

◆ THE PARK PRESS ◆

357th Issue

January 2009

MANAGER'S CORNER

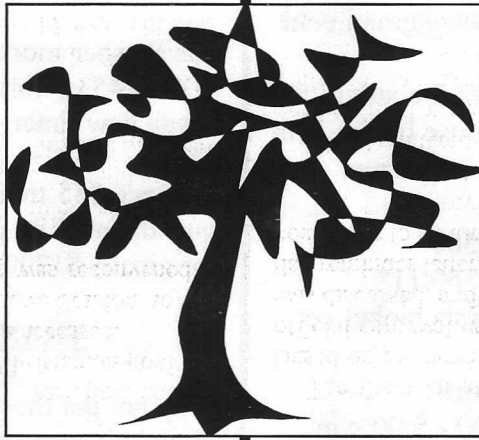
New HOA Billing Address

Beginning in January, PPHOA will be utilizing new computer software, called ASYST to streamline and modernize our accounts. Advantages to homeowners will include the ability to access the HOA account online, to check for announcements, and in the near future, to make electronic payments for HOA dues. Your accompanying statement includes an envelope with the new address where the payment is to be sent. Payments will no longer be accepted at the clubhouse.

ASYST is also in the process of creating a link on our website to make account information available by entering a user created password along with the PPHOA/ASYST unit number.

We contracted with ASYST to create more efficiency in our handling of dues and so that the manager can spend his time being of service to homeowners and dealing with community vendors and contractors.

Please check your statement this month to insure that our data transfer to the new software was accurate.



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

Emergency Preparedness Meeting Reminder

Your Association is sponsoring Emergency Preparedness seminars starting Jan. 22, 2009 at 7 pm in our clubhouse. Our first meeting should last about 90 minutes.

We will hear from an Orange County Fire Authority Liaison about preparing for a disaster. She will tell us what we need to have on hand to survive while at home, while at work, how to communicate with family and how to negotiate not being able to get emergency services for several days and more.

There will be hand outs and valuable information. If you plan on attending, please call the office to reserve a space.

Gus Aarnaes

COMMUNITY NEWS

Pools/Spa Closed

Because of recent federal legislation (Virginia Graeme Baker Pool & Safety Act), both of our pools, spa, and wader must have safety updates installed drains and skimmers. This legislation was passed in response to an accident involving a young girl who was severely injured by the suction of a spa drain. All public swimming facilities are now required to have safety devices installed which will reduce the chance of these types of accidents occurring.

The original legislation mandated that repairs be completed by December 19 of this year but County & State officials have just completed finalizing the specifications for the repairs.

We are in the process of obtaining bids to replace the drain covers and update the skimmer cut-off pressure valves and should have the repairs completed as soon as possible. Until the repairs are completed we are required to close the pools, spa, and wader. Luckily, with the cold weather upon us, this closing should not create a hardship on our population. The Prosa pool & Christamon spa gates will be padlocked and the main Christamon pool & wader will

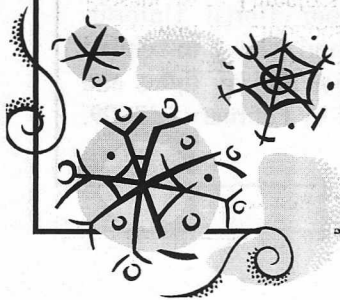
be taped off to prevent use. The Christamon tennis courts, tot lot and restrooms will remain open for use.

Monthly Dues Reminder

You have already received a copy of the 2009 Budget. Please be reminded that the monthly dues will be \$76.00 beginning with the January 2009 payment. The payment is due by the first of each month and is late with a \$10.00 late fee charged if received after the 15th of the month. A courtesy statement is mailed every month, but failure to receive one does not remove the obligation to pay your assessment by the due date.

Synthetic Turf Meeting Reminder

The Architectural Committee invites homeowners to attend the January 7, 2009 Architectural Committee Meeting (clubhouse at 7:30 p.m.) to hear a presentation of synthetic turf by a large supplier.



Board of Directors

President

Howard Scott 669-1406

1st Vice-President

Mike Krahelski 345-6841

2nd Vice-President

Ric Cox 731-8848

Treasurer

Tanja Fournier 838-9558

Secretary

Brian Hagadorn 838-2625

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

Clubhouse Office Hours

Monday - Friday 1:00 - 5:00 p.m.

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
Nikki Morris	734-0192
Megan or Peter Gilroy	505-3033
Jolene Collins	734-6896
Megan Kelley	731-6009
Hannah Cooper	235-8725
Sophia Berk	505-3999
Shannon Thomas (CHOC Safe Sitter Certified)	730-7028

Announcements & Ads

FOR SALE

Full size bed. Very good condition, almost like new. \$150, call 714-731-9359.

FOR SALE

Ikea desk with light wood stain. In very good condition and asking \$75 OBO. 3 fold up natural wood end tables in very good condition. Asking \$10 OBO. Call Ann or Ted at 949-340-3778.

PERSONAL TRAINING

TONE@HOME In-Home Personal Training/ Nutritional Consulting. The New Year is here! What are you waiting for? 1-week FREE training! During January only! CALL NOW...Heather de la Torre (949) 922-5822.

FOR SALE

GE Washer model #WJSE3110 (white)/Dryer model #DBSR453 (white). Both purchased in 2002. Dryer needs new timer, otherwise in great shape. \$300 for both.

Alliance 855 treadmill by Keys Fitness. Used infrequently and in great condition + warranty. \$500 (originally \$1200) Call 714-734-5714.

TRANSFER YOUR PICTURES TO DVD'S OR CD'S

Why not put those old pictures, slides, film strips and digital pictures 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 (714) 731-5241.

HANDYMAN AVAILABLE

For general handyman work (e.g. broken utility doors, mailbox posts and more) contact Barry Williams at (714) 625-7637, Craig Davis at (949) 275-6782 or Wade Papke at (714) 635-4049. All have done some work for homeowners and they appear very capable.

Holiday Lights

The holiday lights and decorations were beautiful this year, as always. Thank you for your efforts! Unfortunately, they have to come down and I have to remind everyone to please have all outdoor holiday lights and decorations removed and put away by February 1, 2009. Thank you.

BOARD HIGHLIGHTS

On Monday, December 8, your Park Paseo Board of Directors met at the clubhouse for its regularly scheduled meeting. Present were Directors Howard Scott, Mike Krahelski, Ric Cox, Tanja Fournier, and Brian Hagadorn. Also present was manager Gus Aarnaes and Don Hall, owner of the Sweetwater Company.

The minutes of the November 10, 2008 BOD meeting were approved as corrected. The Action Items and Responses Report from the November 10, 2008 meeting was also reviewed.

The Board reviewed whether the association fine process should be initiated for an ongoing architectural violation relating to house wood-siding requiring repair and painting. It was agreed to begin the fine process with a \$25.00 fine.

The Board reviewed the presentation by Don Hall regarding the required modifications to all of the Association pools to comply with the current Virginia Graeme Baker Act regulations. Unfortunately, the industry is unprepared to address the problem by the December 19, 2008 deadline currently mandated by the Act. Management has been instructed to make every effort to obtain clarification and bids for the necessary modifications to be completed as soon as possible. The Board directed the manager to padlock the Prosa pool and the Christamon spa area, and to tape off the Christamon pool and wader so that the tennis courts may still be accessed.

A recess was called to adjourn to Executive Session to discuss a personnel matter, and the meeting was reconvened at 8:40 PM.

The Board discussed the bid for the scheduled trimming of the 70 Iron Bark Eucalyptus trees at a cost of \$65.00 each as well as the needed removal of one Lemon Gum. The Board agreed to the bid not to exceed \$5950.00.

The latest update on the progress of conversion to the new software by ASYST Data Group was reviewed. Training is scheduled to begin Wednesday, December 17 and will continue thereafter. ASYST expects to be able to have their system fully operational by the New Year with January statements handled by them. The manager was instructed to ensure there is a thorough audit of each homeowner's account to verify that the account data is identical to the existing data.

The Board discussed the final, revised bid and references for the key fob system. Because of the added expense, the manager was instructed to continue with the existing key system that has served the community well.

The Board reviewed possible backup plans for any reduced income due to the current economic crisis. Discussion centered around possible reduction in services (e.g. reduced life-guard and security scheduling) and delaying projects that can be reasonably postponed.

The Board discussed possible contingencies for alternative vendors should any of our present suppliers go out of business. Discussion centered around the manager's contacts, competitors, and professional directories (e.g. CAI directory).

Because of time constraints, the Board agreed to postpone discussion of the duties and responsibilities of the Architectural Committee to the next scheduled meeting on January 12, 2009.

Board Highlights Cont.

The Board reviewed and discussed the manager's efforts to have the insurance renewal proposal for 2009. Robco Insurance noted that they were at the mercy of their underwriters and would have a proposal to us as soon as possible.

A letter from ATR apologizing for the delay in having the new Prosa pool fence installed was reviewed. Due to ordering delays, the aluminum fence has not yet been fabricated. Additional scheduling delays indicate the Prosa fence and main pool fence replacements will now take place before our summer schedule.

The Board reviewed an anonymous letter requesting our tot lot at the main pool be opened up for easier access from the "outside". This would be impossible because of the pools proximity and the huge liability issues. The gates must be closed at all times due to the liability issues. It takes seconds for a child to slip out of the facilities un-noticed or for a child outside the facilities to come in and possibly drown. The Association attorney and insurers insist we be very strict regarding the gates being closed. Our children's welfare comes first.

The General Meeting notes from North Irvine Villages Association were reviewed.

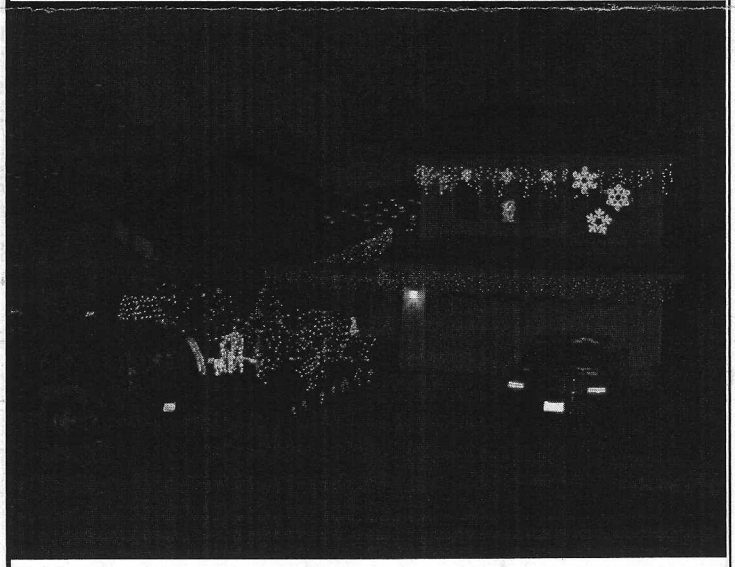
The financial material for November 2008 was reviewed. Based on the newly adopted quarterly financial reporting, no official approval was required. The delinquent account report was discussed, and management was requested to send six 30-day reminder letters, no attorney warning letters, and three accounts are to be turned over to the attorney upon the deadline.

The Board reviewed the update report on the restroom renovation project. Only a trash can installation remains.

The Architectural Committee meeting minutes of November 26, 2008 were approved as submitted. The architectural violation log was reviewed.

The meeting was adjourned at 11:20 PM, and the **next Board meeting will be postponed two days until Wednesday, January 14, 2009** due to scheduling difficulties.

Holiday Decoration Award Winner



EDITOR'S CORNER

I hope that you all enjoyed the holiday season. We had a great time with family, especially a chance to see my brother who was home from college! We are enjoying the excitement of parenthood, with its challenges and joys that it brings. Our little girl is growing up so quickly! Seems like just yesterday that I was pregnant. She is smiling now, which we just go nuts over each time she gives us one!

If you have a "for sale" ad in the newsletter, please email me and let me know if it's been sold or if you want your ad run for upcoming months. You can email me at: finenelson@gmail.com.

The happy mother, *Christine*

WELCOME NEW HOMEOWNERS

Morten and Yumi Renshus of 6 Alameda

STREET SWEEPING SCHEDULE
 West of Yale: (Friday) January 2, 16 & 30
 East of Yale: (Friday) January 9 & 23
 Please move your cars to keep our streets clean!

Annual Landscape Award Winner

The Reeves Family of 51 Fortuna East




January 2009

SUN	MON	TUE	WED	THU	FRI	SAT
				1 NEW YEARS DAY	2	3 PRIVATE PARTY
4	5	6 INDIAN PRINCESS	7 BROWNIES SYNTHETIC TURF MEETING ARCH. COMTE MEETING	8	9 GIRL SCOUT TROOP	10
11	12	13	14 BOD MEETING (postponed from 12th)	15	16 GIRL SCOUT TROOP PRIVATE PARTY	17 PRIVATE PARTY
18	19 MARTIN LUTHER KING JR. DAY CUB SCOUTS	20 INDIAN PRINCESS	21 BROWNIE TROOP	22 EMERGENCY PREPAREDNESS MEETING 7 PM @ CLUBHOUSE	23 GIRL SCOUT TROOP PRIVATE PARTY	24 PRIVATE PARTY
25	26	27	28 ARCH. COMM. MTG.	29	30	31