would like to watch the Area 12 Update webinar, please contact barbara.correa@icha.uci.edu*

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**University Hills Homeowners’ Primary Residency Rules**

_Thinking of renting your home? Please keep the following information in mind._

Owners of homes in University Hills are aware that the primary purpose of our program is to provide affordable housing on campus for UC Irvine faculty and staff. The housing program has been so successful that there are many members of the University faculty and staff waiting to buy and rent in University Hills. To continue the success of the program, we are reminding homeowners of their contractual obligation referenced in Section 3.07 of the Ground Sublease and the Primary Residency Rules in University Hills:

- **Home Must Remain Principal Residence** - Except as provided in the rental rules below, the Owner must be able to prove that they actually live in the home.

- **Exceptions for long term rentals** - These include a Sabbatical or other University approved leave, a demonstrated inability to sell the property or hardship exceptions (examples are a military obligation, University service away from home, longer term hospitalization of owner). Exceptions requested on a hardship basis will be handled case-by-case and at the sole discretion of the University.

- **Permitted Rentals** - No longer than 13 months in a 36-month period.

- **Permitted Tenants** - Rentals are permitted to University Associate Persons, which are full-time UC Irvine faculty and staff as defined in Section 1.01 of the Ground Sublease. Only after reasonable efforts have been made to exhaust full-time faculty and staff, may a residence be rented to a non-University-Associated person.

- **Rental Requirement** - The Owner must notify ICHA of the rental, including the name of the tenants, the tenant’s campus affiliation, and the term of the rental.

*For further clarification on the residency rules, please contact:*

**ICHA Sales Department**

Karlie George • (949) 824-4070  
sales@icha.uci.edu

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**Attention Uhills Renters: Sign Up for ICHA’s New Resident Portal**
Gabrielino and Santiago Apartments residents: Thank you for activating your account on our new Resident Portal! The portal allows you to complete non-emergency maintenance requests, sign documents electronically and change your personal/vehicle information online.

Alturas and Miramonte residents: You will soon receive an email invitation from rentalhousing@icha.uci.edu to activate your account for our new Resident Portal. If you do not see an email appear within the next few days, please check your junk/clutter folders or contact the rental office at 949-824-6254.

We are excited to introduce this new tool and we hope it enhances our efforts to provide you with excellent service!

A view of the mobile app is at right. Once your portal account is activated, add the Rentcafe Resident app on the Apple App Store or Google Play.

And, Don't Forget:

The following policy items help maintain the look and appeal of our communities:

- Personal property should not be left outside the apartment (ex. shoes, water bottles, toys).
- Items on the patio or balcony areas should be outdoor-specific furnishings. Please contact the rental office for details.
- Items cannot be attached to the windows, railings or building exterior.
- Furniture, appliances, and bulky items cannot be placed inside the dumpsters or on the ground next to them.

If you have any questions regarding these items or need further assistance, please contact the Rental Office at 949-824-6254.

No Dumping in Rental Communities
Furniture and waste is being discarded outside rental community trash bins (photo above). This presents a sanitation issue, attracts rodents, and creates an overwhelming burden to our essential workers to clean up. **Residents of rental communities are required to discard waste inside the designated trash bins. Homeowners are not allowed to discard waste in rental trash bins.**

For large, oversized items:

**Renters:** Please contact the Rental Department at 824-6254 to arrange for a special pick-up. Please break down cardboard boxes before discarding.

**Homeowners:** Waste Management provides four free curbside pickups for oversized items per year. Contact WM at (888) 904-8168.

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**How Do I?**

- Submit a Common Area Work Order
- Sign Up for UCI Emergency Alerts!
- Contact ICHA:
Emergencies: During the daytime and after-hours (as ICHA staff are currently working remotely), contact Answer Network at (949) 824-7044
Non Emergencies: Click here for a list of ICHA contacts for specific needs, or see the list below.

Who Do I Contact?

Are you selling your home? Need a repair at your apartment? Have questions about reservations? See the list below for who to contact about these and the myriad other issues that can come up on any given day in University Hills.

<table>
<thead>
<tr>
<th>ICHA Contacts</th>
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<tbody>
<tr>
<td><strong>Accounting Department:</strong> Billing and statements</td>
<td><a href="mailto:ichaacctg@icha.uci.edu">ichaacctg@icha.uci.edu</a></td>
<td>(949) 824-8708</td>
</tr>
<tr>
<td><strong>Community Management:</strong> Landscaping, irrigation, pest control, architectural and property improvements, events management, campus liaison, HRB liaison</td>
<td><a href="mailto:Kim.Encinas@icha.uci.edu">Kim.Encinas@icha.uci.edu</a></td>
<td>(949) 824-2424</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:Andrew.Herndon@icha.uci.edu">Andrew.Herndon@icha.uci.edu</a></td>
<td>(949) 824-4068</td>
</tr>
<tr>
<td><strong>Communications:</strong> Corporate communications, community and event promotion, icha.uci.edu, uhills.org</td>
<td><a href="mailto:Barbara.Correa@icha.uci.edu">Barbara.Correa@icha.uci.edu</a></td>
<td>(949) 824-3974</td>
</tr>
<tr>
<td><strong>Facility/Amenity Reservations</strong></td>
<td><a href="mailto:Robyn.Stelk@icha.uci.edu">Robyn.Stelk@icha.uci.edu</a></td>
<td>(949) 824-2425</td>
</tr>
<tr>
<td><strong>Facilities:</strong> Street/walkway lighting, pool/spa areas, streets/sidewalks, play and park facilities, common area trash cans, and doggie bag stations, water service</td>
<td><a href="mailto:Ron.Reid@icha.uci.edu">Ron.Reid@icha.uci.edu</a></td>
<td>(949) 824-2432</td>
</tr>
<tr>
<td><strong>Rental Department:</strong> Rental maintenance, rental housing applications</td>
<td><a href="mailto:Rentalhousing@icha.uci.edu">Rentalhousing@icha.uci.edu</a></td>
<td>(949) 824-6254</td>
</tr>
<tr>
<td><strong>Sales Department:</strong> Selling your home, placing your property into a trust, refinancing your home, eligibility requirements, the Ground Sublease and renting your home on a short-term basis</td>
<td><a href="mailto:Sales@icha.uci.edu">Sales@icha.uci.edu</a></td>
<td>(949) 824-7345</td>
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</tbody>
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Homeowners Representative Board

<table>
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<tr>
<th>HRB Chair and HRB members</th>
<th>HRB Members 2021-2022 <a href="mailto:hrb@uhills.org">hrb@uhills.org</a></th>
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<tbody>
<tr>
<td>HRB meeting minutes archive</td>
<td>HRB Minutes</td>
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CLICK HERE for the complete list of Uhills contacts, including HRB committees and community groups!
Can I use the listserve to communicate with ICHA?

No. ICHA staff members do not monitor the listserve. Instead, please contact us directly according to the Contact List above. Using the contact list can help avoid posting misinformation on the listserve. Thank you!

I feel like I’m not getting important emails about the community. And I also would like other people in my household to get emails about the community. Submit to receive ICHA and HRB email blasts. If you think you are already on mailing lists but are still not receiving email, please contact barbara.correa@icha.uci.edu.

Around the Neighborhood

Pool Cleaning Schedule

Service days are:
Monday – Wednesday – Friday

Lighting Maintenance

Service is monthly during the first week of the month:
University Hills common area lighting and attached housing areas.

Dogs

Dogs must be leashed at all times throughout the community (Irvine Municipal Code Section 4-5-701)

Uhills Is Going Green With Electric Landscaping Equipment

We are happy to report that electric mowers have replaced gas mowers for 90% of the grass turf in University Hills. The goal is to round that up to 100% soon. In addition, ICHA plans to install charging stations for the electric equipment across the community. This will enable crew members to recharge equipment without having to interrupt landscaping activities. And finally, we
are also studying the feasibility of replacing leaf blowers and weed wackers with electric equipment in the future. Uhills is going greener!

Sustainable Transportation Program

With the start of a new academic year, UCI Transportation welcomes new and returning faculty, staff, and students to the campus. As the number of people on campus increases, please travel safely and be aware that roadways and parking areas will be impacted as the campus returns to full operational capacity. We encourage University Hills residents to consider the unique opportunity to skip the commute congestion by walking or biking to campus.

If you are interested in an alternative to parking on campus, please log into your online myCommute account with your UCInetID and sign up for 2021-2022 sustainable transportation (ST) membership. Once enrolled, campus employees will receive program benefits including complimentary day-use incentive permits and a guaranteed ride home program for unexpected emergencies.

Incentive permits are earned monthly and loaded into your online account for activation on days that you may need to drive to campus. The number of incentive permits you earn is based on your commute mode and will expire at the end of the fiscal year. Learn more about eligibility requirements and membership benefits on our sustainable transportation webpage.

IRWD Launches Water Savings Sweepstakes Contest
Customers Can Win $500 Gift Card

In the spirit of conservation and sustainability, please take a moment to check out the Irvine Ranch Water District's water conservation incentive program. Participants perform a water-saving act, document it with a selfie, and submit it online. The more you do, the more you save – and that helps everyone. Submit a new checklist with new accomplishments each month through November to increase your savings and your chances to win a $500 gift card!
DID YOU KNOW?

Uhills residents are also City of Irvine residents. That means access to resident rates on Irvine facilities reservations and permits, Great Park attractions, amenities and events, and City of Irvine classes and camps. Use these links for listings and information!
https://www.cityofirvine.org/facility-reservations
https://www.cityofirvine.org/great-park/great-park-events
https://secure.yourirvine.org/CA/city-of-irvine/catalog

Clear rain gutters before the rainy season arrives (blowing dry debris before rain is easier than removing wet material). Flush landscape yard drains. Start with the drain furthest from the street and wash from the rear of the property to the front to clear debris and sediment from drains.

A very important maintenance note: If you do not use your A/C on a regular basis, run your A/C for 10 minutes once a month, this will ensure your system runs properly when you do need it. A/C coolant also functions as lubricant for moving parts. Running A/C systems ensures that lubricant is distributed efficiently.

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Homeowners: Waste Management provides four free curbside pickups for oversized items per year. Contact WM at (888) 904-8168

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.