

◆ THE PARK PRESS ◆

366th Issue

October 2009

MANAGER'S CORNER

Election Ballot Reminder

Please be sure to carefully follow the instructions enclosed with each **Annual Election** mailing. All **green ballot envelopes** must be enclosed in the **white envelope** with the requested data and signature filled out on the return address corner as noted on the envelope.

The Election Inspector will check the white envelopes (return address and signature) against a community roster. Next, the Inspector will open all the white envelopes and place the green "ballot" envelopes in a box. Then, with all the green "ballot" envelopes together, the Inspector will begin to open them and tally the votes. This process assures homeowners that the ballot is confidential.

For those who have not yet returned your ballot, there is still time to turn in your votes before the election meeting on Tuesday, October 20, 2009. Submitting the ballots by this meeting date can help keep costs down and could enable us to reach the required quorum without having to re-schedule for a reduced quorum meeting date.

Pool Season Winding Down

The pool heaters will be turned off following the second weekend in October, or sooner, depending on weather and use.

In the meanwhile, take advantage of the wonderful temperatures and enjoy some exercise and fun! The spa, as always, will be heated year-round.

Lifeguard Service

Because of decreased activity at the pools since school started, weekend lifeguard service at the main pool has been discontinued. There will no longer be any lifeguards on duty on weekends for October.

Burned-Out Street Lights

Occasionally, homeowners call me to report a street light out in the neighborhood. For your information, Southern California Edison is responsible for our street lights and can be reached by phone at (800) 611-1911. Simply follow the voice prompt and report the location by the closest street address. There is also a number on the street light pole that can be reported. If the light is out intermittently, or occasionally on and off, be sure to include that information.

COMMUNITY NEWS

Annual Election

The PPHOA annual meeting and election of directors has been set for October 20, 2009. You will soon receive formal notice of the meeting in a large white envelope. This year, three seats are up for re-election and the three incumbents, Mike Krahelski, Tanja Fournier, and Roland Philipp have submitted their statements for re-election for another two-year term. Please read over their statements of qualifications on page three.

2010 Budget

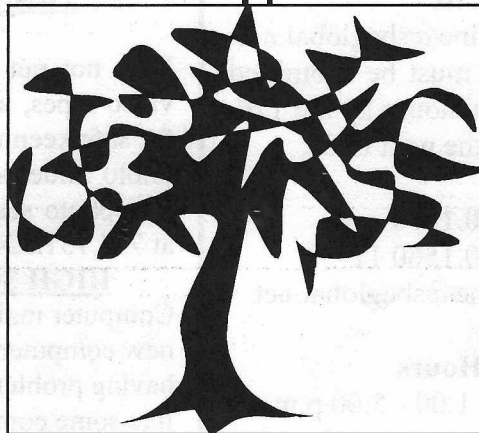
During October, you will also receive your copy of the budget for 2010. Your Board is now going over expenses for this year and will soon be deciding whether to increase the dues from the current \$76.00 to cover the increasing expenses of maintenance, repairs, utilities, and facility improvements. In these difficult times, the Board is committed to minimizing any increase while providing for the necessary funding to cover the recent on-site reserve fund study requirements as well as projected repair, maintenance, and significant utility cost increases. The Board has sought to cut expenses in as many areas as realistically possible while utilizing

our reserves to repair and update our now thirty year old facilities.

Our association continues to be one of the finest in Irvine and especially one of the best values. Your Board continues to be committed to maintaining and improving our assets for all of us to enjoy.

Plants Overhanging Sidewalks

Please note that the Association CC & R's specifically prohibit any overhanging of plants over a sidewalk that can interfere with the right-of-way of pedestrians. This should be a matter of common courtesy. The CC & R states: (Article IX, Section 7) "no tree, shrub or other planting of any kind shall be allowed to overhang or otherwise to encroach upon any sidewalk or other pedestrian way, from ground level to a height of ten (10) feet. Think in terms of the elderly, people with strollers, and especially children on bicycles, skateboards and scooters who may run into these plants. The potential liability should be of concern.



Park Paseo

Homeowners' Association
25 Christamon West, Irvine, CA 92620

Board of Directors

President

Howard Scott 669.1406

1st Vice-President

Mike Krahelski 345.6841

2nd Vice-President

Roland Philipp 669.1885

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.....Ric Cox

pphoairvine@sbcglobal.net

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 (call before faxing) 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

Leah Benzie	573.7590
Sophie Miller	949.697.3653
Tyler Killion	665.8078
Melanie Duncan	838.2389
Chelsea or Chloe Feller	669.5720
Nikki Morris	734.0192
Megan or Peter Gilroy	505.3033
Jolene Collins	734.6896
Megan Kelley	731.6009
Hannah Cooper	824.9306
Sophia Berk	949.336.2199
Shannon Thomas (CHOC Safe Sitter Certified)	730.7028
Danielle Munson	832.6649

Announcements & Ads

PRISTINE PLUMBING, INC.

We are Park Paseo residents who own & operate a full service plumbing company. Our top priorities are quality, value, & customer satisfaction. We have done work for many of your neighbors & will be happy to provide you with references. Please call Richard at 714.397.5954

COMPANION AIDE

Newly retired 30-year Park Paseo resident will drive your loved one to Dr. appts., shopping center, or other locations. \$15 per hour. Call Joe at 714.731.7285

CREDENTIALLED TEACHER WILL TUTOR

Will tutor students in grades K-8 in math & other subjects Please call 949.275.4493

TRANSFER YOUR PICTURES TO DVD'S OR CD'S

Why not put those old pictures, slides, VHS tapes, video tapes, and digital pictures onto a DVD or CD for safe keeping or 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.

HIGH SCHOOL COMPUTER EXPERT

Computer maintenance/website setup. Do you have a new computer or network? New software? Are you having problems with your computer? Would you like some computer training? Please call Steve Yadlowsky at 714.392.2781.

NORTHWOOD H/S CONCERT GOWNS

Black concert gowns (3) sizes 2-4, Pair of marching band shoes-size 8.5(W). All items in good condition. Please call Sue at 730.5462

HANDYMAN AVAILABLE

For general handyman work (e.g. broken utility doors, mailbox posts and more) contact Craig Davis at 949.275.6782, Barry Williams at 714.625.7637, or Wade Papke at 714.635.4049. All have done some work for homeowners and appear very capable.

STUDENT VIOLIN FOR SALE

Nearly new student violin for sale. Includes bow & case. \$90.00 Please call Sharon at 665.3922 or 336.7449


STUDENT SAXOPHONE FOR SALE

Elementary school saxophone w/case. Only used for 2 years in school music program. \$300.00 Please call 731.2146

BOARD HIGHLIGHTS

On Monday September 14, 2009 your Park Paseo Board of Directors met at the clubhouse for its regularly scheduled meeting. Present were Directors Howard Scott, Mike Krahelski, Roland Philipp, and Brian Hagadorn. Also present were co-manager Ric Cox and three homeowners. The minutes of the August 10, 2009 BOD meeting were approved as corrected. The Action Items and Responses Report from the August 10, 2009 meeting was also reviewed.

The Board reviewed an ongoing violation regarding: a subpar front lawn needing refurbishing/replacing. The BOD discussed the success of the 2009 Northstars swim season and equipment needs for the 2010 season with the team co-presidents. The BOD acknowledged the Petrilla family (see photo page 4) at Entrada West for winning the September landscaping award.

The BOD voted to replace the Prosa pool building roof and the spa equipment roof with DaVinci simulated wood shakes with a 50-year warranty at a cost of \$9985.00. The BOD examined bids for the Prosa pool patio cover and asked the manager to obtain additional bids utilizing aluminum products. The BOD voted to authorize an expenditure of \$1821.00 to replace the damaged Alba totlot slide.  The BOD also approved two bids from Ron Wallace construction in the amount of \$11,273.00 for concrete footings & spa gate foundation repair to accommodate the new perimeter fencing.

The Board discussed the recent concrete walkway survey and directed management to obtain bids for the most severely damaged sections. The BOD reviewed a homeowner request for fee-waived use of the clubhouse for a Brownie Girl Scout troop. The BOD agreed to allow the use since the group provided a roster showing the required percentage of Park Paseo residents.

The Architectural Committee meeting minutes of August 26, 2009 were approved as submitted. The violation log was reviewed. The financial material for June, 2009 was reviewed. The delinquent account report was discussed, and management was requested to send out three 30-day reminder letters, two attorney warning letters, and three homeowner accounts were scheduled to be turned over to the attorney for collection. The BOD discussed the budget and proposed dues increases for 2010 but determined that further research was needed.

The meeting was adjourned at 9:45 p.m., and the **next Board meeting is scheduled for October 19, 2009 at 6:30 p.m.** (Third Monday for this meeting.)

Candidates' Statements

Roland Philipp

My name is Roland Philipp and I am a member of the Park Paseo Board. I have lived here with my family since 1998 and my children have been with the Northstars for the last 7 years. I have served on numerous other boards as a Homeowner Member and Builder Representative over the last 15 years. I feel I bring a different perspective to the Board with my experience of serving on boards in new and mature communities, and building some of those very communities. I am glad to say that the many amenities that first brought me here are still top notch. My goal as a Board Member is to make sure that we continue to maintain our facilities and landscape as they age so they maintain a cohesive appearance. We have challenges ahead of us as we maintain, repair and modernize, but we can continue these efforts in a fiscally responsible manner.

Michael Krahelski

I have had the opportunity to serve on the Board for a number of years. I am interested in serving another term on the Board so that I can assist the Association on many important matters, including significant capital expenditures that are slated for the next two years. We have lived in the Association since 1990 and my daughter participated in the Northstars for many years. As general counsel of a corporate law department, I have significant experience in negotiations, contract matters and dealings with governmental authorities, vendors and insurance companies. I believe I can make a contribution for the next two years.

Tanja Fournier

My name is Tanja Fournier and I have served on the Park Paseo Homeowners Association Board for the past two years. During this time, we have made great strides in making improvements to our beautiful neighborhood. We remodeled the clubhouse restrooms, completed the first phase of fence replacement around our community pools, and implemented new financial technology that has resulted in better and more efficient financial management and tracking. As our neighborhood matures, there is still much to be done. I would be pleased to serve for another term to assist in the efforts to insure we continue to be the beautiful and the most sought after neighborhood in Northwood.

October Landscape Award Winner

The Petrilla Family of 33 Entrada West



STREET SWEEPING SCHEDULE

West of Yale: (Friday) October 2 & 16

East of Yale: (Friday) October 9 & 23

May be viewed at <http://www.ci.irvine.ca.us/Departments>Public Works>Street Maintenance>
Please move your cars to keep our streets clean!

WELCOME NEW HOMEOWNERS

Fariba Nehzati of 17 Alba West

Stop by and say hello to our new neighbor!

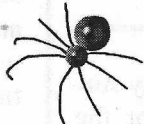
PHONE MESSAGES

Please leave clear, concise messages when you call the Clubhouse office requesting a call back. If you would clearly leave your name, address, phone number, and a short message (along with your account number from your monthly statement (if you have it handy or if the call is account-related) we can make a quick call back to assist you. There have been a few occasions when neither a helpful Board member nor I have been able to discern enough information to call anyone back. Remember, we are here to help.

EDITOR'S CORNER

If you have a "for sale" ad in the newsletter, please call or email me and let me know if it has been sold or if you want your ad run for the next month. You can email me at: pphoairvine@sbcglobal.net

OCTOBER 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 Private Party Brownie Troop Mtg. 4:00-6:00 p.m.	3 Private Party
4	5	6	7	8	9	10 Private Party
11	12 Columbus Day	13	14	15	16 National Boss Day Brownie Troop Mtg. 4:00-6:00	17 Private Party
18	19	20 Indian Princesses 6:30-9:00 p.m.	21	22	23	24
25	26	27	28	29	30	31 Happy Halloween 