ICHANews Summer 2020

When Will Uhills Recreation Facilities Reopen?

ICHANews is closely monitoring state and local guidance on all coronavirus-related measures and will reopen facilities as this guidance allows. Tennis courts reopened for singles play only on May 20. Last month, ICHA sent an update to the community about the reopening of other recreation facilities in University Hills. In accordance with the latest information from the state, ICHA intends to open most of the recreational facilities in University Hills soon after Stage 3 of the California Resiliency Roadmap Plan begins. This will include the pools, the dog parks, and smaller private reservations at the Community Center (such as private parties). At this time, there is no specific date for when that will be, but please know that ICHA will communicate that information to all University Hills residents as soon as possible.

Going on Vacation?

You can request a patrol check of your home while you are on vacation or away from home for an extended period of time. To submit a request, call UCI Campus Police Dispatch at (949) 824-5223 or complete the form.

Neighborhood Watch

One of the most effective and economical ways to prevent crime in a neighborhood is for neighbors to look out for one another. Keeping an eye on your neighbor's home when they are gone helps reduce burglaries and builds community. Don't forget to let your neighbors know when you leave.

In Memorium

It is with sadness and reflection that we share the passing of Brian Rains, a member of the ICHA Rental Department maintenance team since 2003. Brian died of natural causes at his home in Orange on May 20. Known for his quiet and methodical work ethic, Brian was a steady presence around the ICHA office. He loved movies and was fondly called Mr. X by neighborhood kids. On May 21,
the ICHA staff gathered via Zoom to commiserate, remember our coworker Brian, and remember that it is the personal bonds we share that make us a workplace and a community.

Update on Network Performance Improvement in University Hills

Brian Buckler, director of UCI's Office of Information Technology, Network and Telecommunications Services department, has written a memo to all faculty in University Hills. Click here for the full memo. Here is an excerpt: Based on feedback from some of the faculty living in University Hills, Cox network performance has significantly improved since Cox made some changes to their network infrastructure on May 5. In addition, some faculty have reported a significant improvement in network performance after upgrading their modem to a DOCSIS 3.1 modem. If you have questions or need assistance with your network connectivity in University Hills, you can send email to uhills-network-options@uci.edu, or contact Albert Gonzalez, Manager of Network Engineering, albert@uci.edu or (949) 824-5878.

Safety Tips From Irvine Police Department

Garage Doors and Remove It or Lose It

By Shiree Lind, Program Specialist, Irvine Police Department Crime Prevention Unit

Although Irvine is known for being a safe community, we are not crime free. Thieves looking for an easy target will often choose an open garage and may be enticed by items in plain view. This also applies to valuables left inside vehicles. Don’t make yourself an easy target by leaving valuables out in the open. Here are some tips to help reduce your risk of being a victim.

The Area 12 New Home Project & The Los Trancos Pool and Park Renewal Project

Since introducing the proposed Area 12 Project and the Los Trancos Pool & Park Renewal Concept in April, we have seen a great deal of interest from the community in both of these initiatives. We encourage University Hills residents to visit the Area 12 Project webpage for information about the proposed projects, including maps and graphics, a video transcript of the interactive webinar about the project and updated questions & answers. Click below to access the webpage.
Los Trancos Pool & Park Renewal Concept Community Engagement Survey Is Coming Soon

This summer, University Hills residents will have the opportunity to brainstorm and contribute ideas for the proposed Los Trancos Pool & Park Renewal project through a community engagement survey. The engagement process will be similar to what was done for the Area 11 parks. Look for an email containing a link and information about the Community Engagement survey later this month. (Photos below represent potential ideas)

What’s New in the July Statements to Homeowners?

ICHA is excited to announce that the new accounting system has the capability to charge actual water and sewer usage each month, and will no longer charge monthly estimates that require an annual adjustment. Your monthly amount due will reflect the usage for the month the meter was read. This additional information, along with the existing table showing the meter readings, could be a helpful tool for your household to monitor water usage, identify leaks in your home’s systems, and set personal goals for water conservation. Of note, your monthly invoice from ICHA will now vary each month due to your household’s monthly water usage. For those signed up for the monthly ACH (auto pay) withdraw, the amount withdrawn from your bank account will obviously vary as well.

Starting with the July statements, homeowners will see “UCI Water Charge” and “UCI Sewer Charge” on the monthly statements. These rates for both water usage and sewer services are provided by UC Irvine and are a “pass-through” for your usage only. Your usage (measured in CCF – hundred cubic feet) is multiplied by the water usage and sewer service rates to derive the amount due.

ICHA coordinates the reading of the meters and generating the monthly statement. UC Irvine purchases water and sewer services from Irvine Ranch Water District (IRWD) per a 1960 agreement regulating allotments, rates, and processes. IRWD does not provide direct services on the UC Irvine campus. Click here for a basic infographic about water and sewer services in University Hills.
University Hills Homeowners’ Primary Residency Rules

Thinking of renting your home this summer while you’re traveling? Or during a Sabbatical?
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

Looking to Rent Out Your Home?

We can help with longer-term rentals (we don't have a demand for rentals of 60 days or less). ICHA matches homeowners going on sabbatical or wanting to rent their home during University leave (see Primary Residency Rules above) with prospective tenants. Please contact Cindy Hughes at (949) 824-8553 or Cindy.hughes@icha.uci.edu.
Attention Renters
Recyclables, Trash Must Be Discarded in Correct Bins
Waste Management reports a significant amount of trash mixed with recyclables in the trash bins it is collecting at University Hills rental communities. For recyclable materials to have a second life and create new products, they must be clean and free from contaminants. Separating trash from recycling is costly and unsustainable, and can prevent otherwise good materials from being recycled. Please discard clean bottles, cans, paper, and cardboard in the grey recycling bins and all other garbage in the green bins.

Attention Homeowners
Do Not Dispose of Trash in Rental Communities
Trash bins at the Alturas, Gabrielson, Las Lomas and Santiago apartments are for exclusive use by the residents of those communities. There have been recent occasions where dumpsters have been overloaded with bulky items and/or regular trash has been mixed in with recyclables. Homeowners should contact Waste Management to determine their best options for disposing of trash properly.

Waste Management Offers Free Oversize Item Pickup
Homeowners may schedule pickup of electronics and other bulky items. Residents with curbside service are allowed two bulky items collections per year, up to four large items or 20 bags per pick up at no additional charge. This is a special service. To schedule a pick up, call Waste Management Customer Service Center at (949) 642-1191.

Did You Know?

While You’re Away
Request a patrol check of your home while you are on vacation or away from home for an extended period of time. To submit a request, call UCI Campus Police Dispatch at (949) 824-5223 or complete the form.

Be Water Wise
The Irvine Ranch Water District offers classes and workshops about water quality, water conservation and composting.

Maintenance Reminders

DOGS IN PUBLIC AREAS AND PARKS ARE REQUIRED TO BE LEASHED AT ALL TIMES.

Irvine Municipal Code Sec. 4-5-701
• Check summer irrigation schedules approved by IRWD.
• Check and replace air filters ahead of seasonal A/C use for maximum efficiency.
• Braided hoses on washing machines should be replaced every five years.

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

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

Irvine Campus Housing Authority
icha.uci.edu
(949) 824-2425

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.