

❖ THE PARK PRESS ❖

368th Issue

December 2009

MANAGER'S CORNER

Tree Trimming

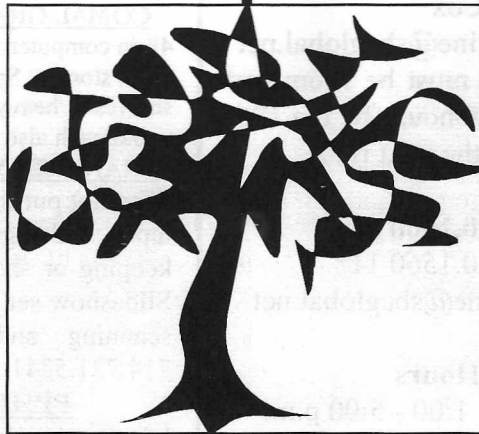
The large Eucalyptus windrow trees along our greenbelts are scheduled to be trimmed in December and January. We are on a three-year trimming cycle for the large trees and at the last Board Meeting the BOD directed management to seek bids for the job. The trimming typically takes two to three weeks and involves large trucks and woodchippers operating along our greenbelts. Please advise children to avoid the areas where heavy equipment is being used.

Sidewalk Repairs

As soon as the Eucalyptus windrow trees are trimmed, the repair of cracked and damaged sidewalks along our greenbelts will commence. Many of the concrete sections were originally laid in 1978 and have developed cracks or have been lifted by tree roots or ground movement. Please advise your children to steer clear of the wet cement to avoid accidentally leaving a permanent mark in the sidewalks.

2010 Budget Adopted

During November you will receive your copy of the budget for 2010 as well as a copy of the Reserve Data Analysis. Effective January 1, 2010, there will be an **increase of \$5.00** in the monthly dues from \$76.00 to **\$81.00** to cover the constantly increasing expenses of maintenance, repairs and facility improvements. Our facilities are now thirty years old and, while in previous years we were able to perform simple repairs, we now are faced with complete replacement of roofs, fences, sidewalk sections, and patio covers. In these difficult times, the Board is committed to minimize any dues increases 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. We believe that even with this increase, your association continues to be one of the finest in Irvine and your Board continues to be committed to maintaining our assets for all of us to enjoy.



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

COMMUNITY NEWS

Annual Election Results

The PPHOA annual meeting and election of directors meeting was held October 26, 2009. This was a postponed meeting from the previous week since the required 319 ballots had not been returned. At this meeting, the quorum was reduced by half and the requisite 162 ballots were received. All correctly filled-in ballot envelopes were certified by our election committee commissioner, Art Goldstein, and then counted. Following the election where Mike Krahelski, Tanja Fournier, & Roland Philipp were re-elected, officers were selected for the upcoming year. All officers retained the office positions from the previous year. Immediately afterward, the Board completed its update of the Architectural Rules revisions for presentation to the community. When the revisions are printed, the community will have an opportunity for input before the final adoption.

Ducks Return to Park Paseo

The ducks have returned to Irvine and the Park Paseo pools seem to be a favorite spot for their recreation. Each year we take measures to keep them from nesting around our aquatic facilities because of the mess and associated bacteria they leave behind, making swimming unsafe. Ducks will always return to the area where they hatched so once a group of ducks selects our pool for a home, we have a duck's lifetime ahead of us to shoo them away. Even though you may find ducks attractive or cute, **PLEASE** do not feed the ducks or encourage them in any way to come back to our community. They cost the association in time, extra pool maintenance costs, chemicals, and janitorial expense.

Holiday Home Decorating Contest

Let's put our holiday decorating skills to use and see who will be selected as this year's holiday best. The winner will be announced and a photo will be included in the January or February issue of the Park Press newsletter.

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
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 will be happy to provide you with Park Paseo 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/heavy duty wheels. Would make an excellent workbench also. \$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

FREE SHUTTERS

We remodeled and have three shutters for entry way windows (apx.14"x70") Please call Sharon at 714.731.4439 or Sharon.hoting@aero.org.

UPSTAIRS SHOWER INFO NEEDED

My master bath shower leaks to the 1st floor ceiling. If you have experienced this problem, please call Sharon at 714.731.4439. Thank you.

FULL-SIZED BED FOR SALE

Extra-firm full sized bed for sale. Very good condition. Looks like new. \$150. Please call Tessie at 714.731.9359

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 November 9, 2009 your Park Paseo Board of Directors met at the clubhouse for its regularly scheduled meeting. Present were Directors Howard Scott, Mike Krahelski, and Brian Hagadorn. Also present were co-managers Gus Aarnaes and Ric Cox. The minutes of the October 19, 2009 BOD meeting were approved as corrected as were the October 20 & 26 Annual Election Meeting minutes and the Organizational BOD Meeting minutes of October 26, 2009. The Action Items and Responses Report from the October 19, 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 approved a room addition plan design on Eden with stipulations regarding the roof and front setbacks. The BOD acknowledged the Miller Family at 18 Entrada West (see photo page 4) for winning the landscaping award.

Because of excessive drying and compaction of soil in the greenbelt area, the BOD voted to approve an expenditure of \$2650.00 for aeration of the turf. The BOD also approved the expenditure of \$39,248.00 to replace damaged concrete sections in our greenbelts and park areas.

The BOD reviewed a homeowner request for fee-waived one-time use of the clubhouse for a Cub Scout pack. 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 October 28, 2009 were approved as corrected. The violation log was reviewed. The financial material for the third quarter 2009 was reviewed and approved. The delinquent account report was discussed and management was requested to send out six 30-day reminder letters. Five homeowner accounts were scheduled to be turned over to the attorney for collection.

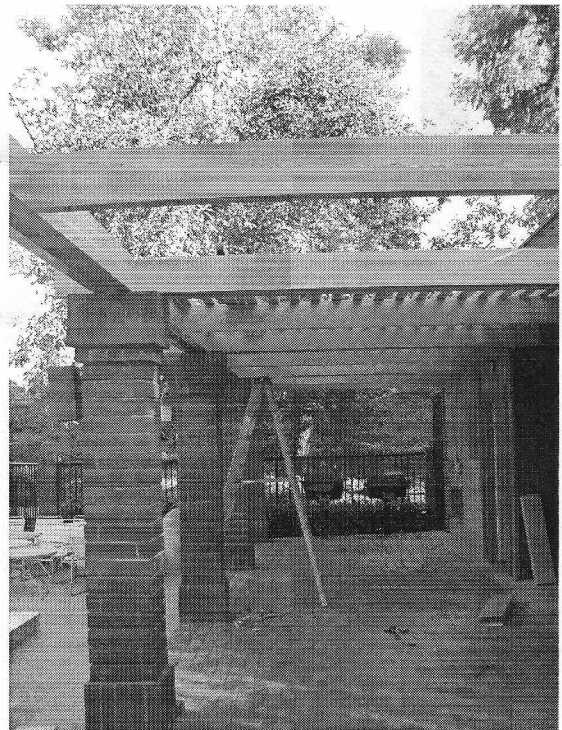
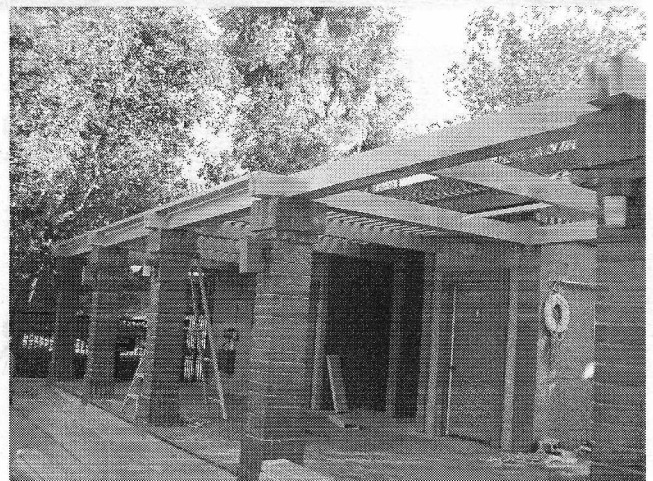
The BOD discussed the budget and the reserve data analysis report and reluctantly agreed to increase the dues \$5.00 per month to \$81.00 for 2010 because of increases in expenses in maintenance and necessary replenishment to our reserves to make up for significant outlays this year for large projects such as perimeter fencing, roofing, patio covers, bathroom remodeling, and concrete repairs. The meeting was adjourned at 9:57 p.m., and the **next Board meeting is scheduled for December 14, 2009 at 7:00 p.m.**

The Board voted to replace many damaged concrete sections of sidewalk along our greenbelts.

Community News

New Prosa Patio Cover

The new aluminum lattice patio cover has been installed at the Prosa pool and it puts a final touch on the facility. Three major projects have now been completed to upgrade the Prosa pool area: a new 50-year roof, anodized aluminum perimeter fencing, and a low maintenance powder-coated aluminum patio cover. The upcoming projects at the Prosa pool area include painting, repairing some lifted concrete sections, planting hedges around the totlot perimeter, removing a brick pilaster from the corner of the totlot, and upgrading the BBQ's. The accompanying photos illustrate progress in the patio cover installation. Please drop by the Prosa pool area and take a look at the upgrades.



December Landscape Award Winner
The Miller Family of 18 Entrada West



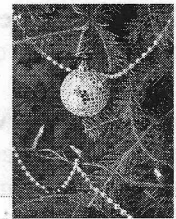
STREET SWEEPING SCHEDULE
 West of Yale: (Friday) December 4 & 18
 East of Yale: (Friday) December 11
 May be viewed at <http://www.ci.irvine.ca.us/Departments>Public Works>Street Maintenance>
 Please move your cars to keep our streets clean!

WELCOME NEW HOMEOWNERS
 Daniel & Quisqueya McDermott of 6 Campanero West
 Stop by and say hello to our new neighbors!


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

Zion Market Shopping Cart Retrieval
 We have seen an increase in the number of blue shopping carts from Zion Market (the old Vons Market at Culver & Yale) left in our neighborhood. We received a response from Zion Market listing a phone number to call if a blue shopping cart is abandoned in our community. Please call 714.832.5600 to report an abandoned Zion Market shopping cart. Other communication may be left at their website www.zionmarket.com if a quick response is not noted.



DECEMBER 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4 Brownie Troop Meeting 4:00-6:00 p.m.	5 Private Party
6 	7 Pearl Harbor Remembrance Day Cub Scout Pack 693 6:00-8:00 p.m.	8	9	10	11 Private Party	12 Private Party
13	14 PPHOA BOD Meeting 7:00 p.m.	15 Cherokee Indian Princesses 6:30 p.m.	16	17	18 Private Party	19 Private Party
20	21 First day of winter	22	23	24	25 Christmas Day Private Party	26 Private Party Kwanzaa Begins
27	28	29	30 Architectural Committee Meeting 7:00 p.m.	31 New Year's Eve	