



The Villas at Rancho San Joaquin

June 2026 | Monthly Newsletter

Fellow Homeowners, we need your help!



Our community has lots of renters that we would like to ensure are on the distribution list for this newsletter as well as other pertinent community updates and events.

We would like to request that homeowners, with tenants, please complete the 'Annual Notice of Address, Representative and Rental Status' form. **We would love to include your tenants in all communications from the property management company.** Form attached to newsletter email.

Community Updates: What's New & Upcoming

Let's Talk Trash! Bulky Trash That Is!

Our community has a contract with Waste Management that includes picking up large and/or bulky items. Let's work together to keep our trash areas clear and safe of large and bulky items by using the below information.

1) What is our per month bulk pick-up allowance?

- Our Waste Management account includes **one (1) pick-up day per month** for **ten (10) bulk items** total for the entire community. Cost included in our existing contract.
- If we exceed the ten (10) bulk items per month, we have the option of asking Waste Management for one (1) additional day, within that same month, to pick-up four (4) additional bulk items at an additional cost of \$131.97 (for that month, billed to our community account).
- As a community, we please ask that we work to stay within the allotted ten (10) bulk items total for any single month.

2) What do I do if I have bulk items that need to be picked-up?

- Contact Optimum to be added to the list of pick-up items for that month (714-508-9070 ext 278 or ext 366, email or submit portal request)
- Optimum will contact Waste Management each month with a list of all approved items for pick-up.
- Waste Management will only pick-up the items that are provided to them by Optimum.
 - We ask that no additional bulk items (not provided to Optimum) be added to trash areas as those items will not be picked up.
 - Residents must contact Optimum to be added to the monthly pick-up list.
- Optimum will need to know: What your bulk item is; and which trash bin location you will be using to sit your item out front of.



3) Once approved by Optimum, what do I do next?

- After residents have contacted Optimum and added their bulk items to the monthly list, Optimum will later contact those residents with the exact date that the bulk pick-up has been scheduled for (dates will vary each month).
 - Optimum will contact Waste Management and notify them of the items that need to be picked up and at which trash area.

4) When should I put my large and/or bulk item outside of the trash area?

- Large and/or bulk trash items (once approved by Optimum) are to be put outside in front of the trash bin area the night prior to the pick-up date. Optimum will notify residents when they should put their items outside.
- Please do not block any entry ways to the trash bin areas. Please do not put bulk items inside the areas where the actual trash bins are located. Bulk items should be placed outside the trash bin areas.

Let's
Work Together!

See next page for more →



Community Website:
www.rsjvillas.com



Community Manager:
Optimum Community Management, LLC., (AAMC)
230 Commerce #230
Irvine, CA 92602

What items are considered appropriate by Waste Management for bulk pick-up?

- **Approved Bulk Items:** Mattresses (wrapped in plastic and taped closed), box springs (wrapped in plastic and taped closed), TVs, appliances, furniture, large boxes, computers, couches (need to be covered in plastic if there is rain anticipated).
- **Non-Approved Bulk Items:** Construction debris, musical instruments, pianos, weights, medical related items (sanitary restrictions), durable medical equipment (wheelchairs, walkers, adult toilet chairs, etc. - sanitary restrictions)

Proper Bulk Item Mattress and Box Spring Disposal



Mattresses and box springs must be bagged and sealed in plastic mattress bags when placed curbside



How do I dispose of my patio and outside area debris?

- Waste Management will not pick-up tree and/or yard debris.
- It is the responsibility of the residents to dispose of patio/yard debris on your own (example - tree branches cut from your own outside areas, etc.)
- Please do not leave debris on the side walks or grass areas

What are some other bulk item pickup options outside of Waste Management?

Residents can feel free to hire their own bulk pick-up at their own cost by contacting the below options. If a resident elects to schedule their own bulk item pick-up, those bulk items are not to be placed in front of the trash bin areas. Please have the service vendors pick-up items directly from your homes/ garages.

- **Paid Junk Removal:**
 - 1-800-GOT-JUNK
 - Innovative Dump Trailer - Juan Ochos 714-975-1703 (very reasonable)
- **Donation Services:**
 - **Goodwill Donation Center**
 - <https://www.goodwillsocal.org/donate/donation-center-locator/>
 - **Habitat for Humanity of Orange County**
 - For pickup: 714.434.6202
 - <https://www.habitatoc.org/donatetorestore/>
 - **Salvation Army of Orange County**
 - For pickup: 1-800-728-7825
 - <https://satruck.org/>

Patio Tips

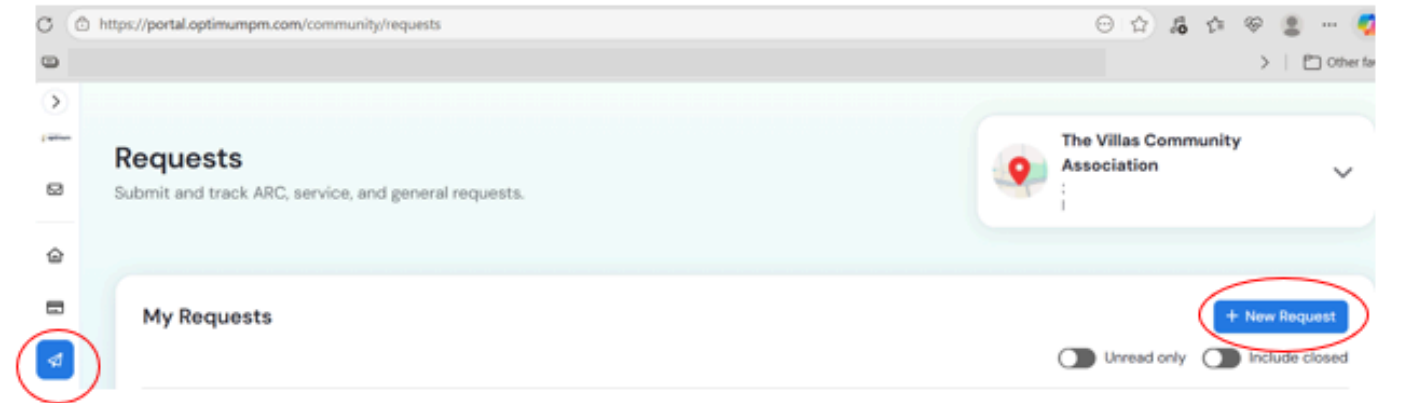
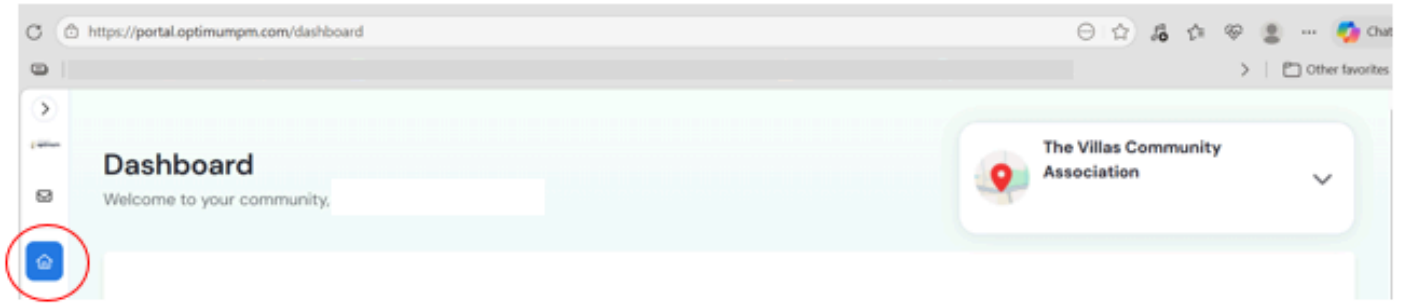
Friendly reminder to all residents who have flowerpots and/or planters on the wood surfaces of your front patio and/or other outside areas:

- Please use saucers underneath flowerpots/ planters to protect the wood surfaces from water rot.



Optimum Portal - Did You Know?

- **Did you know that requests (non-emergent) can be sent to our property management company directly via the portal?**
- Requests do not always need to be sent via email. Response time is usually 24 - 48 hours.
- Here is how to send requests to our property management company using the portal:
 - Log into the Optimum site, www.optimumpm.com > Owner Portal Login
 - You will see your Dashboard
 - Click on the 'arrow tip' icon on the navigation bar on the left side of the screen
 - Click on the 'New Request' button on the right side of the screen
 - Then three request options will appear (General Inquiry, Architectural Request, Service Request)
 - Complete and submit the applicable request that you have
 - Documents and pictures can also be uploaded via these request options



Community Updates

Summer Projects

- Still no new updates. More details to be shared as we are awaiting more information from vendors. Anticipate summer 2026 for the two projects below.
 - Asphalt Pavement Project
 - Speed Bumps or Humps to be added to Morena



Community Alerts

- For emergencies, please always contact the Irvine Police Department or call 911.
- For harassment or cruelty of animals (wild or domestic), please contact the Irvine Police Department Animal Services
 - IPD Dispatch (Calls for Service): (949) 724-7200
 - Animal Services Unit: (949) 724-7092
 - Animal Services Supervisor: (949) 724-7091
 - Irvine Animal Care Center: (949) 724-7440
 - <https://irvinepd.gov/animal-services/>
- Your awareness helps keep our community safe.



Community Events (Dates Subject To Change)

Sun, Fun & Splash – Meet & Greet at the Pool (Sunday, July 19, 2026; 12pm - 2pm)

- Get ready to soak up the sun and meet your neighbors at this fun summer gathering
- Pot Luck Style - Bring some goodies to share; bring your own drinks (no glass please)
- There will be games!



Oktoberfest (Sunday, October 18, 2026; 4pm)

- Celebrate the fall season with food, music, and family-friendly activities.



Holiday Caroling (Sunday, December 13, 2026; 5pm)

- Join us for an evening of holiday caroling and community cheer. A wonderful tradition to wrap up the year together!
- There will also be a holiday decorating contest.



Trivia Showdown!



- Question: How many units are within The Villas at RSJ?

Answer: The Villas at RSJ has 144 units.