

# ◆ THE PARK PRESS ◆

379th Issue

November 2010

## MANAGER'S CORNER

### Board Election-Still Time to Vote

The postponed PPHOA annual meeting and election of directors has been set for Monday, October 25, 2010 since a quorum was not received for the originally scheduled meeting on October 19. You may drop off your signed/completed ballot envelope in the clubhouse mailbox. You should have received formal notice of the meeting earlier this month. This year, two seats are up for re-election and the two incumbents, Howard Scott and Brian Hagadorn have submitted candidacy statements for election for another term. These statements of candidacy follow:

#### Brian Hagadorn

My family and I have lived in Park Paseo for the past fourteen (14) years. In terms of overall value, I believe that the community of Park Paseo is one of the best neighborhoods in Northwood. I have enjoyed serving our community as a member of the Park Paseo Board of Directors for the past eight (8) years and have committed to continue my service if re-elected.

#### Howard Scott

It has been my privilege to serve on the Park Paseo Board of Directors as President for the last two years. I

consider Park Paseo to be among the most desirable neighborhoods in Irvine, and feel that the dedication and hard work of our Board of Directors, our Managers, Architectural Committee, and residents enhance our community. I look forward to serving another term on the Board and appreciate your continued support.

### Voting Instructions

Since the laws regarding community associations have changed, please follow the instructions for voting carefully so that your vote will count. Print your name and **Park Paseo address** on the front of the pre-addressed white envelope. **Sign the white envelope.** Fill out the ballot. Each address is allowed two votes. Do not sign the ballot. Insert the ballot in the **GREEN** envelope and seal. Insert the green envelope in the larger pre-addressed white envelope and mail or drop in clubhouse mailbox.

## COMMUNITY NEWS

### Annual Election

The PPHOA annual meeting and election of directors was held October 19, 2009. Unfortunately, for the thirtieth year in a row we did not receive enough ballots for a quorum. The official counting of ballots had to be postponed to Monday, October 25. 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.

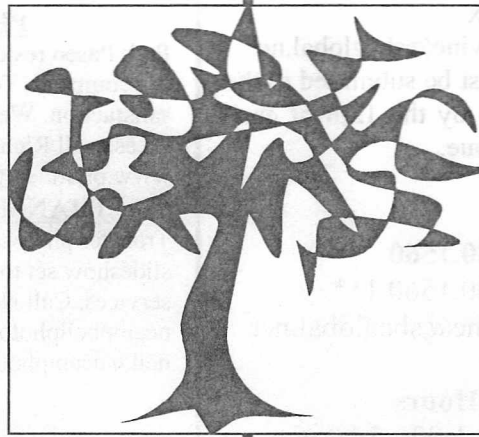
### Zero-Lot Line Outside Utility Doors

To homeowners new to Park Paseo, the outside utility doors on zero-lot line homes were originally designed with louvers in order to provide the necessary ventilation to the bottom compartment that houses the gas meter. Natural gas needs to be ventilated in the event of any leak to allow the gas to escape. There must be ventilation openings in the lower utility door. Please keep your utility doors in good working condition.

### Barking Dogs & Considerate Neighbors

The two issues we receive most complaints about in the office are dogs and parking. The dog issues normally center around dogs left alone during the day that bark incessantly and disturb neighbors-and dogs in the greenbelts that are not secured on leashes. Please take time to think about the welfare of your neighbors (or consider your own liability) if your dog gets unruly and bites another dog or a small child. It only takes a moment for a dog to become territorial and nip at something nearby.

Think about the possible risks to others and to your own financial well-being. When you go out to walk your dog please remember to keep your dog on a leash to protect both. If you hear dogs barking continually or notice dogs that are off-leash and consider them a danger to others you may contact Irvine P.D. Animal Control at 949.724.7092.



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 6:30 p.m. Homeowners are encouraged to attend. Architectural Committee Meetings are held the last Wednesday of each month at 7:00 p.m.

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.

Irvine (Police Dept.) Animal Control 949.724.7092

*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

Nina Yadlowsky	389.9778
Leah Benzie	573.7590
Sophie Miller	949.697.3653
Melanie Duncan	508.2582
Chelsea or Chloe Feller	669.5720
Nikki Morris	734.0192
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

### DOG TRAINING FOR KIDS

Train your dog to do fun tricks like "High Five" "Roll Over" and "Play Dead." Sixteen year old Kayla will help you train your dog for only \$15.00 per class. Please call 949.579.0796 or e-mail alyako@cox.net.

### SEARS CRAFTSMAN 10" RADIAL SAW

New blade guard & table top. Comes with stand, wheels, router attachment and manuals. Great condition. \$199.00 OBO. Come see it and try it out. Call Ian at 949.689.6544

### HANDYMAN AVAILABLE

General handyman work (broken utility doors, mailbox posts and more) call 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 & appear very capable.

### 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.

Park Paseo residents who own & operate a full service plumbing company. Top priorities are quality, value, & customer satisfaction. We can provide you with Park Paseo references. Please call Richard at 714.397.5954 or www.pristineplumbinginc.com Pristineplumber@aol.com

### TRANSFER PHOTOS TO DVD'S or CD'S

Transfer photos/slides/vhs tapes to a DVD-or create a photo slideshow set to music. I provide photo.scanning & archival services. Call Neil at 731.5241, visit my website at www.ncampbellphotography.com or e-mail me at neil@ncampbellphotography.com

### FURNITURE FOR SALE

Thomasville cherry wood entertainment center, coffee & end tables, server; Maple computer hutch/desk; Carolina pine bedroom set. Photos avail on Facebook (dianelynn76@yahoo.com) or call Diane at 714.328.1784 Best offer

### PERSONAL ASSISTANT

A solution for your busy lifestyle-Personal Assistance & Concierge Services: Planning, Organizing, Events, Correspondence, Follow-up, Gifting, Errands and To-Do's. Please call Jody at 949.466.9794 or e-mail Jody@Killion.cc

### ITEMS FOR SALE

Microwave oven-used once \$100.00 White electric stove/oven combo gd. cond. \$75.00 White side/by/side refrigerator \$100.00 Dishwasher-black, good cond. \$50.00 Call us at 949.275.4493

**KASEY NEEDS A HOME** Kasey is a healthy 10 yr old black & tan miniature dachshund who needs a home. She is up to date on shots, is spayed, and recently had her teeth cleaned. Her elderly owner recently died and Kasey would be a perfect companion for a non-working person. Gets along with other dogs, cats, & children. Free to good home. Call Diane at 714.544.4623

## BOARD HIGHLIGHTS

On Tuesday October 19, 2010 your Park Paseo Board of Directors met at the clubhouse for its re-scheduled meeting to coincide with the annual election meeting. Because a quorum was not reached, the annual meeting and election of new officers was re-scheduled to Monday, October 25. Present were Directors Howard Scott, Tanja Fournier, Roland Philipp, Mike Krahelski, and Brian Hagadorn. Also present were co-managers Gus Aarnaes and Ric Cox. The minutes of the September 13, 2010 BOD meeting were approved as corrected. The Action Item/Responses Report from the September 13, 2010 meeting was also reviewed.

The minutes of the September 29, 2010 Architectural Committee meeting were reviewed and approved. The violation log was reviewed. The Board reviewed an architectural violation regarding vegetation overgrowing sidewalks. The BOD determined that letters needed to be sent to a number of homeowners to trim back vegetation so that it does not impede pedestrian traffic.

The Board reviewed the reserve study from Reserve Data Analysis which recommended increasing our reserve allocation to improve our 'percent fully funded' percentage from 67 to 73. The BOD also reviewed expenses, reserve requirements, upcoming contractor costs, and increases from vendors & contractors and voted to increase the dues for 2011 to \$83.00 monthly. The Board approved an additional \$500.00 to repair and repaint a wrought iron fence between Alba West & Diamante. The BOD acknowledged the London family at 23 Diamante (see photo page 4) for winning the monthly landscaping award. The financial material for August 2010 was reviewed. The delinquent account report was discussed and management was requested to send out four 30-day reminder letters and one attorney warning letter. One account is scheduled to be turned over to the attorney for collection.

### Additional Classifieds

**Hiking Boots** for sale-One pair of women's "Timberland" hiking boots-Brand New Size 7.5 brown \$70.00 Please call 714.306.2117

**LOST-\$25.00 Reward for return.** Compact binoculars Was a gift-sentimental value. Black w/string to go around neck. Please call clubhouse 714.730.1560 or bring them by the clubhouse for reward.

**Australian Shepherd**-Free to good home. Female-8 yrs young, loves kids. Call 949.275.4493

## Community News

### Zero Lot Line-Flooding Reminder

With the fall rainy 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, thus 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 preventable flooding!

### Autumn Preparation

Now is the time to clean and remove any debris from any rain gutters before the rains come. Check your yards for any debris and root growth that might impede the necessary drainage of water.

### Dues Set for 2011

After a careful review of projected costs and increases from utilities, vendors, and contractors, your BOD voted to increase the dues in 2011 to \$83.00 per month. This modest increase will enable the association to increase funding for the reserve accounts which are used for needed major projects and also to continue funding the operating budget at the same level as previous years.

### BOARD MINUTES (Cont'd)

The Board directed management to research the cost of installing new playground sand at the tot lots and volleyball courts since installing a rubber surface is so expensive. The bids for monument signs were reviewed and the Board directed management to look at a more inexpensive design to help reduce costs. The meeting was adjourned at 9:08 p.m., and the **next Board meeting is scheduled for Monday November 8, 2010 at 6:30 p.m.**

*November Landscape Award Winner  
The London Family at 23 Diamante*



**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](mailto:pphoairvine@sbcglobal.net) or call 714.730.1560

**STREET SWEEPING SCHEDULE**

West of Yale: (Friday) November 5 & 19

East of Yale: (Friday) November 12 & 26

May be viewed at [http://www.cityofirvine.org/cityhall/pw/streetmaintain/infrastructure\\_cleaning](http://www.cityofirvine.org/cityhall/pw/streetmaintain/infrastructure_cleaning)

Please move your cars to keep our streets clean.

**WELCOME NEW HOMEOWNERS**

Patrick & Rachel Gibson of 35 Fortuna East

Jongheon & Sunhee Kim of 21 Eden

Stop by and say hello to your new neighbors!


**Sierra Vista Portables**

We recently received notice from the IUSD that they are planning to install one 48' x 40' relocatable classroom on the Sierra Vista Middle School campus because of increased enrollment. The IUSD has scheduled a 'Public Information Meeting' on Wednesday October 27th at 6:00 p.m. in the Multi-Purpose room at 2 Liberty on the SVMS campus. If you are unable to attend you may forward written comments to IUSD c/o djordan@iusd.org by Thursday, 10/28/10. The IUSD Board will make a final decision at its regularly scheduled meeting on Tuesday November 16 at 7:00 p.m. at 5050 Barranca Pkwy, Irvine. You may also have your questions answered by phoning Donna Jordan at 949.936.5306.



**NOVEMBER 2010**



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Election Day	3	4	5	6
7 DST Ends- Turn clocks back one hour	8	9	10	11 Veterans Day	12 IUSD-No school	13 Private Party
14	15	16	17 (Eid) at Adha	18	19	20 Private Party
21	22	23	24	25 Thanksgiving Private Party	26	27 Private Party
28	29	30	IUSD-No school all week-Thanksgiving recess/furlough days			