



JASMINE CREEK

COMMUNITY ASSOCIATION

September-October 2022

Meet the Candidates Night

By Rene Viamonte

Please mark your calendars for Monday, October 3rd at 5:30 p.m. at the Clubhouse for a very special event. We will be holding a meeting with the candidates so that you can meet, greet and ask questions prior to submitting your ballots.

Please do not miss this opportunity to get to know the candidates. There are eight candidates vying for two open positions on the Board, so please attend.



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Dale Karjala

Suzie Karjala

Pamela Kreiser

Becky Kuhl

Gretchen Lee

Kathy May

Karen McSunas

FINANCE

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Bob Crissman

Colin Forkner

David Hasson

Beth Kiley

Robert Penewell

Ted Seden

LANDSCAPE

Ted Seden *Chairman*

Nancy Anderson

Diane Forkner

Kathy Kerrigan

Preston Lee

Joan Stephenson

Preparing for Coyotes

By Cathy Kroopf

Hi Neighbors,

Recent coyote activity around Jasmine Creek gives reason for reminding residents of important safeguards to protect pet lives and property against these wild animals.

It is important to learn techniques to compassionately co-exist with coyotes and protect yourself and your pets." The following techniques are recommended:

- Stay close to your pet when taking them outdoors and always keep them on a leash, especially from dusk through early morning hours.
- Remove fallen fruit from the ground.
- Bag food wastes such as meat scraps or leftover pet food.
- Keep trash in containers with tight-fitting lids.



(continued on page 4)

Acquiring Art is As Compelling As a First Kiss

*By Judy Brower Fancher
Interior Designer and
Proud Owner in
Jasmine Creek*

For original art collectors, each piece of art they acquire brings a thrill.

It's not a money thing, like splurging on shoes.

Rather, acquiring art is an emotional moment, like a first kiss.

For the most part, people acquire art because they have fallen in love with the piece. It speaks to them. And new love is always exciting.

Adding new art into a luxury interior design is the beginning of a happily-ever-after story.

Living in Newport Beach, California for most of my life, I have been fortunate to have access to the Orange County Museum of Art, the artists and galleries in Laguna Beach, and easy access to all the galleries and museums in Los Angeles.

In fact, my husband and I went to the Los Angeles County Museum of Art on our very first date—talk about love and art mingling!

Over the years, we've had the opportunity to meet artists, become friends with gallery owners, attend art unveilings, plan trips around art galleries, and we've acquired a great deal of art as we've done so.

It's exciting to discover new artists, and to meet others who share a real passion for original art.

In the galleries and work studios, we've enjoyed finding emerging artists and artists of note.

For our upcoming quick visit to Paris, I selected a hotel based on its proximity to the most art galleries focused in one area. We anticipate spending a solid 10 hours in many of the 15 galleries we've identified.

So why is acquiring art so exciting?

While each person has their own taste, if it's original art, it always evokes emotion.

The art can be something that moves you, something that challenges you, something that makes you laugh, or something that makes you cry.



NEWSLETTER STAFF OF VOLUNTEERS

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EDITOR René Viamonte

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KEY ARTICLES René Viamonte

PETS *Open for volunteer*

KITCHEN & RESTAURANT *Open for volunteer*

OCCASIONAL STORY WRITERS & PHOTOGRAPHERS

SPECIAL STORIES *Open for volunteer*

CONTRIBUTING PHOTOGRAPHER Greg May

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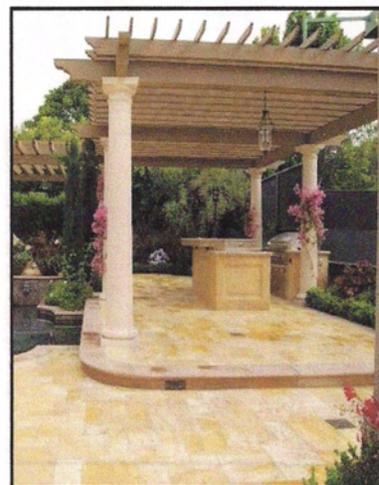
CALENDAR & EVENTS Sandy Jungers

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(continued on page 8)

TERRY REAY

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I am a 27-year resident of Jasmine Creek. My daughter has grown up here since the age of 18 months and she and my wife are now both RNs at a large Orange County hospital. This community has been and will continue to be our forever place of residence.

I have had the good fortune of being in real estate for over four decades, specializing in selling homes throughout Coastal Orange County. Highly innovative tools and resources are available to me through my affiliation with Seven Gables Real Estate, including a Veteran Referral Program. This allows me to help those who have served and continue to serve by sharing my knowledge and expertise with fellow veterans.

Throughout my real estate career, I have had the opportunity to sell many homes in our community and I consider Jasmine Creek to be one of the best values in Corona Del Mar. My sales also include the highest priced property sold in Jasmine Creek, which remains the highest sale to date.

EXPERIENCE COUNTS. I am a knowledgeable, trusted advisor who will steer you down a path that's right for you. Please reach out to me for any real estate needs or questions that need to be answered.

Thank You



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SG DRE #00745605 | This is not intended to be a solicitation of another broker's listing.

Coyotes

(continued from page 1)

- Use “hazing” techniques to shoo away coyotes, such as standing tall, yelling and waving arms while approaching the coyote; using a whistle, air horn, bell or other device; banging pots or pans together; stomping your feet; using a water hose, pepper spray, or throwing tennis balls or rocks at the coyote.
- Never run from a coyote.

PROTECTIVE GEAR: You can Purchase all of these via Amazon

- **Shield Puncture-Resistant Pet Vest** (\$77.59 - \$83.59) Limits your pet’s exposure to attacks from animal threats durable, lightweight protection vest made with the same material as bulletproof glass.
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Save the Dates of These Upcoming CRC-Sponsored Events

Please mark your calendars for these upcoming events. More information will be sent when available:

NEW RESIDENTS WELCOME EVENT
Thursday • October 6 • (6-8 PM)

VOLUNTEER APPRECIATION PARTY
Wednesday
November 16
(6-8 PM)



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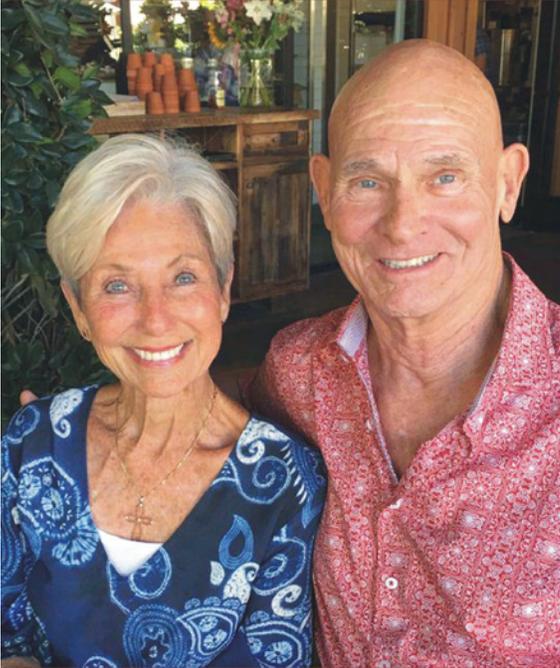
Notice of Recent Change in Board of Directors

David Hill recently resigned from the Board. We would like to thank David for his years of service. Poul Andersen will serve the remainder of David’s term, and the Board has appointed Jim Sutter as Member At Large.

WHAT IS CERT?

CERT is a training program that prepares you to help yourself, your family, and your neighbors in the event of a disaster. CERT stands for Community Emergency Response Team. In 95 percent of all emergencies the victim or bystander provides the first immediate assistance on the scene. Would you know what to do? CERT training takes about 20 hours to complete and provides critical skills in emergency preparedness and response.

CERT training will be held over one weekend in late September or early October. Applications available at www.nbcert.org or call (949) 644-3112. For residents of Newport Beach there is no cost.



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Meet the Candidates *(in alphabetical order)*

POUL ANDERSEN

I have lived in Jasmine Creek for 15 years. During these years I have served in the following capacities:

- Member of the Community Relations Committee
- Member of the Architectural Committee
- Member/Chair of the Finance Committee
- Member/Chair of the Landscape Committee
- Member of the Board of Directors, two years as President

Background: Graduated from the University of California, Irvine with a BS Degree. I was CEO of my construction materials wholesale company for 35 years. I am a 25 year Board member of the Woravka Wealth Management Company. Woravka Management currently has 1.5 billion dollars under management.

Philosophy:

My philosophy to HOA management is relatively simple. I listen to JCCA homeowners and try to get a consensus of thought to the issues at hand. My goal is then to implement a plan of action that the majority of homeowners feel is best for our great Jasmine Creek. We should let the appointed committees do their work (to recommend action) and the Board of Directors should then accept, reject, or send back to committee if additional work is required. I believe that service on the Board of Directors should require at least one year of service on one of our JCCA committees.

We live in a very special place, and I would like to do all I can to make sure it stays that way. I believe that my experience and temperament are the key attributes that would make me a productive member of the JCCA Board of Directors.

CHUCK FANCHER

My wife, Judy, and I have lived in Jasmine Creek since 2010.

I served four years on the Architectural Committee and had the opportunity to participate in moving the Committee and the community to embrace broader, yet harmonious, change in what are deemed acceptable home improvements, which increase the appeal and value of our community.

I would value the chance to serve on our Board of Directors to foster reception to homeowners' ideas and concerns, and to champion broader and open involvement in the work of our committees.

If elected, my focus will be on the future, not the past, including:

1. Readdress the scope of work and cost for needed pool, clubhouse and entryway improvements.
2. Determine how to better serve a community population that is thankfully growing younger.
3. Respond to drought and the future reduction in municipal water on which we rely to keep our large, landscaped areas green. Water is a growing cost issue, not necessarily an environmental "do good" thing.

We should create a standing Facilities Committee charged with determining capital improvements for our community, how to do it, and present to the Board and the JCCA community. Readdressing the pool, clubhouse and entryway is an example of such a committee's role.

Homeowner voices at Board meetings and committee meetings are too often not allowed full vetting. Support by the Board for improvements to the pool, clubhouse and entryway was refreshing and positive, only to have its aftermath, following a failed community vote, become a battle between board leadership and homeowners. We can do better.

My career is rooted in commercial real estate development through senior corporate positions with companies that are recognized as industry leaders in shopping center, regional mall, and mixed-use development. I understand design, construction, and capital improvements. My life work is executed through team involvement, not executive fiat. I currently serve as an appointed member of Newport Beach's Water Quality and Coastal Tidelands Committee, and I am engaged in working with and supporting our City Council as they confront issues affecting our city's quality of life.

A director on our Board needs to come to the task with the ever-present principal to do what is best for the entire community. I promise to bring that view to the Board.

LARRY FINN

Resident Since 2005

Association Involvement - Past and Current

- Board of Directors - Past and Current Member
- Landscape Committee - Past Member
- Roofing Ad Hoc Committee - Past Member
- Insurance Ad Hoc Committee - Founder and Chair
- Community Relations Committee - Past Member
- Corona del Mar Residents Association - JCCA Representative
- Architectural Concept Ad Hoc Committee - Past Member
- Finance Committee - Past Member & Board Liaison
- Flag Committee Group - Member

Jasmine Creek is a fabulous place to live with good neighbors, well maintained homes, and beautiful grounds. The Board of Directors' job is to help maintain all of this and foster positive relationships with our resident manager, committees and all residents; especially focusing on our standing committees' efforts to provide direction and actions in the overall management of Jasmine Creek. Going forward, the challenges include improving the JCCA financial reserves which serve to insure our ability to not only maintain Jasmine Creek character, but also foster capital improvement projects. I am very much in favor of assisting in the creation of a new "facilities" ad hoc committee to address aging issues in our community. It would be an honor to continue my community service as a member of the Board of Directors.

ERIC HALVERSON

My wife Julie and I have lived in Newport Beach most of our lives and here in Jasmine Creek since 2010. We have been members of Bahia Corinthian Yacht Club for past twenty-eight years. We have two sons who both grew up sailing and racing at our yacht club every summer prior to their graduations from high school. The oldest son went on to graduate from the Naval Academy and then after multiple tours with a Special Operations Team returned and earned his MBA from Georgetown University. Both sons now own and operate successful businesses. We continue to maintain strong ties with this area and weekly meet with many of our friends of over 45 years.

My background includes over two decades of new product development after attending Rochester Institute of Technology in

Meet the Candidates *(cont.)*

upstate New York, writing and publishing over 40 technical manuals and performing as Technical Instructor to the best technicians in our industry from around the globe.

In the 1990's I shifted my career into a family business of engineering waste-to-energy power plants and other industrial energy and recycling projects. Later I shifted my construction/engineering expertise to include a wide range of commercial projects and often performing as Owner's Representative with full financial authority/responsibility. My client industries included Aerospace, Laboratories, Military, Financial, Automotive, Commercial Retail/Restaurant National Chains and many more covering all states west of the Mississippi River. While managing construction budgets from \$2 million to over \$150 million I also studied and obtained seven Building Inspector Certificates. Those covered every aspect of commercial/residential building codes including plumbing, electrical, mechanical and all ADA Safety and Design codes. Prior to retiring from the construction industry, I had delivered every project beyond within the deadline and under budget.

Personally, I've been an inventor since high school where at age 17, I created a line of landscape products which I sold truck loads of to JC Penney's. Since then, I've invented all types of products including inexpensive plastic products to infrared electronics sold around the world. I believe my early education, training and experiences are what shaped my critical thinking and troubleshooting skills.

I truly believe our Jasmine Creek community could become one of the most desirable areas to live in Corona del Mar. With some common sense thinking, safety and overall security will improve, our property values will climb, and our monthly dues can even drop. My only goal here is to provide logical, obtainable solutions which improve the overall quality of life of all members within our borders.

MARK HOLLAND

For several reasons, I am volunteering to serve on our Board of Directors. First, in case no one else volunteers, this will at least ensure that some choice is afforded to all of us.

Second, I want to apologize. As you know, a few months ago our current Board announced its proposal for a special assessment of \$13,000 (per JCCA home). Prior to that, I had virtually no interaction with the Board. Since then, however, I have been somewhat "embattled" with our current Board, including especially with our president David Hill. When I wanted to send out a "vote no" opinion on their proposed assessment, they (in the person of David Hill) refused to provide our JCCA mailing list to me (eventually their attorney provided it, as required by California law and our By-Laws). Confrontations continued following our defeat of the Board's proposed assessment. Among other things, the Board has refused to permit an inspection of our own JCCA records about the proposed assessment Project (again in violation of California law and our JCCA By-Laws). At one Board meeting, our vice president Larry Finn unilaterally announced that I would not be permitted to volunteer for any committees because I refused to agree that the Board's actions were lawful. Some of these disputes have included unpleasant verbal public skirmishes. Although I have attempted at all times to remain reasonable, my frustration has led me to respond in kind to verbal attacks directed against me during recent Board meetings. I apologize for my part in those skirmishes, and wish that they had not occurred.

Third, despite my disagreements with our current Board, and in fact because of those disagreements, I am volunteering to serve

on our JCCA Board. In view of the past few months, I will not be surprised if I get few if any votes. However, I do not think it is proper for any of us to sit on the sidelines and criticize our neighbors who have volunteered their time and efforts, and at the same time not be willing to sit in that same position (of being a potential target for criticism and disagreement). I am willing to serve in that "target" position.

Finally, here is my more conventional "Candidate Statement." I have lived in the JCCA for more than 10 years. I raised two kids here, and I have two dogs that get frequent walks around the neighborhood. We have a beautiful Association geographically, and many very good neighbors.

I have a mechanical engineering degree and a law degree. I have my own law firm in which I practice intellectual property, trying to help my clients with patents and trademarks and similar issues. If elected, I would be honored and humbled, and would attempt to improve the Board's communication, transparency, and fiduciary attitude. I will do my best to fulfill the duties of a JCCA director.

Regardless of whether I am elected, I hope that our Board and the entire JCCA can move forward in a more respectful and neighborly manner in the future. I would like to see our Board's performance and behavior improve, for the benefit of everyone, to encourage and facilitate the participation and involvement of our many talented neighbors, and to better enable all of us to enjoy living here.

BETH KILEY

My name is Beth Kiley and I am a candidate for one of the open positions on the Jasmine Creek Board of Directors. You might know me as Vegas's owner. I feel so fortunate to have been able to live in this beautiful community for the past 12 years. I believe that strong communities are created when there are common goals, inclusivity, positive interaction among residents, fairness, good communication, and leaders who are transparent. We are here to represent the homeowner's interests. We are very lucky to have a group of hard-working individuals who have served the HOA very well on our committees and board. I believe that revolving resident involvement and training are needed to help to keep our HOA vibrant and it is unfair to overwork the existing committee members. In that vein, I decided that this year it is time for me to step up and offer to do my part with the work of our HOA.

In the past I have served on the JCA Finance Committee and Architectural Committee.

My board experience includes 8 years on the Board of Commercial Real Estate Women, (CREW-OC) including serving as Vice President and President.

I have also served on the Southern California Chapter of the Appraisal Institute and on the Nation Marketing Committee of the Appraisal Institute.

I served as president and founder of the Kiley Company, a commercial real estate appraisal firm for 29 years. In that capacity I was responsible for the valuation and oversight of more than 10 billion dollars of real estate. As part of my work, it was my job to assist government agencies with completing major freeway widening projects while ensuring that impacted property owners were treated fairly and compensated for their losses. Communication, respect and fairness in these stressful situations was paramount.

Our community has many new homeowners and many wonderful long-term residents. I hope that we can all come together to enjoy

Meet the Candidates *(cont.)*

our changing neighborhood mix. My hope is that we can keep the best of the past while embracing the future. I thank you for your support and would appreciate your vote.

CATHY L. KROOPF

As an “original homeowner” in Jasmine Creek, I possess an extensive understanding of this community. I moved to Southern California in 1980 and along with my husband have been a resident of Jasmine Creek for over 40 years. Prior to launching my career as a luxury real estate agent specializing in Jasmine Creek and surrounding areas, I enjoyed successful tenures in two equally service-oriented fields: nursing and catering. These professions helped me develop and hone many skills that are crucial to be a member of the board. My desire to serve on the Board is to help continue with the quality leadership that this community has enjoyed for over forty years. I believe in transparency and keeping our community family’s informed as issues are addressed and seeking ongoing input as decisions are reached. I’ve been praised for my ability to reach people and help find a common ground when there are disagreements on what actions to take. Sometimes, it just takes a little negotiating to help reach a reasonable agreement that benefits everyone. I would be thrilled to have the opportunity to serve on your board and put my knowledge to use.

I am very active in numerous community organizations and projects. I am a member of Women of Chapman, served as a board member for Temple Bat Yam in numerous capacities over a ten-year period; early childhood education, fundraising and new membership. I have been a member of the Newport Beach Chamber of Commerce and served as co vice President of Premiere Film Guild. I have also served as a board member for the Newport Beach Little League for 3 years. I coordinated all the Newport Beach little league teams. I also received special recognition for my achievements in sales, including Gold Award at Douglas Elliman Western Region Ellie Awards Ceremony in Newport Beach. My professional experience consists of 35+ years in Luxury Real Estate.

Finally, my goal is to address the changing demographics of our community and help support the younger families to achieve new goals and ideas. In the same vein, to keep our long-time residents satisfied.

BRYCE POPOFF

To my Jasmine Creek neighbors, my name is Bryce Popoff, and I would be honored to earn your vote to serve on the board. My wife, Becky and I have lived in Jasmine Creek since 2016 and have grown our family to three children; ages 7, 5 and 3. You may remember me having received an invitation to a neighborhood meet up my family hosted this past June. The neighborhood meet up was a wonderful way to meet and socialize with others who live in our community.

My motivation to serve on the board is to ensure our community continues to provide a high standard of living for all Members. From an operational perspective, I believe in fiscal responsibility, following a process-oriented approach, governance, maintaining what we have and looking to the future to identify improvements where needed. On a management level, I believe in listening, treating everyone with respect, discussing thoughts or ideas and creating solutions to problems. Should I be elected, I will continue to be a courteous neighbor and a productive member of the board with a forward-thinking approach while respecting what has made this community a wonderful place for so many years.

My professional background is in private equity real estate. Currently, I work for a leading real estate firm which focuses on acquiring and developing multifamily real estate throughout California. Prior to, I began my career at a high-growth real estate startup company before joining the largest industrial real estate investment trust (REIT) working to form real estate joint ventures domestically as well as in Asia, Brazil, UK, and Europe. During my career, I have raised, negotiated, and structured more than \$2.5 billion in real estate joint ventures with some of the world’s largest investors. I will use my professional experiences to work with all Members to ensure our community remains to be “a very special place”.

Reasons to consider voting for me:

- I will respect all Members
- I will work to build trust
- I will bring a fresh perspective
- I will have an open mind
- I will lead with a thoughtful approach
- I will work to find common ground
- I will always have the community’s best interest

If my background and objectives sound appealing, I hope you give my board candidacy a sincere consideration to earn your vote and confidence to help lead Jasmine Creek.

Art

(continued from page 2)

I’ve seen art that made my heart ache because it was out of my league, but just so breathtaking that it hurts.

Art has made me swoon, and it has made me dance.
Art has made me angry, and it has made me hungry.

It's love, so it's complicated.

Good original art is powerful. If it doesn't appeal to you on a visceral level, just leave it where it is and move on. I promise there are more fish in the sea and love can be found!

The condo art that is sold in most furniture stores isn't exciting. The depth isn't present. That flat feeling of a piece that is the right color for the room doesn't add to the room and certainly doesn't make you feel like dancing.

When you bring original art into your home, you will be floating on a cloud, just like you were after your first kiss.

You will want to tell all your friends about it, and think about it, and take pictures of it. You will gaze at it lovingly. You will feel proud to have it with you, and cherish it.

Original art is art that you can love, and savor, like a first kiss. And that excitement will turn to a deeper, steadier love over the years.



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September 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 Labor Day Office Closed	6	7	8 Trash Day	9	10
11	12	13 Landscape 4p	14 Trash Day	15 Architectural 5p	16	17
18	19	20 Finance 4p	21 Trash Day	22	23  Wine Down 6-8p	24
25	26	27	28 Trash Day Board 4:30p	29	30	

October 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 Meet The Candidates 5:30	4 Landscape 4p	5	6	7	8
9	10 Community Relations 4p	11	12 Trash Day	13 Architectural 5p	14	15
16	17	18 Finance 4p	19 Trash Day	20	21	22
23	24	25 Annual Meeting 6p	26 Trash Day	27	28	29
30	31  Halloween					

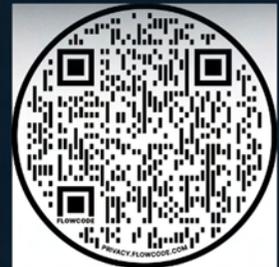
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Hooray! Wine Downs Are Back!

**Tailgate Wine Down at the Clubhouse on
Friday, September 23rd from 6:00 to 8:00 p.m.**

Come join your friends and neighbors for an evening of fun!
Wear your favorite team's colors

Bring an appetizer to share • Bring your own beverage

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