

# ◆ THE PARK PRESS ◆

341st Issue

September 2007

## BOARD HIGHLIGHTS

On Monday, August 13, 2007, your Park Paseo Board of Directors met at the clubhouse for its regularly scheduled meeting. Present were Directors Brian Haggard, Ric Cox, Howard Scott, Brian Grochow, Ernie Jones, and Manager Gus Aarnaes.

The minutes of the July 9, 2007 meeting were reviewed and approved as corrected. The Action Items and Responses Report from the July 9, 2007 meeting was also reviewed.

The Board reviewed and discussed whether association fines should not be initiated for an on-going architectural violation relating to a non-compliant pegboard lower utility door. The Board agreed to begin the association fine schedule with \$25.00 assessed to the homeowner account.

Two homeowners were present to show cause why association fine processes should not be initiated for trash receptacles not being put away properly. The Board agreed to begin the fine processes.

A homeowner was present to show cause why the association fine process should not be initiated for an on-going architectural violation relating to unsightly oil slicks in the driveway. The Board agreed to begin the fine process.

A homeowner was present to show cause why the association fine process should not be initiated for an on-going architectural violation relating to palm plants overgrown and overhanging the sidewalk. Board member Ernie Jones noted that the offending palm plants have been trimmed.

The Board reviewed and discussed concerns expressed in a letter by a homeowner relating to the planned expansion of a house next door.

(Cont. pg. 3)

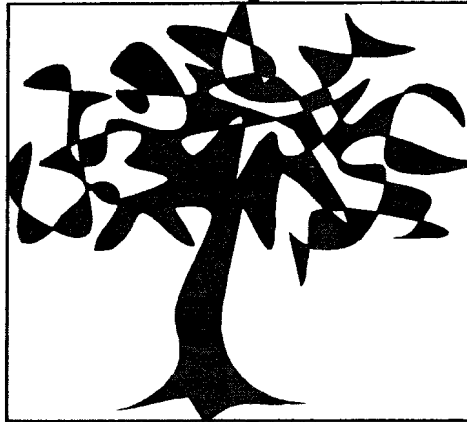
## COMMUNITY NEWS

### **NORTHSTARS SWIM TEAM**

The Park Paseo Northstars Swim Team ended the season with a terrific showing at the Irvine Swim League Championships on August 11<sup>th</sup>. The team had a fantastic season finishing 2<sup>nd</sup> in its division. Great coaches, great volunteers and great swimmers!

The annual End of the Season Awards Ceremony and Party was held at the Park Paseo Clubhouse August 12<sup>th</sup>. Murray and Amy Falk again sponsored the meal. Along with trophies, ribbons and awards the fun filled evening included a talent show and slide show.

Watch your mail in mid February 2008 for next season's registration letter.



Park Paseo  
Homeowners' Association  
25 Christamon West, Irvine, CA 92620

### **Pool Season Winding Down**

As has been our annual tradition, depending on the weather and usage, the pools will remain heated through mid October. Plan on the heaters being shut off on Monday, October 15. The spa, as always, will be heated year-round.

### **Lifeguard Changes**

Lifeguards will continue with the summer schedule at both pools through September 9. Beginning with the weekend of September 8/9 until October 13/14, lifeguards will only be available at the main pool Saturday and Sunday from 12:00 noon until 6:00 p.m.

## Board of Directors

### President

Brian Hagadorn 838-2625

### 1st Vice-President

Ric Cox 731-8848

### 2nd Vice-President

Howard Scott 669-1406

### Treasurer

Ernie Jones 832-4252

### Secretary

Brian Grochow 730-7231

Board of Directors' meetings are held the second Monday of each month in the clubhouse at 7:00 p.m. Homeowners are encouraged to attend.

Park Press Editor.....Christine Nelson  
tinenelson@gmail.com

All copy/ads for the Park Press must be submitted to the manager's office in the clubhouse by the 12th of each month to be included in the next issue.

Association Manager

**Gus Aarnaes** 730-1560  
Fax 730-1560 11\*  
Email pphoairvine@sbcglobal.net

*Would you like to add your name to our babysitter list? Drop a note by the office with your name and phone number and we will add it to our list.*

### LOCAL BABYSITTERS

Michelle Cavanagh	474-6075
Sophie Miller	949-697-3653
Tyler Killion	665-8078
Melanie Duncan	838-2389
Chelsea Feller	669-5720
Erica Grochow	730-7231
Heather Sprague	832-4864
Nikki Morris	734-0192
Rachel Gross	368-1088
Megan or Peter Gilroy	505-3033
Jolene Collins	734-6896
Jane Schmidt	832-7292
Megan Kelley	731-6009
Hannah Cooper	253-8725
Shannon Thomas (CHOC Safe Sitter Certified)	730-7028

## Board Highlights Cont.

(cont. from page. 1)

The Board discussed the possibility of hiring a consultant to advice and help draft guidelines and standards to manage future growth and expansion of homes within the community.

The Board reviewed sample guidelines that had been summarized by Ernie Jones to help manage future growth and expansion of homes.

The Board discussed a request by Sweetwater for rate increases for the monthly pool service (previous increase was two years ago). The Board challenged the summer monthly increase and instructed the manager to re-negotiate the summer rate and agreed to approve an amount not to exceed a 6.5 % annualized rate of increase.

The Board reviewed the latest update from Southern California Edison relating to their efforts to address and resolve the on-going community "brownout" problems.

The Board reviewed a letter from a homeowner suggesting that a bulletin board be installed near the front doors to the clubhouse for community related bulletins (e.g. charity events, community outreach, etc.). The Board agreed to have the manager purchase a lockable bulletin board, not to exceed \$495.00 that will be installed within the gated facility for community-related information.

The Board reviewed and discussed the General Meeting notes of the North Irvine Villages Association.

The Board discussed the up-coming annual election and instructed the manager to have an article in the Park Press.

The Board agreed to review the minutes of the Special Executive Meeting with the association attorney at the next meeting on July 16, 2007. The meeting was held to discuss the issues relating to managing home expansion projects.

The financial reports for July 2007 were approved subject to final revision by the accountant and annual audit. The Association bank account statements were reviewed and discussed. The delinquent account report was discussed, and management was requested to send ten 30-day reminder letters and one attorney warning letter to delinquent accounts.

The Architectural Committee meeting minutes of July 27, 2007 were reviewed and were approved as corrected.

The architectural violation log was reviewed.

The meeting was adjourned at 9:35 pm and the next Board meeting has been set for September 10, 2007.

## Announcements & Ads Continued

### FREE TO GOOD HOME

Our kids are grown and we no longer need a painted wood playhouse. Approx. 6.5' H x 5' W x 8' L, with 3 window cut outs and a Dutch door. It all comes apart (with bolts) including the roof, sides and floor. Just disassemble and take home. Will give away at no cost. Call Jerry/Charla at 714-832-9493.

### FOR SALE

Full-size wooden loft bed for sale. Includes desk underneath with 3 drawers, bookshelves, computer keyboard slider, computer tower holder, space for monitor, over desk lighting and ladder. Approximately 7' tall x 4'7" wide x 6'8" long. Bought from Ikea for \$1000. Will sell for \$400 OBO. Call 714-544-2067.

### TUTOR SERVICES

Elementary school tutor available to help with a variety of subjects. Resume and references available for review. If you have any questions, please contact Julie at (949)872-8997.

### ESTATE SALE

We live here in Northwood and want you to have the first chance to buy before we have our huge garage sale to the general public. We are selling all of our furniture and many other wonderful things! I do a lot of party planning, so I am selling my party items too! Please call for an appointment at 669-0244. Ask for Paula. CASH ONLY.

### TRANSFER YOUR PICTURES TO DVD'S OR CD'S

Why not put those old pictures, slides, film strips, and digital picture onto a CD for safe keeping or to show off your best pictures with a photo slideshow set to music. I provide comprehensive photo scanning and archival services. Call Neil at 731-5241.

### FOR SALE

Battery operated baby swing in good condition, \$45. White wooden crib with mattress, sheets, and bumper in good condition, \$120. Call 714-368-9036.

### FOR SALE

8 inch tan retaining wall bricks Lodgestone style from Lowes. Used, but look good. Original price 1.36 each, will sell for .75 cents each. Have 108 available-will sell the whole lot for \$70.00. Available for pickup. Call Garrett at 949-689-4413.

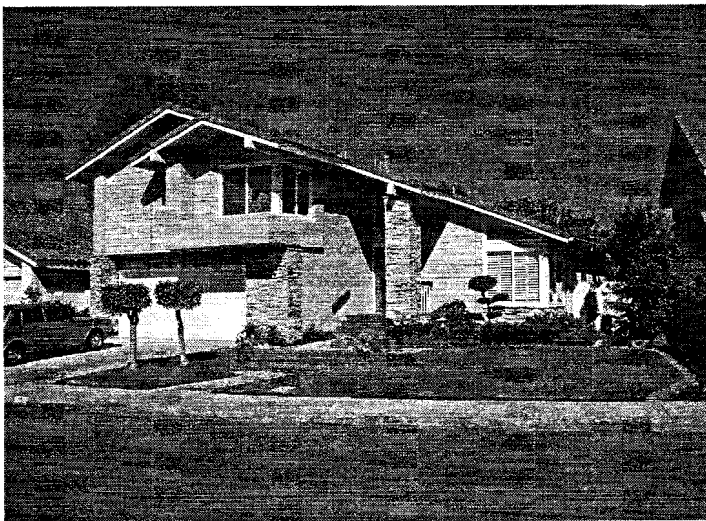
### FOR SALE

Twin trundle bed with metal frame, \$65 OBO. Call 714-505-2625.

### FOR SALE

2 shutters for front living room windows for model 183 home (single story with atrium and fireplace in front). Please call (714) 731-2331.

## September Landscape Award Winner The Apostol family of 19 Ensueno West



## Manager's Corner By Gus Aarnaes

### Upcoming Board Election

The PPHOA annual meeting and election of directors has been set for Tuesday, October 16, 2007. This year, three seats are up for re-election and only one of the three incumbents, Ric Cox has declared their candidacy for another term. Both Ernie Jones and Brian Grochow have announced their intent to retire from the Board (see accompanying article).

### Candidates for the Board of Directors

If any other homeowners are interested in serving your community on the Board of Directors, please contact Gus Aarnaes and submit a candidacy statement as soon as possible, but no later than September 18, 2007 so that you can be included on the ballot. A qualified candidate must be a resident of Park Paseo and have an interest in maintaining, implementing and improving the community standards as defined by the governing CC & R's. This candidate must be available to attend Board meetings on the second Monday evening of each month as well as any other necessary meetings. This is a wonderful opportunity to serve your community and participate on an excellent Board in one of the finest community associations.

### Ernie Jones and Brian Grochow Announce Their Retirement

Two Members of the Park Paseo Board of Directors have announced their intention to retire from their official positions on the Board. After over twenty years of service, Ernie Jones will give up his seat on the Board, though he will continue to serve on the Architecture Committee. He has served in all the official positions on the Board and will complete his tenure as the current Treasurer. It is his intent to devote more time to his passion for painting and to spend more time with his grandchildren. Brian Grochow's latest work demands have expanded and created a scheduling problem, making it necessary for him to resign his position. He will complete his term as the current Secretary.

We thank both Ernie and Brian for their years of devoted service and effort on behalf of our community and extend to them and their families our gratitude and best wishes in future endeavors.

### Speed Limit

Please be reminded that our children will soon be back in school (USD first day is Thursday, September 6) and the maximum speed limit through our residential streets is 25 mph. Every once in a while we have some drivers forget. Let's keep the streets safe for our children!

### Community Brownouts and Southern California Edison

Southern California Edison has recently informed me that a major work project will commence around our community to help solve our on-going electrical "brownout" problems. SCE believes the problem is cable related and has decided to replace all the primary feed cable. This will involve trenching around the community along the streets of Park Place, Hicks Canyon and Yale to allow for the new cable. I will keep the community updated through the newsletter, or, if you wish, you may call or e-mail my office for updates.

*Gus Aarnaes*

**Editor's Corner**

**If you have a "for sale" ad in the newsletter, please make sure that you call me and let me know if it's been sold or if you want your ad run for upcoming months. Drop it by the Clubhouse or email me at:**

**tinenelson@gmail.com. Christine**

**Architectural and CC & R Violation Letters**

There have been some inquiries as to how the violation notification process works. Here is a basic summary: Letters are sent to owners for observed and verifiable violations. A violation is observed during a regular monthly inspection or because of follow-up observations generated by other homeowner complaints (anonymous complaints are generally not acted upon). A first letter notes the violation and explains that if the violation continues a second letter will be sent, inviting the homeowner to a Board meeting to show cause why the fine sequence should not be implemented. Typically, a first letter is all that is necessary and the violation ceases. Either the violation is removed immediately, or a communication is opened with this office establishing a reasonable schedule (within a month) to remove the violation. If the same violation occurs again within a year the second letter is automatic.

Please understand there are 625 homes in our community and it is not possible for me, or any other inspector to know why a violation exists, or to call every resident to discuss every violation- only to note the fact that it does exist. Since these violations should not exist in the first place, it is necessary to have a letter with some substance in it in order to make a point and educate and motivate everyone to comply with the rules and guidelines at all times.

**WELCOME NEW HOMEOWNERS**  
 Sung Kyun Kim & Ye Jin An of 24 Ensueno East, Eleni Hailemariam of 5 Ensueno West, Cary Bowdich of 11 Glorieta West, Chuanwen Ji & Wenhui Zhang of 36 Christamon West, and Robert & Joselyne Jaques of 10 Fortuna West. Go by and welcome our new neighbors with some cookies or treats!

**STREET SWEEPING SCHEDULE**  
 West of Yale: (Friday) September 7 & 21  
 East of Yale: (Friday) September 14 & 28  
 Please move your cars to keep our streets clean!

**SEPTEMBER 2007**

SUN	MON	TUE	WED	THU	FRI	SAT
						1 PRIVATE PARTY
2 PRIVATE PARTY	3 LABOR DAY	4	5	6 IUSD FIRST DAY OF SCHOOL	7	8 PRIVATE PARTY
9 PRIVATE PARTY	10 BOD MEETING	11	12	13 ROSH HASHANAH	14	15 PRIVATE PARTY
16 PRIVATE PARTY	17	18	19	20	21 PRIVATE PARTY YOM KIPPUR BEGINS AT SUNDOWN	22 YOM KIPPUR
23 30 PRIVATE PARTY	24	25	26 ARCH. COMM. MEETING	27	28	29