

◆ THE PARK PRESS ◆

383rd Issue

March 2011

MANAGER'S CORNER

Springtime Home Improvement Projects

Spring is quickly approaching, and with it comes plans to improve and maintain our homes: painting, new roofs, windows, new landscaping, etc. Plan ahead and pick up a **Home Improvement Application** at the clubhouse office and submit these applications *no later* than the last Tuesday before the Architectural meeting for approval. The Architectural Committee meets on the last Wednesday of every month. Applications received on the day of the meeting are late, will not be on the agenda, and will be reviewed at the following month's meeting.

Home Improvement Reminder

Please submit applications for home improvement projects before work commences. Our guidelines read: "The plans processing fee for the Home Improvement Application and/or the Painting Application is \$50.00. This plan-processing fee will be **WAIVED**, provided approval of the Architectural Committee is obtained **BEFORE** any work begins on the proposed improvement. If not, the processing fee must be paid." This fee will be charged for non-compliance.

OC Fire Authority Says- Change Your Batteries When You Change Your Clocks

We "Spring Ahead" on Sunday morning March 13. The OC Fire Authority recommends that we also change the batteries in smoke alarms at the same time. According to data from the OCFA, 'in over 70% of home fires and nearly all fire deaths in OC, no working smoke alarm was present. They are one of the best safety devices you can buy and install to protect you and your family.'

They recommend a smoke alarm on every level of your home and in each hallway leading to sleeping areas.

COMMUNITY NEWS

Car Break-ins Reported

A PPHOA resident on Glorietta reported that his vehicle was broken into and a laptop was stolen. In this instance the car was locked and the window was broken. The police officer who took the report stated that this was the second similar car burglary in Park Paseo that week. Both break-ins occurred late at night on the entrance portion of the street. Valuables were observed using a flashlight and were taken-while other cars

nearby were not burglarized. Stow your valuables in the trunk or out of sight and park your vehicles in your garage whenever possible.

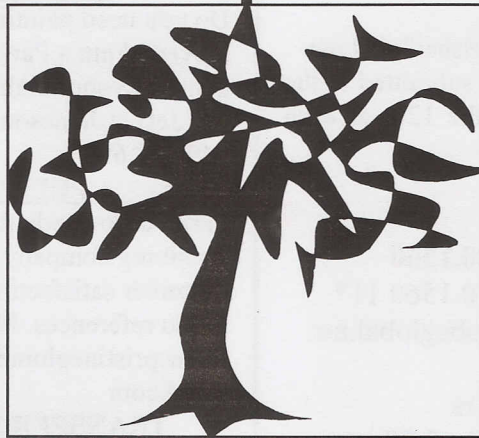
Northstars Swim Team

Our own Park Paseo Northstars Swim Team is a great way to develop swim strokes, continue school friendships and meet the neighbors! If your child swam last season, you will automatically receive your pre-registration packet in late February to reserve your spot on the team. New families interested in joining the team should contact Diana Dru at [Diana@ pacificautosoft.com](mailto:Diana@pacificautosoft.com) for membership information. Swimmers must be 5 years old by 6/1/11.

The tentative schedule includes practice beginning 6/1, an intrasquad practice meet on 6/18, dual home meets on 6/25, 7/23, & 7/30, and a Championship Meet in August.

Keep Garage Doors Closed

Several PPHOA residents have reported that during the Christmas season they had gifts taken from their open garages after completing a shopping excursion. Another resident reported that they had a bicycle stored next to their house and observed a landscaping crew across the street. When they came outside, the bicycle was gone. If you recall from previous newsletters, Irvine city law requires that garages be kept closed to prevent such thefts and to discourage criminals from 'visual shopping' in our community.



Park Paseo

Homeowners' Association
25 Christamon West, Irvine, CA 92620

Board of Directors

President	
Tanja Fournier	714.838.9558
1st Vice-President	
Brian Hagadorn	714.838.2625
2nd Vice-President	
Roland Philipp	714.669.1885
Treasurer	
Howard Scott	714.669.1406
Secretary	
Mike Krahelski	714.345.6841

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 Aarnes 714.730.1560
Fax (call before faxing) 714.730.1560 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

ARMOIRE, DVD PLAYER, DOG CRATE

Custom Pine Armoire-used for entertainment or storage \$150
DVD Player for car (w/case) \$50.00 Soft dog crate w/ screened window on roof, sides, & front (collapsible) 19"H x 19"W x 27" Deep (used only 4 times) \$45.00 Call Rivi 714.731.8792 or e-mail rivialch@cox.net

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.

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

PET SITTING

Member of Pet Sitters International available for pet sitting & dog walking. Cats, dogs, caged animals, & pets with special needs. Price based on number of animals & services. Please call Cary's cell at 949.798.9397 or at home at 714.389.7182.

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

BOARD HIGHLIGHTS

On Tuesday, February 15, 2011 your Park Paseo Board of Directors met at the clubhouse for its postponed meeting. Present were Directors Tanja Fournier, Roland Philipp, Mike Krahelski, Howard Scott, and Brian Hagadorn. Also present were co-managers Gus Aarnaes and Ric Cox and one homeowner. The minutes of the January 10, 2011 BOD meeting were approved as corrected. The Action Item/Responses Report from the January 10, 2011 meeting was also reviewed.

The minutes of the January 26, 2011 Architectural Committee meeting were reviewed and approved. The violation log was reviewed. The BOD voted to have Earthcare plant Schefflera & Podocarpus visual screening plants near the Alba totlot at a cost not to exceed \$1100.00. The BOD also voted to repeat the Earth-

care turf aeration treatment at a cost of \$1420.00 after seeing the improved results in our greenbelt turf after performing the treatment last year. The BOD approved a bid from Harvest Landscape to trim some trees that overhang the tennis courts and to remove a number of trees too close to the concrete court perimeter. The Board also approved a \$300.00 bid from Earthcare for stump grinding of recently removed trees. The BOD directed management to include their 'spring cleaning' letter with the next billing/newsletter mailing. The BOD acknowledged the Cahill family of 11 Kara East for winning the monthly landscape award

The financial material for the last quarter of 2010 was reviewed and approved. The delinquent account report was discussed & management was requested to send two 30-day reminder letters, two attorney warning letters, and to turn one account over to the attorney for collection pending receipt of payments. The Northstars swim team representative presented membership & meet information for the upcoming swim season. The BOD approved a fee-waived use of the clubhouse for a Daisy Troop since the resident requirements were met. The BOD reviewed a request from AT & T to place a U-Verse Network upgrade terminal on one of our corners near Yale & Hicks Canyon and directed management to contact AT & T for more information. The BOD approved a \$36,660 bid from Outdoor Designs to design & build an aluminum patio cover for the Christamon pool area with shorter, wider slats to hold the added weight of the larger cover.

The meeting was adjourned at 9:30 p.m. The next **Board meeting is scheduled for Monday, March 14, 2011 at 6:30 p.m.**

The BOD voted to remove 11 trees overhanging the tennis court & to trim others that are too close to the courts.

Community News

Park Benches to be Installed

Eight new park benches were delivered on February 9 and are scheduled to be installed in various locations on our greenbelts by March 1. Three have already been placed on the concrete pads previously poured for them. Three more should be installed by the publication date of the newsletter.

Babysitters Listing Update

Please help us keep the available babysitters roster on page two (Local Babysitters) current by calling me or e-mailing the editor (pphoairvine@sbcglobal.net) for any necessary additions or deletions.

Repair of Vehicles

Please be reminded that our association CC & R's are very specific regarding repair of vehicles:

Article IX, Uses Prohibited and Permitted. Section 10. Repair of vehicles. "No vehicle shall be repaired or painted upon the portion of any Lot which is visible from any other Lot or the streets in the Properties."

STREET SWEEPING

The City of Irvine wishes to remind all homeowners of the importance of keeping cars off the city streets on the days of city street sweeping and trash pickup. Each city street sweeper removes about two tons of debris each day that would end up in the Newport Back Bay, and eventually in the ocean. With the help of all residents getting vehicles removed from city streets on sweeping day, the city can continue to assure clean and debris-free streets and storm drain systems without street parking restrictions. With the large trash trucks attempting to negotiate around our islands, it helps if homeowners park in their vehicles on driveways on trash pickup day.

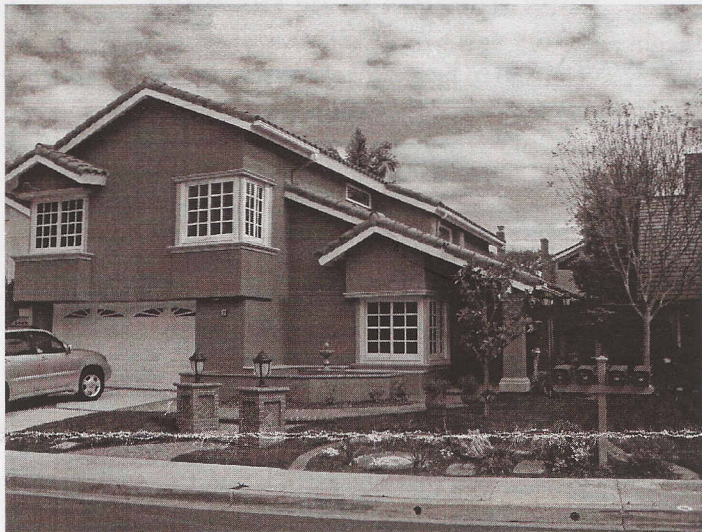
Without voluntary compliance on the part of the residents, the City of Irvine may be forced to post street signs with mandatory no parking during hours of sweeping.

Please note the street-sweeping schedule posted in each issue of your monthly newsletter. Thank you for your cooperation.

Homeowner Ads in the Newsletter

The ads in the newsletter are placed at no cost to homeowners. Simply write your ad, submit it to the association office, and it will run in the subsequent issue. The deadline for any monthly issue is the 12th of the month.

**March 2011 Landscape Award Winner
Cahill Family at 11 Kara East**



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 or call 714.730.1560

STREET SWEEPING SCHEDULE

West of Yale: (Friday) March 4 & 18
East of Yale: (Friday) March 11 & 25
May be viewed at http://www.cityofirvine.org/cityhall/pw/streetmaintain/infrastructure_cleaning

WELCOME NEW HOMEOWNERS

Sandeep & Rupali Joshi of 13 Delamesa East
Eric & Eleanor Wu of 20 Christamon East
Stop by and say hello to your new neighbors!

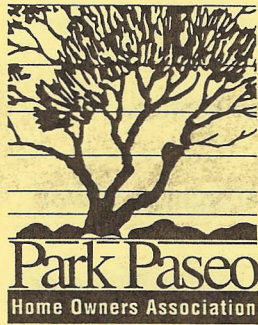
Tax & Finance Tips

Avoid silly mistakes on your tax return. For example, you cannot deduct your association dues. Prepare your return as early as possible. Waiting until the last minute increases your chances of making simple mistakes. Plan for next year by collecting needed documents in a special tax file. Check your math! Simple addition or subtraction errors cause flags for IRS auditors. Pay on time! File on time. Filing late draws attention to your return.

MARCH 2011

PPHOA SCHEDULE OF EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9 Brownie Troop Mtg 1:30	10	11 Private Party	12
13 DST Begins Spring Ahead	14 BOD Meeting 6:30 p.m.	15	16	17 St. Patrick's Day	18	19
20 Vernal Equinox Private Party	21	22	23	24	25	26 Private Party
27 Kids Party	28	29	30 Architectural Committee Mtg 7:00 p.m.	31		



February 15, 2011

Dear Homeowners:

With spring and summer right around the corner, the Board thought this might be a good time to reach out to encourage a neighborhood "spring" cleaning and home maintenance initiative. While most of the homes and landscape in our neighborhood are well maintained and in compliance with our established Architectural Standards and Guidelines, homeowners get busy and don't notice things that need a little maintenance or attention on their properties.

The following is a list of the most common concerns that are identified and communicated to the PPHOA management office. The Board thought it might be helpful to provide the list to our homeowners to use as a reference as you take inventory of the items that may need attention at your residence.

Top Complaint Categories

1. Painting issues:
 - Paint peeling, blistering, unpainted and/or fading.
 - Dry rot, cracked, split, broken boards and beams.
2. Hard-Scape (Driveways, Planters, Walkways):
 - Cracked, fractured, uplifted, broken walkways and/or driveways.
 - Planter walls disintegrating, cracking, poor repairs, inconsistent colors in surface
 - Stains on driveways (oil, anti-freeze, rust, etc.)
3. Soft-Scape (Grass, Plants, Trees):
 - Overgrown lawns, weeds, dead plants.
 - Brown/dying lawns, brown spots, weeds. Unplanted dirt areas.
 - Tree and shrubs encroaching neighbor's property or over sidewalks.
 - Inappropriate or unapproved excessive use of decorative gravel, rocks, bark, etc.
4. Trash and Miscellaneous Items:
 - Trash cans placed curbside too early or left out days after pick-up, trash cans stored improperly (visible from street).
 - Items stored on walkways, driveways, and side yards (wood pallets, boxes, and broken furniture).

- Items left out for too long (tools, toys, beach/swim stuff and clothing left out to dry).
5. Oversized trash items put out days in advance of arranged pickup (water heaters, mattresses, broken furniture, etc). Parking:
 - Commercial vehicles; trucks, vans and pickups with commercial signage and/or containing tools and equipment.
 - Recreation vehicles; RV's, trailers with boats, motorcycles, off-road vehicles, or cargo trailers.
 - Cars parked partially in drive way and blocking sidewalk, inconsiderate parking in front of a neighbor's home on a consistent basis.
 6. Mailboxes and posts in disrepair.
 7. Street address numbers not illuminated at night.
 8. Open garage doors.
 9. Satellite dishes installed on front of homes and/or cables visible from street and common areas.
 10. Utility meter doors (missing slats, unpainted, or non-conforming design).
 11. Home improvements being done without application submission and approval.
 12. Roofs in need of repair/replacement or maintenance.
 13. Windows: reflective treatment (aluminum foil, tinting), torn curtains, newspaper, broken screens, broken mini-blinds or shutters. Partial rather than total windows replacement. Window fans, window-mounted air conditioning units and vents.
 14. Decorative flags that are wind-torn or faded.

In our continuing efforts to maintain and improve your Association, The Board has identified the following common area and facility "maintenance and improvement" projects for 2011:

- | | |
|--|----------------|
| 1. Install additional trash receptacles in common area | Complete |
| 2. Install benches in the common area and tot-lots | February |
| 3. Paint Clubhouse and Prosa restroom building | Spring |
| 4. Replace Patio Cover at Main Pool | Spring |
| 5. Phase II - replacement of cracked concrete in greenbelt | Summer & Fall |
| 6. Replace and add additional neighborhood monument signs | Tentative 2011 |

We appreciate your review of these areas of concern and ask that you look at your own property and remedy any issues. If you have any questions about complying with our Guidelines and CC&R's, please contact the Association office.

Sincerely,

Your Board of Directors