



## Get Connected. Stay Informed.

### *A Guide to Getting Questions Answered and Locating Official Information From ICHA and the HRB*

A key part of building community in University Hills is communication. The **Irvine Campus Housing Authority** is committed to sharing information with residents and providing multiple channels for residents to get in touch. Most communication from ICHA and the **University Hills Homeowners Representative Board** will come in the form of email, including maintenance and construction notices, event announcements and community & condo management messages. **Subscribe** a household member who may not be on our mailing lists.

#### What's Going On?



Go to [uhills.org](http://uhills.org) to stay updated on HRB news and events from the University Hills community.

#### Need to Talk to ICHA?



The [icha.uci.edu](http://icha.uci.edu) **Contact Us** page lists ICHA office hours, phone numbers and email addresses.

#### About the Listserve

*The University Hills listserv is a great way for residents to communicate about issues in the community. However, please keep in mind that ICHA staff members **do not** monitor the listserv. Important issues appearing on the listserv that the HRB would like addressed will be communicated to ICHA. ICHA will post information on those topics as soon as possible on the home page of uhills.org under UHILLS NEWS.*



#### Need Help Making a Reservation?

Residents with a [uhills.org](http://uhills.org) account can reserve rooms at the Community Center, picnic areas and sports courts at [uhills.org](http://uhills.org). When reserving space, the first step is to check the [events calendar](#). Next, hover over Make a Reservation/Facilities. If you are booking large private events, please take a moment to review the [Reservations Rules and Procedures](#), which includes information about types of reservations and reservation requirements.

*For assistance, please email [reservations@uhills.org](mailto:reservations@uhills.org).*

*Robyn or Barbara will get back to you.*



## "Little Dog" Park Construction Update

You asked for it and we are building it. Construction of a new Small Dog Park just west of the existing Indy 500 Dog Park will begin shortly. The project was originally scheduled to be completed in the fall. However, material and labor issues associated with lighting and fencing delayed the launch. **The park is now scheduled to be completed in January, 2019.** The Small Dog Park will be approximately one-fourth the size of the

existing dog park and will include:

- Keyed double gate and concrete entry pad area
- Four-foot high fence
- Lighting
- Bag dispenser
- Dog friendly water fountain

[View a map of the location](#)

*Construction schedule is subject to change based on weather and other considerations.*

*Thank you for your patience.*

## Uhills Homeowners' Primary Residency Rules

The purpose of University Hills is to **provide affordable housing on campus for UC Irvine faculty and staff**. In order to fulfill this important mission, it is important that all residents follow the contractual obligation agreed upon at the time of purchase and referenced in the Ground Sublease:

• **Home Must Remain Principal Residence** - Except as provided in the rental rules below, the Owner must be able to prove that he/she actually lives 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 the ICHA Sales Department at (949) 824-7345 or email [sales@icha.uci.edu](mailto:sales@icha.uci.edu)*



## The UHills Community Survey Is Coming Soon!

In the spirit of community engagement and a commitment to serving the residents of University Hills, ICHA plans to launch a Community Survey early in 2019. The goal of the survey is to learn more about UHills residents and what they want in the neighborhood. The more feedback we get, the better we can serve residents and build community. Stay tuned. We look forward to your valuable input.

## UCI Police Department in the Community



*Officer Paulsen and her K9 partner, Barrett, from the Irvine Police Department, greeted young children and their parents.*



*Officer gives kids an opportunity to check out his motorcycle.*

*For the full story and more photos, see the [UCI Public Safety Fall 2018 Magazine](#)*

## Have a Question? Ask ICHA!

**Q: What Are the Options for Internet Service Providers in UHills?**

**A: The short answer is that University Hills residents have the same Internet Service Provider (ISP) options as other residents within the City of Irvine. Here is the longer answer:**

### **The basic info**

As in other neighborhoods, internet services within University Hills are market-driven. ICHA does not negotiate with individual internet service providers. The ISPs bill University Hills residents the same as they bill other customers.

Cox Communication and AT&T are the main ISPs in University Hills. There are also various satellite

ISPs that can provide service in University Hills, though there is a latency inherent to these technologies.

### **I have heard rumors about Google Fiber...**

Google Fiber approached ICHA in 2016 ostensibly to make University Hills its first “test neighborhood” in Irvine. Subsequently, Google Fiber signed a contract to install its system in all Irvine Company apartment complexes within the city of Irvine. After several meetings with Google Fiber, ICHA, and ICHA engineers, Google Fiber no longer returned ICHA’s phone calls and emails. ICHA discovered that, beyond the Irvine Company apartments, Google had decided to suspend expansion of Google Fiber in Irvine.

### **What about the University Hills apartments?**

ICHA provides internet connectivity to all of the apartments it owns or manages (Alturas, Gabrielino, Santiago and Las Lomas). ICHA contracts with UCI's Office of Information Technology (OIT) to be the service provider. ICHA includes the cost of this utility in the monthly rent.

There have been suggestions over the years that ICHA adopt a similar system for ISP service for homeowners. Decades ago, UC General Counsel determined that providing a “university good” to the apartments was acceptable but providing the same good to private homeowners created legal issues. Even if the legal issues could be overcome, OIT is not able to install fiber or copper to individual homes in University Hills nor could it create a 24/7 customer service and field support system for UHills; unlike commercial ISPs, OIT does not have the benefit of economies of scale.

## **Area 11 Construction Update**

### **Area 11 Phase 3 Ground Breaking Begins in December, 2018**

- Infrastructure construction begins in December 2018
- Begin pouring concrete slabs and wood framing, February - April 2019
- Ongoing vertical construction, April - November 2019
- First home scheduled to be delivered in October 2019, last home delivered December 2019
- **34 new single family detached homes**

### **Future Construction Timeline**

#### **March 2019**

Begin infrastructure and construction at Area 11-5

***(124 new rental townhomes)***

#### **December 2019**

Begin infrastructure and construction at Area 11-4

***(28 new single family detached)***

#### **Fall 2020**

Area 11-5 completion

Area 11-4 completion





## Missing Keys?

Last chance to check the ICHA Lost & Found drawers for keys, articles of clothing, bicycle helmets and more. [Contact Kim Encinas](#) to redeem lost & found items. Unredeemed items will be discarded on January 2, 2019.

## 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!***

## Did You Know?



### **New to Homeownership?**

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 requires



Orange County residents to not burn wood in their 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 3 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.*

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