



Cameo Tidelines

THE NEWSLETTER OF THE CAMEO COMMUNITY

President's Corner

Dear Neighbors,

Fall is in the air and your Cameo Homeowners Association has been extremely busy moving forward on several important goals set forth earlier this year.

Good progress has been made on the Wall/Entrance Project with recent approval by the City of Newport Beach on our submitted plans. This will now allow the Association to submit the plans to the Coastal Commission for their approval and simultaneously send out the plans to several contractors to competitively bid the costs for the proposed plans. We will then have most of the pertinent information to hold a public forum at a future Board meeting to discuss if and when to move forward on the project. We anticipate this to be in January.

The community is really looking good lately in large part due to the over 160 trees that were planted in Cameo earlier this year as part of the Cameo Reforestation Plan. The Hong Kong Orchid trees—the City designated tree for our community - are now maturing nicely and adding nice color to our neighborhood

The Cameo annual Halloween Costume Party held at Roxbury Park was a great success with over 50 children participating in the festivities. Appreciation goes out to Melissa Frojen and the Cameo Social Committee for a great event. Look for Dickens Carolers to be in our neighborhood during the upcoming Christmas and Holiday season.

We have had terrific communications with the community recently in large part due to our bi-monthly *Tidelines* publications as well as a greatly enhanced Cameo website at www.cameohoa.org. This site is becoming more and more an irreplaceable resource for the community. I recommend checking it out if you haven't done so already.

The Board would also like to welcome Steve Zotovich to the Board of Directors. Steve was appointed by the Board to serve out the term of a director who has left the community. Steve is the current Chairman of the Cameo Architectural Committee.

Lastly, on behalf of the Board I would like to wish you and your family a very happy Thanksgiving . See you around the neighborhood.

Sincerely,

Jeffrey Cole

NOVEMBER 2005

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Change:

The Board Meeting date has been changed for this month only:

Tuesday, November 29 At the Colony Plaza Apartments in Fashion Island Starts at 6 p.m.

Questions?

Call the office at 949-450-1515

or

www.cameohoa.org

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PCH WALL & ENTRANCE UPDATE

Progress on Cameo's PCH Wall and Entrance project has been moving along since the last *Tidelines* edition but at a slower pace, due to some difficulty getting things accomplished at City Hall. Our design and engineering plans have been approved by Public Works, Traffic, Planning, Fire and General Services Departments. We are currently working with the City Attorney to finalize the legal agreement to have Cameo take over the City property along PCH. It now appears that Cameo will have to gain approval from the Parks, Beaches and Recreation Commission before proceeding with the permit application to the California Coastal Commission and that will add a 30 to 45 day delay to our Coastal Commission application. Our architect is currently assembling bid packages for potential bidders and we hope to release the bid packages by the end of November. In the meantime, we continue to slog through all the bureaucratic red tape at City Hall and the Coastal Commission.

The Public Works Department opened bids on the sidewalk construction project along PCH and expects to award the contract soon with construction to start around the first of the year. The low bid for the sidewalk was approximately \$240,000.

The Board has received a list of questions from a group of our homeowners and had answered these questions at the last Board meeting. The questions and answers are provided below for the information of all our residents.

ANSWERS TO HOMEOWNER QUESTIONS ON THE PCH PROJECT

What are the aesthetic benefits and costs associated with stone, plaster and other materials?

The Board voted to ask MJS Design to look at these options and provide a place to price these options in the bid packages being prepared. Our architect, will also look at the option of facing the pilasters along the wall with Santa Barbara Stone. Samples of the materials were shown at the September Board meeting and the Board liked the look.

Do we have the ability to retain existing monuments and/or replacement monuments at both entrances?

The Board voted to retain the existing monuments and asked MJS to come up with a plan to remove the lettering and face the monuments with Santa Barbara Stone. MJS will invoice the association for additional costs incurred.

What is the Association liability for third party injuries on City property, licensed to association for improvement?

The Board concurs with the Association attorney that there is no evidence that the entrance materials will present any greater liability than already exists. MJS brought photos of other entrances using this material to the Board meeting.

Can you evaluate suggestions to retain all four of the tall palm trees in the Shores entrance?

At the Sept. Board meeting, MJS indicated that they could design and build a small retaining basin to protect the two palms on the right side of the entrance. The Board voted to retain the two additional palms.

What are the projected costs to maintain the walls, entrances and new vegetation?

The Board directed Management to seek an estimate from the current landscape contractor to maintain the proposed landscaping and to include the new proposed construction in the next scheduled reserve study, whether it is complete at that time, or not. In addition, the Board has received word that one of the potential bidders for construction would like to bid the maintenance contract.

What about installing electronic surveillance equipment in the entrances for security purposes?

The Board voted to seek a bid from a security company to determine the costs involved as well as electrical requirements for the equipment. No bids have been received at this time.

Can we ask the City for a discount on water bills for watering City property?

A meeting has been requested with the General Services Director to discuss the PCH project and that subject will be addressed.

What are the cost benefits of having structural block walls filled with concrete or other sound deadening materials?

According to the City engineer, there are no benefits to this. A sound wall would have to be at least 14 feet high to have any effect on road noise. The Board noted that the planned wall does have the concrete blocks filled with concrete. The new wall is only intended to replace the wood fence and is not designed as a sound wall.

Consideration of landscape themes, maturity of trees and plants we will be providing or that the city will be requiring.

MJS attended the Board meeting with photos of plants and trees. The cost of the landscape plan is directly tied to the size of the plantings and the Board

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agreed to proceed as planned while keeping options open to consider substituting individual plantings as the project progresses. Increasing the size and maturity of plantings can add over \$100,000 to the project costs.

Consideration of cost and benefits to refinish all three walls at the same time or develop a plan to do this in the future.

The Board voted to ask MJS for a cost estimate for refinishing the wall south of the Shores entrance and will consider including this wall into the project if the final cost of the rest of the project will allow this option. The total cost of the project will not be known until bids are received as construction costs are escalating rapidly.

Who are the members of the PCH Wall and Entrance Committee?

The members of the Wall entrance committee are: Jeff Cole, Kevin Leonard, Henry Durkee, Greg Chila, Bill Caskey, John Lindgren, Pat Murphy, Tess Lier and Gavin Herbert.

What are the dues projections for the next five years (to include the suggested project loan of \$750,000 to \$1 million) and the increased costs of maintenance and liability?

Until the Board receives bids from contractors, the cost of the PCH project and the impact on future dues is unknown. If bids are in the \$750,000 range, the current dues should be sufficient to pay for the project. We expect no increase in liability insurance and the increase in maintenance costs is unknown at this point.

Why is so much of the Highlands PCH frontage being excluded from this project?

One reason is that the expected cost of the current project is right up against the limits of what the association can afford without increasing the dues further. The second reason is that all of the Highlands frontage, except the entrance, is on private property.

How much of the current project can be done with existing reserve funds?

Approximately one third of the current project can be done with current reserve funds.

Does the current wall engineering allow for any future height changes if it is deemed necessary for privacy or sound issues?

The current wall engineering will not allow any future height additions due to the fact the wall footings must be engineered to support the weight of a certain wall height. If height were to be increased, the footings would have to be enlarged. At the north end, of the wall, the larger footings would interfere with the retaining wall footings. The new wall is intended to replace the current redwood fence, it is not intended to be a sound wall.

Outline the bid process the Board will use when this project goes to bid.

The Board will solicit bids from any contractors capable of handling the job that wish to bid on the project. Bid packages consisting of several complete sets of blueprints and a spreadsheet listing each item to be priced, including options, are being prepared by our architect. When the bids are returned, the Board can compare each bid, line by line. The Board will then select a bidder that they feel can do the best work for the lowest price. The Board expects to receive more than four bids at this point and bid packages are expected to be available to contractors by the end of November.

What is the status of the curb/gutter request to the City for PCH, south of the Highlands entrance?

The curb and gutter construction south of the Highlands entrance would be a City project and the City currently has no plans or budget for the project. The subject was brought up by Cameo at the last meeting with City staff but the Board is not aware of any movement within the Public Works Department to plan or budget this project.

If the Board is negotiating with the City to improve City-owned property, is the Board also negotiating to improve homeowner-owned frontage property?

The association has negotiated with the City to repair and renovate the City owned property in the entrances and along PCH. Due to cost constraints and available funding, there are currently no plans to acquire property or easements from the homeowners along the Highlands frontage to make further renovations. Every homeowner along the ocean side of Courtland would have to agree to give up property rights if this project were to be contemplated by future Boards as funds become available.

What City/State Noise Shield laws exist which protect homeowners and communities which face highways and freeways?

The Board is not aware of any City or State noise shield laws that are applicable to the Cameo frontage. The Public Works Department tells us that the noise laws that do exist are federal and state laws that apply only to street or highway widening that use Federal or State funds. The City of Newport Beach has no such ordinances.

Corona del Mar Residents Association (CdMRA)

If you have an interest in what's happening in and around Corona del Mar, be sure to log on to the Corona del Mar Residents Association website: www.cdmra.org. It's loaded with information about activities and projects of interest to Corona del Mar residents.

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VIEWS OVER PELICAN HILL GOLF COURSE

The Irvine Company has sent Cameo *Request to Prune a Tree* forms which is the vehicle Cameo homeowners must use to request any tree trimming maintenance along the Pelican Hill Golf Course.

Tree trimming is accomplished once annually so this is our opportunity to have The Irvine Company consider Cameo's requests. The tree heights on the golf course have been an ever growing (no pun intended) issue over the years within the Cameo Community and we have found that an earnest response by individual homeowners to The Irvine Company has, in the past, resulted in considerable trimming.

The Irvine Company has supplied us with a form to be filled out by individual homeowners. That form is available on page 7 of this issue of the *Tidelines*. It is also available on our website at www.cameohoa.org.

Ms. Vaughan will collect Cameo's forms, after you fill it out, send it to her at Villageway Management, 2 Venture, Suite 500, Irvine, CA 92618. Or fax it to 949-585-0146. Or scan it and email it to vaughan@villageway.com.

The deadline for forms to be submitted to The Irvine Company is December 1. So Cameo's deadline for submission is several days ahead of that day if you use U.S. Mail to send your copy.

The more The Irvine Company understands our concerns regarding tree heights, etc., the better our opportunity for better re-landscaping in the future.

Please note that the golf course will be closing for refurbishing and re-landscaping to accommodate the new first class resort. More is available in the center section of this *Tidelines*.

CAMEO REFORESTATION PROGRAM

Phase I of our reforestation program is essentially complete. We removed and replaced over 100 of the ficus and pepper trees in the community with the Hong Kong Orchids. In addition, we had homeowners request and pay for an additional 50 plus Hong Kong Orchids to be added to the parkways. The City has fertilized and watered the new trees several times already and has replaced a dozen or so that were dying or not doing well. Cameo has received numerous comments on how nice the new trees look compared to the former trees and how much views have improved with the newer, shorter trees. At the last Board meeting, the Board voted to pay for an additional 8 new trees to be added to the right side of Cameo Shores Drive between Fairfield and Tremont. The owners of these two corner homes kindly agreed to have the concrete planter boxes removed to allow the new trees to be planted. These eight new trees should be planted by the time you read this article. This will provide a continuous, eye appealing line of similar trees down the main entrance street to the Shores.

The next phase of replacing street trees should get underway next summer after Cameo submits the next reforestation plan to General Services and has it approved by the Parks, Beaches and Recreation Commission. We anticipate having about 50 of the remaining pepper and ficus trees replaced during that phase.

Cameo received several inquiries about having trees removed or trimmed by the City and homeowners are encouraged to download and read the City Tree Policy (G-1 Policy), which is available on the City's web site, to get detailed answers to your questions. An individual homeowner can get a City tree removed only if they can prove that the tree roots are causing significant damage to underground utilities. A homeowner association can have trees removed only by submitting a reforestation plan and getting it approved by the Parks, Beaches and Recreation Commission. The City will trim all trees on a regular basis and will consider trimming individual trees to protect views on a case-by-case basis. For help or information on City trees, contact John Conway, the City of Newport Beach's Urban Forester, at 949-644-3083 or Cameo Board Member John Lindgren, at 949-721-1475.

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NEIGHBORHOOD WATCH

Year to Date Calls for Service: January-October

Calls for Service - NBPB	High-lands	Shores
Abandoned Vehicle	3	6
Animal Control Violation	2	2
Burglar Alarm – Response	3	5
Car Vandalism	1	0
Disturbance	2	9
Disturbance – Music	1	0
Disturbance – Party	0	16
Illegal Fireworks	1	0
Illegal Peddling	3	2
Municipal Code Violation	4	17
Patrol Check	2	8
Speeding Vehicle	2	1
Suspicious Circumstances	2	7
Suspicious Person(s)	2	0
Suspicious Vehicle(s)	3	4
Water/Sewer Problem	1	0

(Excludes Unfounded or Cancelled Calls)

Year to Date Burglaries: January-October

Burglaries Reported - NBPB	Highlands	Shores
Garage Burglary	0	1
Residential Burglary	5	2
Vehicle Burglary	5	3

Overview

Last Summer and early Fall have been troublesome times for some of our residents, particularly in Cameo Highlands. As you can see from the statistics above, we experienced an increase in both residential and vehicle burglaries during that timeframe.

This year, Newport Beach residents have been victimized by over 500 burglaries, an unusually high trend. The crime spike experienced in Cameo over the last four months is consistent with other communities in our City. Gated and guarded communities have not been immune to these crimes either; some gated communities have also been victims of robberies, a much more

serious crime.

Cameo's Response

Cameo's Neighborhood Watch Team is working aggressively with the Newport Beach Police, security professionals and the Board to evaluate measures that will improve our defensive position, both as individuals and as a community.

We are also developing outreach programs to get information circulated throughout the community on a regular and timely basis.

Several residents have recently volunteered to be part of the Neighborhood Watch Team, and help in a variety of different ways (phone calls, flyer deliveries, block captains, action plans, etc.)

More residents are now reporting suspicious circumstances directly to NBPB, and NBPB is responding. These early-detection sightings and reports, coupled with police presence, are an effective deterrent to would-be criminals.

And you, our residents, are providing us with valuable feedback and actionable information and suggestions. Our goal is to get ahead of this trend and stop it before burglaries become more serious crimes.

Lessons Learned

One important thing that we learned from talking to the police and security professionals is that safety starts at each home. Once this foundation is established, then community-level measures (patrols, gates, surveillance equipment) can be effectively layered on top. If a criminal is able to slip past a gate, a patrol, or a surveillance camera, then we must be prepared to stop them at our houses and vehicles. If a criminal spends only 30 minutes in our community, and hits locked doors and windows on every try, they will quickly realize there is little value in repeat visits. And Cameo drops off the "target list".

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Neighborhood Watch, Continued

Please remember: Cameo can be accessed by means other than through our entrances--the golf course, canyons, and even the ocean. Therefore, it is important to do everything we can to secure our homes and property from those that may approach Cameo by these other avenues or who may approach on foot.

You can help move Cameo off the "target list". The following safety measures have been recommended by the security professionals we interviewed, and will reinforce and strengthen any community-wide measures that may be taken in the future:

- Lock your house (doors, windows, gates, garage)
- If you have a house alarm, be sure to use it; an activated alarm is a very good deterrent
- Lock and alarm your vehicle
- Do not leave valuables in plain sight, especially in your vehicles
- Use a motion-sensor light in areas that are not easily visible from the street (e.g. side yards)
- Use a timer for interior lights so that you and your children never enter a dark house
- Run exterior house and/or landscape lights from dusk to dawn (timers and low-watt lighting help reduce cost)

Your Suggestions

We have received the following suggestions from our residents for improving Cameo security. The Neighborhood Watch Team is in the process of investigating the feasibility and costs associated with these suggestions:

- Vehicle stickers for residents and authorized visitors
- Register Construction Site Workers/or any day laborers (gardeners, nannies, housekeepers, etc) with Cameo
- Gates at entrances
- Reinstate Patrol Service, and consider 24/7 coverage, or a dedicated patrol for each side of the community
- Stop marketing material & marketing magazine deliveries (flyers, Coast, Metro, etc.)
- Surveillance cameras and signage about them
- Equipment discounts for groups of Cameo residents installing individual burglar alarms/monitoring systems
- More worker enforcement by General Contractors on jobsites
- Guards at entrances
- More signage (or more prominent signage) around community (NW, patrols, surveillance)
- More timely information during alert situations to those who don't have computers or internet access (e.g. develop a "phone tree" mechanism).

Cameo's Next Steps

- Investigate resident suggestions and report on the feasibility, costs, and benefits to the community

- Work with security professionals to develop a list of feasible community-wide safety measures that would be effective for Cameo, along with the costs, and benefits of those measures
- Increase the Neighborhood Watch signage throughout Cameo, including larger signs prominently posted at our entrances
- Institute 30-minute Neighborhood Watch Information Meetings at residents' homes for 6-10 neighbors at a time. If you would be interested in hosting one of these short, informative meetings, please contact Cameo's Neighborhood Watch Team at info@cameohoa.org or by phone at 949.719.9390.
- Keep Cameo residents informed through the *Tidelines* and our website (www.cameohoa.org), and use phone-trees and/or flyers in alert situations

Your Next Steps

- Lock, Light and Alarm your home and your vehicle
- Host a 30-minute Neighborhood Watch Information Meeting at your house
- Contact NBPD 644-3717 if you see **ANY** suspicious persons, vehicles, or activities in Cameo
- Inform a trusted neighbor when you plan to be away, and ask them to be your personal "Neighborhood Watch"

Together we can get in front of this year's crime problems, and work toward a safer Cameo.

TREASURER'S REPORT

The Cameo Community Association is in sound financial health. As of the 4-months ending, September 25, 2005 our Total Current Operating Funds totaled \$132,720 and our Total Reserves Account totaled \$353,549. To-date, we have collected \$239,754, or 81% of the outstanding dues for the year. A total of \$55,002 of the \$294,756 budgeted Assessment Income is currently outstanding. So far this year Operating Expenses have generally tracked budgeted allocations. In fact, Total Operating Expenses have totaled \$83,471 (\$20,868 per month), which compares relatively closely to the budgeted total of \$69,034 (\$17,258 per month). The small variance is mainly due to the timing of expense reporting.

Of the \$353,549 in Total Reserves, \$275,404 is allocated to three accounts associated with the proposed wall and entrance renovations. To-date, \$24,314 of the PCH Renovation Account has been expended on various Architectural and Engineering costs. As of the Year-Ending, May 31, 2006 we will have a Reserve Balance of \$338,272 for the PCH Renovation. This balance assumes no other expenditures from these three accounts for the remainder of the year.

Homeowner dues invoices will be mailed to those who still owe in December.

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PELICAN HILL GOLF COURSE

Request to Prune a Tree

Date: _____

Name: _____

Address: _____

Daytime Phone: _____

Owner Occupied: Yes____ No____

Location of Tree:

Type of Tree: (species if known) _____

Attach a photograph and indicate location of tree and branches, which you would like to be considered for pruning. Label the back of the photograph with your name, daytime telephone number, South or North Course and Hole number. Photographs will not be returned.

**Send this request form to: Attention: Nadia Vaughan
Property Manager Cameo Community Assoc.
Villageway Properly Management
P.O. Box 4708
Irvine, CA 92616**

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Cameo Community Association
Nadia Vaughan
Villageway Management
2 Venture, Suite 500
Irvine, CA 92618
949-450-1515
vaughan@villageway.com

949-450-1515

BOARD OF DIRECTORS 2005-2006

Jeff Calentino, Highlands—2nd Year

Bill Caskey, Highlands—3rd Year

Greg Chila, Shores—3rd Year

Jeff Cole, Shores— 3rd Year

Steve Kray, Highlands—2nd Year

John Lindgren, Highlands—1st Year

Patrick Murphy, Shores— 1st Year

Walter Wallach, Shores—2nd Year

Steve Zotovich, Shores — 1st Year

OFFICERS

President: Jeff Cole

Vice President: Steve Kray

Secretary: Greg Chila

Treasurer: Jeff Calentino

REAL ESTATE UPDATE

(As reported to Multiple Listing service)

And Shores resident and RE agent Bev White

PROPERTIES LISTED NOVEMBER 8, 2005

4606 Cortland Drive	\$2,149,000
4721 Cortland Drive	\$2,395,000
4531 Camden Drive	\$5,200,000

PROPERTIES IN ESCROW

(asking price)

4512 Wayne Road	\$2,350,000
4726 Cortland Drive	\$2,149,000
4615 Surrey	\$2,795,000

PROPERTIES SOLD

(Last six months comparable)

4633 Dorchester Road	\$1,645,000
345 Cameo Shores Road	\$2,600,000
4824 Surrey Drive	\$1,950,000
4827 Dorchester Road	\$3,350,000
4512 Roxbury Road	\$2,300,000
4607 Dorchester Road	\$2,300,000
4515 Hampden Road	\$2,775,000
4627 Perham Road	\$4,200,000

It is important to note that these are the sales that have been reported to the Multiple Listing Service. There have also been so called "quiet sales" that either sold before being listed or were not listed on the Multiple Service. In addition, the reported sales price, which is now required by the Multiple Listing Service, may not reflect conditions

Annual Halloween Party - A Haunting Success!

Cameo had its annual pre-trick or treating Halloween party at Roxbury Park and a howling good time was had by all. This year we hired the Mad Scientists to entertain both the young revelers and the older kids. Thanks to Mindy Wood for this great idea. Based upon audience polling, they will be back next year! As always we had a costume contest for all age groups and pets too. The ever-popular "Daddy" wrap was great fun – thanks for the dads for being good sports! Thanks to the social committee – Sarah Pickell, Jackie Herr, Diana Durkee, Denise Morris, Melissa Frojen, Madeline Hayward, Niki Foster, Mindy Wood and Angela Henderson – for a terrific party.

All pictures (in color) of the party are available on the Cameo website. To copy pictures from the website put your cursor on the picture, right click and click on Save Picture.

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At the Board meeting in October, we modified the view impairment policy. It is presented below:

VIEW IMPAIRMENT POLICY & PROCEDURE

1. It is recommended that prior to submitting a complaint to the Association, owners experiencing view impairment contact the owner of the property that is creating the impairment, either in person or by letter, to attempt to resolve the view impairment issue.
2. If the owner is unable to resolve the view impairment issue, or is unwilling to contact the owner of the property that is creating the impairment, the owner should submit a View Impairment Form to the Management Company, and provide exhibits such as photographs or sketches of the alleged violation.
3. In addition to the View Impairment Form, submit in writing to the Management Company, a complete description of the alleged view impairment violation. Describe in your letter, the attempts that were made to contact the owner that is allegedly in violation to resolve the problem.
4. Upon receipt of a view impairment complaint, the Management Company shall submit the complaint to the Architectural Committee ("AC").
5. At least a majority of the AC shall schedule, together, a site visit at the property of the owner that submitted the complaint. Photographs shall be taken during the site visit.
6. The AC, in its reasonable opinion, shall determine if the obstruction unduly impedes or detracts from the view of the lot of the complaining owner.
7. This Policy is intended to be applied only to a view of the ocean from that portion of the lot which provides the predominant ocean view from the lot, as determined by the Architectural Committee at its sole discretion. Such view shall be over, and not through or between, other lots or homes in the Cameo community.
8. Factors to take into consideration in determining whether there is view impairment are as follows:
 - (a) The percentage of the overall view that is impaired by the obstruction at issue.
 - (b) Whether there are other impairments of the owner's view about which the owner did not submit a complaint.
 - (c) Whether anything on the owner's lot obstructs the view.
 - (d) Whether removal of the obstruction will improve the view in light of the totality of the view from the property
9. If the AC, in its reasonable opinion, determines that the view is not unduly impeded, no action shall be taken and the written notice of the AC's decision shall be sent to the complaining owner.
10. If the AC determines that view is impaired, the AC shall notify the Management Company of the trees at issue, and make written recommendations as to how the view impairment should be remedied (*i.e.*, trimmed or removed). The Management Company will then send the offending homeowner(s) a letter, which will describe the specific violation(s) and give the homeowner(s) a reasonable time period to comply. A copy of this letter will also be sent to the complaining party.
11. If the view impairment has not been abated within a reasonable time from the receipt of the letter from the Management Company, the Management Company will send a letter to the offending homeowner(s) to appear before the Board of Directors at the next scheduled Board meeting at which the Board will make a decision as to whether to refer the matter to the Association Attorney. A copy of this letter will also be sent to the complaining party. Further enforcement shall be the responsibility of the Board, in compliance with all applicable laws.

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THE IRVINE COMPANY ANNOUNCES

PELICAN HILL GOLF COURSE AND

RESORT CHANGES

During Pelican Hill's construction, which begins later this summer with preparatory site work, world-renowned golf course designer Tom Fazio will conduct an assessment of the courses, which he originally designed and are already considered among the finest public courses in the nation. Clarence Barker, president of The Irvine Company Investment Properties Group said, "we intend to operate a classic, five-star resort that is every bit as special, that captures the beauty and spirit of the setting. It will be quintessentially Californian with certain Italian sensibilities. The finest resorts distinguish themselves not only through beautiful architecture and other physical attributes, but through exceptional service.

The most dramatic aspect of Pelican Hill will be the sweeping, 180-degree coastal vistas encompassing blue skies and sea breezes. Pelican Hill's architecture will elegant, comfortable and carefully integrated into its surroundings.

Pelican Hill will include a hotel – comprised of 204 rooms – a residence club with 128 villas, a new golf clubhouse, restaurants, a luxurious spa, meeting rooms and specialty shops. The clubhouse and villas are expected to open in late 2007, followed by the other elements of the resort.

As part of Pelican Hill's construction, the company will install a state-of-the-art water management system. The installation of this major, underground system will require that the golf courses close near the end of the year. The system, which is designed to mimic – and even improve upon – nature, requires large subterranean cisterns, which will hold as much water as one-and-a-half Olympic-size swimming pools. They will capture and hold water run-off, which will be used for irrigation.

The closure will give The Irvine Company an unusual window of opportunity to evaluate and work on the courses and allow for the fairways to be seeded with Bermuda grass, which will give them a brighter look. Finally, the closure will help assure that construction of Pelican Hill proceeds quickly.

The club's practice facility will close later this summer, to allow for preparatory site work. The courses are expected to re-open along with the new golf clubhouse and related practice facilities in late 2007. "As a golf course designer, this is an exceptional opportunity," Fazio said. "Not only because I get the chance to revisit courses I designed and look at them from top to bottom, but because these courses will reopen in conjunction with a stunning new resort. I am very proud of Pelican Hill, and I can't wait to determine what refinements we can make so that the courses continue to be among the finest in the country. " Fazio, who is overseeing renovations at many nationally recognized clubs, is expected to consider a variety of enhancements, including lengthening fairways, repositioning greens and making other adjustments.

The destination golf resort will be built along Pelican Hill Road, near the golf courses. The existing golf clubhouse will be incorporated into the hotel.

Details of the resort and the construction can be found at <http://www.pelicanhillupdate.com/>.