

A Publication for
the homeowners
and residents of
Auburn

AUBURN

COMMUNITY NEWS



Annual Meeting

The Annual Meeting of the Auburn Community Association has been scheduled for July 14, 2010 at 6:00 p.m. The meeting will be held at the Northpark Maintenance Association Clubhouse, 10 Meadow Valley, Irvine, CA.

Shortly, you will receive a Request for Candidates letter. Should you be interested in running for a position on the Board, please note that the Board of Directors meets in the evening quarterly to conduct the business of the Association. Please note that as of July 2010, the meetings will be bi-monthly. The meetings can last 2-3 hours. There may be other business to be handled between meetings which may require an informal discussion meeting, phone polling of the Board, or a Special Meeting of the Board which could mean additional time commitments. If you are interested in serving your community and fellow homeowners, we urge you to complete the Candidate Statement and return it to Action Property Management.

In order to conduct business at the Annual Meeting, a quorum of 25% of the Association's voting power must be established either in person or by proxy. If you will not be able to attend the Annual Meeting, please make sure that you return your proxy so that a quorum can be achieved.

If a quorum is not achieved at the Annual Meeting, it will be adjourned to Wednesday, August 11, 2010 at 6:00 p.m.

Thank You!

When was the last time you received a thank you for being a good homeowner? For making sure that your assessments are always paid on time? For always obeying the rules and regulations of the community? For being a good neighbor? We would just like a moment to recognize all of you good homeowners and let you know how much the Board of Directors and Action Management appreciate you! Thank you!

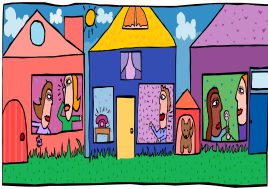
Thank you, Bill Fassl

Bill Fassl, President of the Auburn Board of Directors, recently resigned from the Board. Bill has been a valuable member of the Board over the past three years, serving as Treasurer and President. Please join the Board of Directors and Action Property Management in thanking Bill for his service to the Auburn Community! We all wish Bill continued success in all of his future endeavors. Thank you Bill for a job well done!

NEXT BOARD MEETING / ANNUAL MEETING
The next meeting of the Board of Directors for the Auburn Community Association is scheduled for July 14, 2010 at the Northpark Clubhouse, 10 Meadow Valley, at 6:00 p.m.

Getting To Know Your Neighbors Creates Community

In our fast-paced, stress-filled world we often don't create the opportunities that



we need in order to get to know our neighbors. In days past, good neighbor relations were the staple of every strong community. Being able to share life's experiences, both good and bad, with those who live so close to us was once considered one of life's greatest blessings.

These days it is the exception rather than the rule to take the time to create strong relationships with the people we share our community with...and we are each the poorer because of it. Each one of us has a story to tell, a hand to lend, a laugh to share, and friendship to give. What keeps us from extending so much of ourselves to the families that live around our own may be those same things that prevent us from experiencing many of the great blessings of our parents or of our youth: A changing world that focuses more on the individual than the family and the need to remain isolated in order to feel "safe and secure."

Someone once said, "If you always do the things you did, you'll always get the things you got." If we want to grow as a community then we have to risk breaking free from the bonds of isolation that are so easily created by and for us. We must reach out to our neighbors and let them know that they matter and that we care. If we do that, even in the most seemingly insignificant of ways - like a wave as we pass on the street - then we are moving toward a better community and a better way to live.

Just because our culture has pushed us away from ourselves doesn't mean it is right, it just means that we have to work that much harder in order to reconnect with one another and create a better environment in which to live.

Power Washing

The Association recently completed a power washing program in order to remove the remnants of abandoned swallow nests throughout the Association. You may remember that last year, swallows arrived at the Auburn Community and built nests on a number of buildings. In order to complete the power washing, the Association did consult the Irvine Animal Control office to understand the strict guidelines in removing the abandoned nests and used the utmost discretion in the removal process.

Bill Pay at Action Property Management, Inc.

Action Property Management, Inc. is very pleased to introduce Bill Pay! As of February 1st, Action's homeowners have been able to pay their assessments on-line. On-line payment options will be available via the Action website or the community website by logging into MyActionLife.- www.myactionlife.com. If you already have a MyActionLife account created, you will see the option when you log in. If not, you simply need to create an account to utilize this feature. Please note that you will need to agree to pay the convenience fee charged by Visa or MasterCard at the time of payment; the convenience fee is approximately 2.5% of the average monthly assessment of your Association.

The Evolution Of Common Interest Developments

America's first common interest developments were the cliff dwellings built between 600 and 1300 A.D. by the Anasazi Indians.

Early 1900's: TRUST APARTMENTS. The trust property was the building and land; the trustee was a bank or financial institution that handled collections and bill-paying for a fee; and the occupants of the building were the trust beneficiaries with the right to occupy the apartment as long as they remained trust beneficiaries.

1900 to 1945: COOPERATIVE APARTMENTS (CO-OPS). Other developers used the corporate model, i.e., a corporation owned the entire property and issued shares of stock to buyers. Stockholders leased their units. Financing was difficult because lenders could not hold the property as security for the loan.

1928: FIRST COMMUNITY ASSOCIATION. Radburn, a garden city in New Jersey, is developed - a combination of separate homes, condominiums and townhouses. Its CC&Rs provide for assessments and architectural and landscaping controls.

1945 to 1965: COMMUNITY APARTMENTS (Own-Your-Owns). After World War II, instead of a corporation owning the entire project, buyers owned the entire project as tenants in common (both units and common areas). Financing was still difficult because lenders could not secure their loans with an individual unit.

1961 to Present: CONDOMINIUMS. Because of financing problems, common ownership changed in the 1960's to condominiums where buyers actually owned the airspace of a particular unit which permitted lenders to secure loans with real property which could be foreclosed in the event of a default. When Congress passed the National Housing Act of 1961, making federal mortgage insurance available to condominiums, the construction of condominiums surged.

1970's to Present: PLANNED DEVELOPMENTS. A variation on condominiums began to emerge in the 1970's which permitted individual ownership of homes and lots. The common areas are owned in common or are deeded to the corporation.

More Energy Conservation Tips

1. Reuse Your Bags - Paper or plastic? Neither -- bring a reusable bag. According to 'An Inconvenient Truth,' it takes 12 million barrels of oil to produce the plastic bags Americans use each year. In addition, about 15 million trees are cut down to produce paper for paper bags.



2. Pay Bills Online - Start paying your bills online to help reduce the amount of fuel needed to ship mail and save trees. According to a recent TIME magazine article, if every American household paid bills online, it would reduce solid waste by 1.6 billion pounds and cut greenhouse gas emissions by 2.1 million tons each year.

3. Get An Energy Audit - An energy audit will tell you how much energy your home uses each year, and provide tips on how to reduce your consumption. The average American family can cut its CO2 emissions by 1,000 pounds each year. As usual, the best things in life are free -- most utility providers will audit your home free of charge.

4. Get More MPGs - Reduce greenhouse gas emissions and help stop global warming by getting more miles per gallon. Switching to a car that gets 10 more miles to the gallon can save over \$1,000 dollars a year! Hybrid vehicles like the Toyota Prius get an estimated 60 highway miles to the gallon: Properly inflate your tires, drive 55 mph on the highway and change your air filter regularly. Driving 55 mph can save you over 20 percent on your gas bill.

5. Change Your Lights - Replacing your old incandescent light bulbs with compact fluorescent light bulbs (CFLs) will help increase your energy efficiency. Replacing one old bulb with a CFL can save you up to \$30 per year. CFLs use two thirds less energy, give off 70 percent less heat and last up to 10 times as long as conventional bulbs.

6. Efficient Appliances - Your inefficient appliances are costing you more than you think. The typical household spends \$1,900 a year on energy bills. By upgrading to Energy Star qualified appliances, you can save 30 percent, or more than \$600 per year. Replacing your refrigerator alone can make a big difference because they use more energy than any other appliance. Energy Star qualified fridges use 40 percent less energy than models produced before 2001.

7. Control The Temperature - Up to 20 percent of heating and cooling energy is lost due to poorly sealed or insulated ducts in your home. Make sure your ducts are properly insulated and install weatherstripping around windows and doors for a better seal. Tax credits on efficiency-increasing heating and cooling equipment make now a great time to upgrade. Get a \$300 credit on central air conditioning units and up to 30 percent on solar water heaters.

8. Reduce, Reuse, Recycle - Reducing your garbage by 25 percent will reduce carbon dioxide emissions by 1,000 pounds per year. Recycling aluminum cans, glass bottles, plastic, cardboard and newspapers can reduce your home's impact by 850 pounds of carbon dioxide per year. Decreasing carbon dioxide emissions can help stop global warming.

10. Conserve Water - Purifying and distributing water takes lots of energy. You can make simple changes to reduce the amount of water you use. Replacing an older toilet can save about 7,500 gallons of water a year. Fixing a leak in a toilet can save as much as 200 gallons a day. Use low-flow shower heads and turn your water heater thermostat down to 120 degrees Fahrenheit. These steps can add up to serious savings on your water and energy bills.



How Much Should We Have In Our Reserve Fund?

In determining how much we should be paying in maintenance assessments each month, our Board of Directors must estimate how much our association is going to spend for operating expenses and how much it must save for future repairs and replacement of common area assets (reserves). However, in order to know how much to set aside for those repairs/replacement the Board needs to know approximately when those repairs/replacements are going to be needed. A reserve study helps to provide that information to the Board.

State statutes require that community associations have an independent reserve study (prepared by an independent consultant or contractor with no connection or interest in the association) done every three years. The results of the reserve study play an important role in determining how much of our monthly assessment will be used to fund the reserve funds.

A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain. In addition, a reserve study provides estimates for each components remaining life, cost of maintenance or replacement and the annual dollar contribution required to perform the work. Our Board of

Action's Community Care Center

Our current Customer Service Department has been enhanced with additional Service Specialists who are cross-trained to assist homeowners with a variety of requests and inquiries.



Our Community Care Center will be your primary point of contact every time you contact Action Property Management. Gone are the days of voicemail messages to your assigned customer service representative. Now, any one from our team of specialists can assist you with your questions or requests. Even if you choose to leave a message, your message will be documented and routed to our Community Care team by a live receptionist.

Hours of coverage for Community Care to 7am to 7pm Monday through Friday to better serve you.

We hope that you will find this service beneficial. We are continually striving to offer the highest quality service and ensure that living in your community is an enjoyable experience.

Here is our contact information:

Telephone: 800 400-2284

Email: communitycare@actionlife.com

ACTION PROPERTY MANAGEMENT, INC. IS PLEASED TO OFFER AUTOMATIC PAYMENT DEDUCTION FOR YOUR ASSESSMENT PAYMENT

How does it work? Each month, your assessment payment is automatically deducted from your checking account and is credited to your Association account.



It's safe... It's easy...it's convenient...and best of all it's FREE!

No longer will you have to write out a check, spend money on postage and worry about your payment getting delayed or lost in the mail. And no more late charges!

This service is available NOW. Contact Action Property Management to receive an application. When your application is processed, we will send you a confirmation as to the starting date of your automatic payments. Until you receive a confirmation, continue mailing your payments. Payments will be automatically deducted from your bank account on the 5th day of each month. And you may cancel at any time. It's as simple as that.

If you have any questions about the ACH automatic payment service or to sign up, please contact our Community Care Department at 949-450-0202 or 800-400-2284.



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Management Company Information

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Board of Directors

Frank Boice, President
Shane Zozula, Treasurer / Member at Large
Susan Locklear, Vice President / Secretary

Community Website

<http://myhoa.com/auburn>

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