

◆ THE PARK PRESS ◆

367th Issue

November 2009

MANAGER'S CORNER

Installation Projects

If you have been by the main pool lately you may have noticed that the attractive new anodized perimeter fencing is being installed. The project should be completed by the end of October. The Prosa perimeter fence was completed in the spring. It looks beautiful and, best of all, is now maintenance free. While the expenditure was costly, we no longer have the \$10,000 annual expense of painting and repairing the wrought iron. The new fences should last upwards of fifty years.

Additionally, the Prosa pool building and the spa equipment room will have a new roof installed by the time this issue goes to press. We selected a product that fits in with our current community roof standards and one that has a fifty-year warranty.

We have also sought bids to replace the deteriorating patio cover at the Prosa pool. We plan to replace the current wood structure with an aluminum product that has a wood-grain texture. It is lightweight but wind resistant and never needs painting. The existing structure held up for thirty years but required periodic painting and repairs.

Election Ballot Reminder

There is still time to have your vote count!

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 for counting. 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 **second election meeting on October 26, 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 reschedule for a reduced-quorum meeting date.

COMMUNITY NEWS

Annual Election

The PPHOA annual meeting and election of directors was held October 20, 2009. Unfortunately, for the thirtieth year in a row we did not have enough ballots for a quorum. The official counting of ballots had to be postponed to Monday, October 26. At this meeting, all correctly filled-in ballot envelopes will be certified by our election committee commissioner, Art Goldstein, and then counted. Following the election, officers will be selected for the upcoming year. Immediately afterward, the Board will complete its update of the Architectural Rules updates for presentation to the community.

2010 Budget

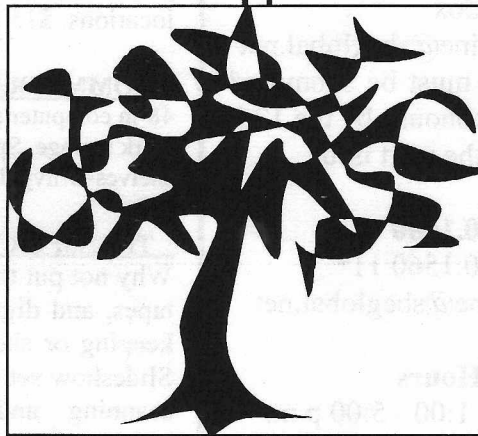
During November you will receive your copy of the budget for 2010. Your Board is now going over expenses for this year and will soon be deciding whether to increase the dues from the current \$76.00 to cover the increasing expenses of maintenance, repairs, utilities, and facility improvements. In these 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 require-

ments 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.

Zero-Lot Line Outside Utility Doors

To homeowners new to Park Paseo, the outside utility doors were originally designed with louvers in order to provide the necessary ventilation to the bottom compartment that houses the gas meter. Natural gas is heavier than air and ventilation is necessary in the event of any leak to allow the gas to escape. There must be ventilation openings in the lower utility door.



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

PAINTING & WALLPAPERING

Do you need painting, wallpapering, or wallpaper removed? I am a Park Paseo resident who has worked for many of your neighbors. References available. Please call Jeff at Jameson Painting & Wallcovering 949.351.6562

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

COMM. GRADE COMPUTER RACKING STATION

48-in computer racking station-an efficient solution for network storage. Spacious work surfaces, full-width, adj. server shelves-w/hvy duty wheels. \$200. Call Jeff at 714.272.7497

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.

PPHOA FLOOR PLANS NEEDED

We are planning a remodel and are looking for anyone in Park Place who has a copy of the blueprints/plans for model 2144A that we could use. Please contact Eleni at 714.342.4911

OC ARTIST-STUDIO ART SALE

Established Orange County Artist-Natasha Shoro is having a Studio Art Sale. By Appt. Only. 714.227.5175 www.natashashoro.com or Natasha.shoro@gmail.com

GOLF CLUBS & BAGS

Nice beginner set. Spalding Tee-Flite clubs; 3-9 irons +P/W driver, 3 & 5 metal woods w/covers. Only used at driving range-\$50.00 Please call Jeff at 714.272.7497

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.

BOARD HIGHLIGHTS

On Monday October 19, 2009 your Park Paseo Board of Directors met at the clubhouse for a rescheduled meeting. Present were Directors Howard Scott, Mike Krahelski, Roland Philipp, Tanja Fournier, and Brian Hagadorn. Also present were co-managers Gus Aarnaes and Ric Cox and an architect presenting plans for a major remodel. The minutes of the September 14, 2009 BOD meeting were approved as corrected. The Action Items and Responses Report from the September 14, 2009 meeting was also reviewed.

The Board reviewed an ongoing violation regarding failure to put away trash receptacles. The homeowner failed to appear and was fined \$25.00. The BOD acknowledged the Edmondson Family (see photo page 4) at 3 Campanero West for winning the October landscaping award.

The BOD voted to replace the Prosa pool building lattice patio cover with an aluminum product at a cost of \$9,800.00. The new cover requires no painting and has a 50-year warranty. The BOD voted to authorize an expenditure of \$1250.00 for installation of the new Alba totlot slide. The BOD also confirmed the plans to remove one brick pilaster at the Prosa pool play area, to install a concrete food pad for the park bench, and to plant a hedge around the perimeter of the totlot. The BOD approved the expenditure of \$2675.00 for the year-end audit and tax preparation by Brad Benton, CPA.

The Board voted to replace the Prosa pool patio cover with a no maintenance 50-year aluminum product.

The BOD reviewed two homeowner requests for fee-waived use of the clubhouse for a Cub Scout pack and an Indian Princess group. The BOD agreed to allow the use since the groups provided rosters showing the required percentage of Park Paseo residents.

The Architectural Committee meeting minutes of September 30, 2009 were approved as submitted. The violation log was reviewed. The financial material for August, 2009 was reviewed. The delinquent account report was discussed, and management was requested to send out two 30-day reminder letters, five attorney warning letters, and one homeowner account was 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 clarification of the reserve study was needed.

The meeting was adjourned at 9:05 p.m., and the next Board meeting is scheduled for November 9, 2009 at 6:30 p.m.

Community News

Zero Lot Line Flooding Reminder

With the fall rain season upon us, I must remind homeowners living next to zero-lot line homes of their responsibility to insure that the surface drainage as designed and graded by the original builder must be maintained in order to prevent any flood damage to the neighbor's zero lot line home. Any modification to this natural drainage that causes water damage to the neighbor's home along the zero-lot line is the responsibility of that owner.

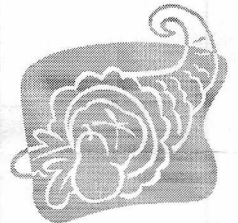
The following streets have zero-lot line homes: Entrada, Alba, Eden, Diamante, Prosa, Lucero, Delamesa, Campanero and the east side of Palmatum.

In the past, a few homes have been flooded when earth and debris (e.g. leaves) acting like sponges are allowed to touch the neighbor's house above the seep line (the joint between the house walls and foundation). The seep line is not a waterproof joint and flowing or standing water can penetrate into the house. There must be at least a two-inch (2") margin between the earth and the house seep line. Do not allow planters filled with earth against the neighbor's house (above the seep line)! And be aware of mature plants and trees whose roots may block water run-off next to a home.

Remember: Rain or irrigation water must be allowed to drain away from the zero-lot line home. Let's not have any homes damaged by this easily preventable flooding!

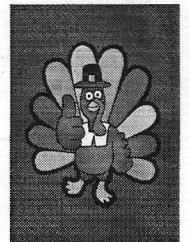
Rain Gutter Maintenance

Weather forecasters predict possible El Nino conditions for the upcoming rainy season so now is the time to clean and remove any debris from your rain gutters before the rains come. Check your yards for any debris and root growth that might impede the necessary drainage of water.



Home Street Numbers

Over the years, more house address numbers have been disappearing from our homes. The City Code and the Association guidelines require that the house address be visible from the street, with a lighting source for nighttime visibility.



November Landscape Award Winner
The Edmondson Family of 3 Campanero West



STREET SWEEPING SCHEDULE

West of Yale: (Friday) November 6 & 20
 East of Yale: (Friday) November 13 & 27
 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

Daniel & Quisqueyq McDermott of 6 Campanero West
 Stop by and say hello to our new neighbors!

Thanksgiving Trivia

When was the first Thanksgiving celebration held?
 The Plymouth Pilgrims held their first Thanksgiving celebration in the fall of 1621.
What was the reason for holding a Thanksgiving celebration?

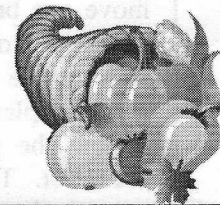
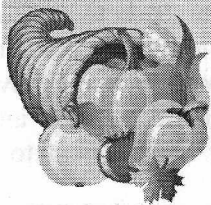
On December 11, 1620 the first Pilgrims (or Puritans, as they were initially known) landed at Plymouth Rock. By the fall of 1621, of the hundred or so passengers who had sailed on the Mayflower, only half were still alive. (Of these, only four were adult women and almost forty percent were children.) The survivors, thankful to be still alive, decided to give a feast.

Which president made Washington's "National Day of Thanksgiving" a national holiday?
 On October 3, 1863 Abraham Lincoln issued a "Thanksgiving Proclamation" that made the last Thursday in November a national holiday.

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



NOVEMBER 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6 Brownie Troop Meeting 4:00-6:00 p.m.	7
8	9 PPHOA Board Meeting 6:30 p.m.	10	11	12	13	14
15	16	17 Cherokee Indian Princesses 6:30 p.m.	18	19	20 Brownie Troop Meeting 4:00-6:00 p.m.	21
22	23 Cub Scout Pack 693 6:00-8:00 p.m.	24	25 Architectural Committee Meeting 7:00 p.m.	26 Thanksgiving Day	27	28
29	30	