



Cameo Tidelines—

THE NEWSLETTER OF THE CAMEO COMMUNITY

PRESIDENT'S CORNER

October 2007



John Lindgren, President

While it may not be apparent, quite a few things have been going on within Cameo over the last few months. Back in June, I was working with the City and our Councilwoman, Nancy Gardner, to address two projects that Cameo had requested in the past. The first was a curb and gutter along the stretch of PCH on the Highlands side from the entrance toward Laguna Beach and the second was for a sidewalk in front of Shorecliffs to connect the new sidewalk in front of the Shores to downtown Corona del Mar.

Both projects were approved by City Council to be included in this fiscal year's City budget (July to July). The contract for the curb and gutter project has been awarded according to Steve Badum, Director of Public Works, and work should be started shortly. Right now, there is no estimate as to when the sidewalk project will be started.

A number of residents have commented on how nice the new entrance looks but are disappointed with the frontage along PCH on both sides of the Highlands entrance and have asked why the association did not include those areas in the renovation project. The property along PCH on both sides of the Highlands entrance is the private property of those homeowners along Courtland and the association is prohibited from spending association funds on private property in which the association holds no legal "interest".

The owners of the two corner lots at the Highlands entrance granted landscape easements to the association about 15 years ago and that is why the association was able to re-landscape those corner areas. Along those lines, I attended a "Town Hall" meeting with the homeowners along the south half of Courtland two weeks ago to see if they had any ideas about how we could fix up their PCH frontage after the City completes the curb and gutter project. It turns out that a sidewalk in this area is not an option because the City has no easements along this stretch and the sidewalk would end at the golf course maintenance facility entrance if they did secure an easement. The feedback from the homeowners attending this "town hall" meeting was generally positive and I feel that we will be able to work out a mutually acceptable solution to spruce up this area.

Continued on Page 2

INSIDE

PRESIDENT'S REPORT	1
IRVINE COMPANY CONCERNS	2
NEIGHBORHOOD WATCH	3
COMMUNICATION REPORT	4
DOG DO-DO	5
TREASURER'S REPORT	5
REAL ESTATE	6

REMINDERS

BOARD OF DIRECTORS:

The Board meets the fourth Tuesday of every month.

ARCHITECTURAL COMMITTEE:

The Architectural Committee meets the second Tuesday of every month.

Call the office:
949-450-1515
for times and locations.

VISIT OUR WEBSITE AT:

WWW.CAMEOHOA.ORG

TIDELINES

PRESIDENT'S REPORT continued from Page 1

One of the options discussed was to grant landscape easements to the association to maintain this strip after improvements were made.

Other projects in the works are a second phase of our reforestation program, erecting new monument signs in both parks, removing the large unappealing street light standards in the new entrances, and making improvements to both parks.

PROPOSED PARK MONUMENTS



We have reached new levels of frustration in our years of discussions with the Irvine Company regarding several issues. With the golf course closed for renovations, the only contact available has been a community relations consultant hired by the Irvine Company to address issues with several homeowner's associations. Cameo's issues have been the landscaping along the golf course side of Garrett Drive, along Surrey Drive adjacent to our park, along Cameo Shores Road and the trimming of the trees along the golf course borders that interfere with the ocean views of quite a few Cameo homeowners. The promises made by the Irvine Company in a letter to Cameo residents regarding ocean views and tree trimming at the time of the golf course and Pelican Point permit hearings have not been kept over the years. Gavin Kuehn, our property manager has written an article regarding this topic elsewhere in this edition of the *Tidelines*.

TREES

I speculated in the last *Tidelines* edition that since the eucalyptus trees have been removed along PCH, the trees along Hampden and Roxbury would now be the primary view impairments for Highlands residents. Over the last couple of months, the Architectural Committee has received numerous complaints about these trees and actions are being taken to notify these homeowners to trim down to roof height or below. Residents of these two streets should take a look at their trees and make arrangements to lower the tops to the height of their roof, and preferably a foot below the roof to allow for growth. Your prompt actions would be appreciated by your neighbors and would save the Board and the management company considerable time and effort in going through the legal process to get these trees trimmed or removed. If it is necessary to take legal action for the removal or topping of some of these trees, you should be made aware that the prevailing party may be awarded legal fees by the courts.

TIDELINES

Attention all Cameo homeowners: If you have a view impairment issue with either the Pelican Hill Golf Course or the Pelican Point Community, please plan on attending a meeting :

WEDNESDAY, NOVEMBER 7th

7:00 pm

**Davis Residence
4815 Cortland Drive**

It is very important that all community members in both the Highlands and the Shores attend this meeting. We will discuss what can be done to better our situation with views over these properties. Please RSVP to let us know you are coming:

**Anne and Bob Davis
640-2430 or
davisclan@roadrunner.com**

CAMEO CONCERNS WITH THE IRVINE COMPANY

We know a lot of people have been complaining about the condition of Cameo Shores Drive and Garret Drive slopes and because they are owned by The Irvine Company, Cameo has little control over their appearance.

The Board of Directors, Villageway Management and Cameo's legal counsel has attempted to prod the Irvine Company to fix the slopes. The reply from The Irvine Company has been that they are working on the issue and will possibly respond in November.

Asked of the Irvine Company:

Quick Fixes ~

- ✦ Remove the section of chain-link fence from Cameo Shores Road (Done)
- ✦ Remove brush and dead branches from the pathway to Golf Course Gate (Done)

Remove weeds along all Irvine Company Property (Open)

Long Term ~

- ✦ Fix Irrigation on all remnant areas (Open, decision in November)
- ✦ Plant and maintain all remnant areas (Open, decision in

November)

Trim and continually maintain the pathway to the Golf Course Gate (Open).

To date very minor action has been taken by The Irvine Company. The open issues, we were informed, may never be acted upon. The Golf Club has a new General Manager who inherited this ongoing issue and The Irvine Company has had meetings but nothing has been resolved.

The ultimate responsibility lies with the Property Manager of Pelican Hill Golf Club to ensure action along with the consultant for The Irvine Company who is directed to work with the neighboring communities.

The Board will update the community as these issues and the decisions regarding them become available.

SATELLITE DISH REMINDER

As the service from our TV cable provider, Time Warner, deteriorates, we have more residents switching to satellite TV services. Homeowners should be aware that the association restricts the location and size of satellite antennas. While the Federal Communications Commission prevents associations from banning the dishes, the association can regulate where the antennas are placed, just as long as a suitable signal can be received. If you are planning to have an antenna installed be sure to have your installer place it in a location where it cannot be seen by your neighbors. You also need to submit an application to the Architectural Committee for approval of the antenna location. This will save you the expense of having to relocate your dish at a later date if complaints are received by the Architectural Committee.

COMMUNICATING WITH YOU

In another feature in the Tidelines our webmaster and Cameo Database Manager Karen Tringali reported on the larger use of email and website to get Cameo's message across. To illustrate this point, this is the second *Tidelines* this year. In 2005 we published five issues and in that year we began to use the website; in 2006 we dropped to three issues.

From a financial perspective this saves Cameo money. Additionally we must rely on a volunteers to write articles, publish and deliver the issue. Email is virtually free and the website has minimal costs and is updated on a very frequent basis.

The Board recognizes that not everyone in Cameo has email or website access. If you DO NOT have a computer or other access to the internet, but you wish to be kept up to date on Cameo news, could you please write or call the Association at 949-450-1515, ask for Gavin or Janet and leave your name, address and phone number so the Communications Committee can contact you. The Comm Committee is considering an alternative delivery method for our similarly situated members.

TIDELINES

Neighborhood Watch

Residential and vehicle burglaries are generally on the decline in Newport Beach this year, and Cameo is tracking lower as well. Nordic Security provided patrol service during the Summer months again this year, keeping unauthorized people from using our beach access. Their visibility at both the Highlands and Shores entrances periodically during the day also seemed to have a positive impact on keeping crime and suspicious incidents low.

Following are the YTD statistics which cover both calls for service to our Newport Beach Police Department, Nordic Incident Reports and graphs which compare burglaries in 2006 and 2007.

Cameo Community Burglaries Reported - NPBD	YTD 2007		YTD 2006	
	Highlands	Shores	Highlands	Shores
Garage Burglary	0	0	0	0
Residential Burglary	1	2	2	9
Vehicle Burglary	2	0	7	6

Cameo Community Nordic Security Incidents	2007 YTD		YE 2006	
	Highlands	Shores	Highlands	Shores
Open Gate - Beaches	0	7	0	15
Open Gate - Golf Course	0	4	0	3
Open Residential Doors/Gates	2	3	0	3
Suspicious Activity & Vehicles	1	0	2	64
Trespass	0	7	0	0
Unauthorized Beach Access	0	4	0	10
Vandalism	0	0	1	1

Cameo Community Calls for Service - NBPD	YTD 2007		YTD 2006	
	Highlands	Shores	Highlands	Shores
Abandoned Vehicle	1	4	3	6
Animal Control Calls	15	13	11	8
Burglar Alarm – Response	2	1	3	3
Disturbance	1	6	9	2
Driving - Reckless or Drunk	4	5	1	5
Illegal Peddling	2	4	4	0
Illegal Substances	0	0	1	0
Indecent Exposure	0	0	1	0
Municipal Code Violation	1	7	7	14
Patrol Check	2	2	5	6
Prowler Noises	0	1	3	0
Suspicious Person(s)	6	9	20	13
Suspicious Vehicle(s)	6	3	12	9
Trespass	0	3	0	3
Vandalism	1	1	0	1

(Excludes Unfounded or Cancelled Calls)

Newport Beach Disaster Preparation Training (CERT)

How prepared would Cameo Community be in the event of a disaster which ties up our City's paramedics, fire, and police resources, and prevents them from getting to us for a couple of days? The City believes each one of its 165 neighborhoods should be prepared for this scenario, and is sponsoring, free to it's residents, several different training opportunities.

There is a 2-3 hour Neighborhood Disaster Preparedness Seminar that covers Family Emergency Planning, Disaster Supply Kit Preparation, Home Safety Measures, and Threat Potentials specific to Newport Beach. This

seminar can even be held right here in Cameo Community if at least twenty owners express an interest. You are also welcome to attend this seminar at other locations throughout Newport Beach. The Shorecliffs Community is the first neighborhood in Newport Beach to be certified as a **Prepared Neighborhood**. Let's considering making Cameo one too.

Neighborhood Watch Volunteers

Our goal is to have one or two volunteers for every street in Cameo ("Block Captains"). It takes only a few minutes of your time each month. Won't you consider helping out? To sign up, send us an email at Info@cameohoa.org or contact Villageway.

Safety Tips

- Lock and alarm your home and vehicles
- Make sure that your home's exterior is well lit, particularly along the side yards which tend to be overlooked by owners
- Do not leave any valuables in plain sight in your vehicle
- Do not leave any personal identification papers (including vehicle registration and proof of insurance) in an unattended vehicle; this is one of the key sources of identity theft in Orange County
- Be sure to check Cameo's website for information about discounts on home alarm systems and inexpensive driveway alarms

Cameo Communications

Cameo Owners Information & Directory

The 2007 Cameo Owners Directory was recently mailed to Cameo owners. If you did not receive a copy, please send an email to Info@Cameohoa.org to request a copy, or call Gavin Kuehn at Villageway.

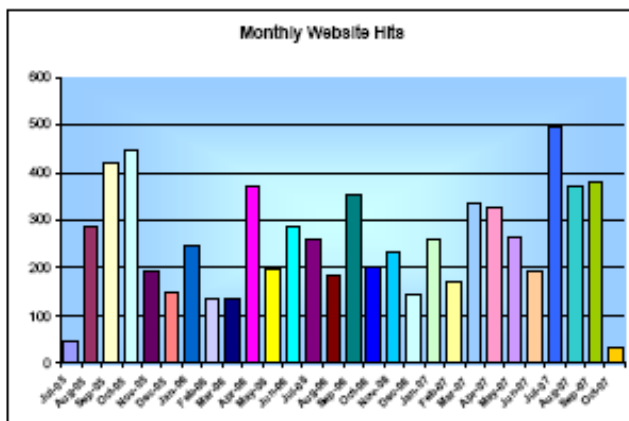
Cameo's directory and owner listings are also available on our website, in an area that is secured and not available to the public. You must have an id and password to access this secured area on our website. If you have not yet requested your id and password, simply send an email to Info@Cameohoa.org and ask for it.

Are you new to Cameo Community? Has any of your contact information changed? Do you want to change your listing in the Cameo Community Owners Directory? If you have answered yes to any of these questions, either send Cameo an email with the new information or request, or log on to Cameo's website and fill out the Cameo Member Information Form which can be found on the Rules & Forms page. You can also call Villageway and have them send the form to you.

Cameo Community Website

If you haven't already done so, please be sure to log on to Cameo's website (www.cameohoa.org) for timely information about Cameo. Included on the website are Board Meeting Notices, along with meeting agendas and minutes, Neighborhood Watch updates, Board, Officer and Committee contacts, various governing documents and forms, and other useful information about Cameo and our surrounding community.

Is there something that is not on our website that you would



like to see added? Just drop us an email and we will consider your request (Info@cameohoa.org).

Cameo Email Newsletters

If you are not receiving our frequent Cameo email newsletters, it's because we don't have your email address. Just send us an email and request that you be added to the list. We have already sent out ten email newsletters in 2007.

Don't miss out on this important opportunity to stay up to date on important Cameo news, information and alerts. As a reminder, your contact information and email address is used solely for the purposes of communicating Cameo Community news. Your contact information and email address is not shared or used for any other purpose.

Corona del Mar Residents Association

Membership is open to all residents within Zip Code 92625. This association addresses issues that impact its residents and makes sure that these issues are elevated to city council and other city agencies and commissions for resolution. Recent issues tackled include Group Homes (now in Corona del Mar) and the CdM Branch Library closure. For more information about this important civic association, please log on to their website at www.CdMRA.org, or phone 949.721.0132 for more information.

POOPER SCOOPERS

Attention Dog Owners. The City of Newport Beach requires that all pets be on a leash when out on our City streets. In addition, the Association has received numerous complaints regarding excrement left on sidewalks and parking strips. Please pick up after your pets. A casual observation is that most of the adults walking their dogs are carrying doggie bags while many of the teens walking dogs are not. Talk to your kids about this. The Association can and will levy fines for violations of our rules.

TREASURER'S REPORT

The Association had an independent auditor, Robert Owens C.P.A., audit the financial statements for the fiscal year which ended May 31, 2007. Every Homeowner was mailed a copy of the final audit report. If you do not have one, and would like to receive a copy, contact Gavin Kuehn at Villageway Management. In the auditor's opinion, the Association's financial statements conform to U.S. generally accepted accounting principles (GAAP.) Included in the audit was a note concerning the Replacement Fund. This year an independent company prepared a study as of May 31, 2007. The audit noted that the Association had provided a reserve equal to the study's recommendation of \$42,900 for future major repairs and replacements of common areas.

Each month the Association Treasurer monitors and reports to the Board the financial status of the Association. At the end of the first Quarter ending August 31, 2007, the Association spent approximately \$82,000 which is in line with the achievement of the 2007/2008 yearly expense budget of \$333,000. Included in the year-to-date expense is approximately \$23,000 for interest paid on debt incurred to complete the wall and new entrances. At the Board meeting of September 25, 2007, the Board approved the Treasurer's recommendation to invest available cash in short term CD's in order to maximize interest income. Your Association's Board and Treasurer expect that the final 2007/2008 Budget, distributed to the Homeowners in June 2008, is still valid and achievable.

TIDELINES

Cameo Community Association
c/o Villageway Management
2 Ventura, Suite 500
Irvine, CA 92614

949-450-1515
Gavin Kuehn
Account Representative
Email: gavink@villageway.com

BOARD OF DIRECTORS 2007-2008

Brian Carter, Highlands — 1st Year
Henry Durkee, Highlands — 2nd Year
Herb Lee, Highlands — 1st Year
Kevin Leonard, Shores — 2nd Year
John Lindgren, Highlands — 3rd Year
Patrick Murphy, Shores — 3rd Year
Leon Skeie, Highlands — 2nd Year
Mitch Zehner, Shores — 1st Year
Steve Zotovich, Shores — 3rd Year

OFFICERS

John Lindgren, President
Pat Murphy, Vice President
Walter Wallach, Treasurer
Leon Skeie, Secretary

Email address for any Board member or officer: Info@cameohoa.org

REAL ESTATE UPDATE

(As reported to Multiple Listing service)
Thanks to Bev White, Realtor & Shores Resident
As of October 1, 2007

PROPERTIES LISTED

4600 Wayne Road	\$2,395,000
4717 Hampden Road (lot)	\$3,495,000
4801 Surrey Drive	\$3,995,000
301 Cameo Shores Road	\$4,195,000
4539 Tremont Lane	\$7,850,000
4627 Brighton Road	\$75,000,000

PROPERTIES IN ESCROW

(asking price)

4500 Dorchester	\$1,700,000
-----------------	-------------

PROPERTIES SOLD

(Last six months comparable)

4545 Perham Road	not disclosed
4600 Dorchester Road	\$1,825,000
301 Milford Drive	\$2,380,000
4731 Surrey Road	\$3,825,000
4539 Perham Road	\$3,850,000

ARCHITECTURAL COMMITTEE
Chair Steve Zotovich, Shores

Doretta Ensign, Shores
Jon Frojen, Highlands
Linda Goodman, Shores
Bill Robbins, Shores
Leon Skeie, Highlands

HIGHLANDS ENTRANCE TREES

The following is an excerpt from a recent email to our email list.

All four Hong Kong Orchid trees in the Cameo Highlands entrance have been replaced. Our landscaper suspected that the trees were poisoned and lab tests revealed that the old trees were indeed poisoned.

The association is asking all our homeowners to keep a sharp lookout and report any suspicious activity around this area to our management company or the police. The association will continue investigating this incident with the cooperation of the City of Newport Beach and will take appropriate action as necessary.

LATE NEWS

"The three light standards in the entrances were removed on the 9th of October after the *Tidelines* was put together. The street signs that were attached to these poles will be placed on new, more decorative poles placed in a more appropriate locations at a later date.