

◆ THE PARK PRESS ◆

384th Issue

April 2011

MANAGER'S CORNER

Contractor Cautions

Finding a contractor who will perform quality work at a reasonable price can be a daunting task. It's always a good idea to ask for and check references and to contact the Better Business Bureau and your state licensing bureau to see if there are complaints against a prospective contractor. In addition, the following warning signs can alert you to unscrupulous, inexperienced or financially troubled contractors who may deliver broken promises, bad work and blown budgets rather than professional results.

First Impressions: In any business, first impressions are important. How a contractor presents himself and maintains his truck, tools, and equipment are good indicators of how well he'll take care of you and your job.

Take Your Time: If you are pressured during the bidding process by tactics such as "limited-time offers," look for a different contractor. Hiring a contractor is not a split-second decision; for this reason, many states give homeowners three days to cancel a home improvement contract - without obligation- after signing it. A prospective contractor should take his time as well, carefully reviewing the specifications of your job before submitting his bid.

Beware Cash-Only Jobs: Finally, a contractor who works on a cash-only basis raises a big red flag. Not only does paying in cash limit your financial recourse if problems arise, the contractor is likely not operating a legitimate business, which includes paying taxes & insurance. Look elsewhere for a professional to perform the work.

Waste Management-Oil Filter Exchange

Do you need to dispose of a used oil filter? Do you want to get a new filter free of charge? On April 30, 2011 **ONLY** from 11:00 a.m.-1:00 p.m. Waste Management is sponsoring a free oil filter exchange program for Irvine residents. Bring your used oil filter to be recycled and receive a new replacement filter free. They ask only that you drain your filter for at least 24 hours before bringing it in. Location: 15315 Culver Dr. Ste 170 in Irvine. Sponsored in conjunction with Krage Auto Parts. Limited to one filter per person.

COMMUNITY NEWS

Duck Droppings Cause Pool Closures

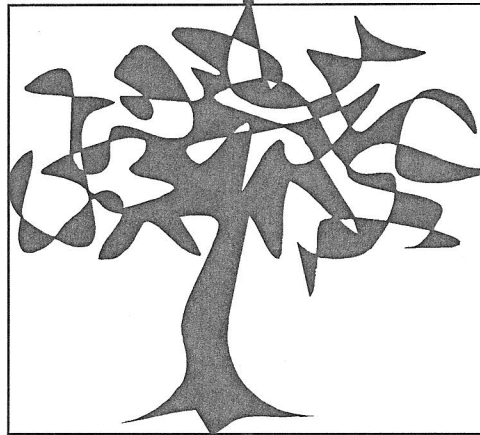
The OC Health Dept. regularly inspects our pools for cleanliness, pH, safe storage of chemicals, working gates, proper signage, and other legal requirements. During the latest inspection the Health Dept. representative noted possible duck droppings on the deck and in the pool. She said that if they are tested and found to contain fecal bacteria then the pool would have to be closed for a minimum of 24 hours until our pool company can be contacted and 'shock' the pool with chemicals to bring it back into compliance.

Imagine what would happen if our pools were to be closed during the hot summer months! The ducks in the area always return to their original nesting site. When homeowners/residents feed the 'cute' ducks & ducklings, the animals are encouraged to come back. And, when they do, they will return to the pools and inconvenient closures will certainly follow.

Please do not feed or encourage any ducks in the area in any way. 'Shoo' them away firmly but safely when you see them so we may have an enjoyable summer swim with no health department closures.

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 should have already received your pre-registration packet in March to reserve your spot on the team. New families interested in joining the team should contact Diana Dru at Diana@pacificautosoft.com for membership information. Swimmers must be 5 years old by 6/1/11. The tentative schedule includes practice beginning 6/6, an intrasquad practice meet on 6/18, dual home meets on 6/25, 7/23, & 7/30, and the ISL Championship Meet on August 13th.



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 Aarnaes 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
Chelsea or Chloe Feller	669.5720
Nikki Morris	734.0192
Megan Kelley	731.6009
Hannah Cooper	824.9306
Shannon Thomas (CHOC Safe Sitter Certified)	730.7028
Danielle Munson	832.6649
Kaley Bolger	508-8484

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 Barry Williams at 714.625.7637, Wade Papke at 714.635.4049, Steve Goodson 714.293.5763 (flooring) or Craig Davis at 949.275.6782. All have done some work for homeowners & appear very capable.

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

REAL ESTATE AGENT

Eight year Park Paseo resident is offering a 4.5% listing fee to all Park Paseo residents. If you are thinking about selling, call me at 714.925.6305. I am dedicated to superior service. Valentina Younan, Realtor

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

Community News

On Monday, March 14, 2011 your Park Paseo Board of Directors met at the clubhouse for its regularly scheduled meeting. Present were Directors Tanja Fournier, Mike Krahelski, Howard Scott, and Brian Hagadorn. Also present was co-manager Ric Cox and two AT & T representatives. The minutes of the February 15, 2011 BOD meeting were approved as corrected. The Action Item/Responses Report from the February 15, 2011 meeting was also reviewed.

The minutes of the February 23, 2011 Architectural Committee meeting were reviewed and approved. The violation log was reviewed. The BOD voted to select 'Beechwood' as the color for the new Alumawood replacement patio cover and A/C

beams at the Christamon pool. The BOD also

The BOD voted to purchase three more benches & two more concrete trash cans for the main pool area.

voted to purchase three new benches for the tennis court area and one for the Christamon tot lot. The BOD also voted to replace the trash can lids with a shorter funnel-shaped model in the same color and directed management to purchase two more concrete trash cans for the recreation area. After a discussion regarding the parking of commercial vehicles, the BOD directed management to contact the IPD for clarification of parking rules and to send a violation letter to one homeowner. The BOD acknowledged the Cahill family of 11 Kara East for winning the monthly landscape award

The financial material for January 2011 was reviewed. The delinquent account report was discussed & management was requested to send eight 30-day reminder letters, one attorney warning letter, and to turn one account over to the attorney for collection pending receipt of payments.

The BOD listened to a presentation from two AT & T representatives regarding their existing easement at the corner of Yale & Hicks Canyon and their desire to place a cabinet at that location for the purpose of upgrading their service to the community. After reviewing the documentation and listening to the presentation, the BOD directed management to request an opinion from our attorney regarding AT & T's right to place above ground cabinets at that location. The BOD approved a request from a homeowner to place a business ad in our 'classified' ad section with the stipulation that it be in typed format rather than prepared or 'copy ready' form.

The meeting was adjourned at 9:38 p.m. The next **Board meeting is scheduled for Monday, April 11, 2011 at 6:30 p.m.**

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.

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.

Maintenance/DIY Projects

Do-it-yourself projects can be immensely rewarding, but even a small repair can turn into a more frustrating and time-consuming job when you encounter unexpected problems. Here are some easy tips for tackling common home hardware problems that will leave you with a sense of accomplishment rather than a sense of frustration:

Loose Screws: If a screw is so loose that it's barely gripping, remove it, wrap its threads with a few strands of steel wool, and screw it back into its old hole. If a screw has been ripped out of its hole entirely and the hole is too big for the threads to gain hold, replace it with a larger screw of the same type.

Tight Screws: Twisting screws into a bar of soap first makes them easier to insert. A few drops of white vinegar will help remove stubborn screws from a metal surface.

Better Grips: Improve your grip by wrapping a thick rubber band around the plastic handle of a screwdriver. This makes tightening and loosening screws less strenuous.

Hammer Help: When hammering a small nail, brad or tack, slip the fastener between the teeth of a pocket comb to protect your fingers from the hammer's blow. Don't have a comb handy? You can also use a bobby pin, a paper clip or tweezers to hold the nail.

When hammering a nail in a tight spot or hard-to-reach corner, a bit of modeling clay or chewing gum will hold the nail in place for the first couple of blows.

Rusted Nuts and Bolts: Removing a rusted nut or bolt can be an especially frustrating task. Pour hydrogen peroxide, lemon juice or cola over the rusted fastener and wait half an hour. The mild acid will dissolve the rust enough for the nut or bolt to turn freely.

Rusted Tools: Working with rusted tools makes any job more difficult. Clean off the rust by rubbing a paste of six parts salt and two parts lemon juice on the rusted areas with a dry cloth, then rinse and dry thoroughly

*April 2011 Landscape Award Winner
Falk Family at 19 Ensueno 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) April 1 & 15
East of Yale: (Friday) April 8 & 22
May be viewed at http://www.cityofirvine.org/cityhall/pw/streetmaintain/infrastructure_cleaning

WELCOME NEW HOMEOWNERS

David Gilmour of 15 Christamon West
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

Is someone in your home working toward a degree? The American Opportunity tax credit can potentially reduce your tax bill by \$2,500.00 for the tuition, fees, books, and supplies you pay for during the first four years of school. To qualify for the Lifetime Learning tax credit, all you need is to show that you attended at least one course during the year. You can receive a maximum tax reduction of \$2,000.00 for all educational expenses paid to the school. See IRS Publication 970, "Tax Benefits for Education."

APRIL 2011

PPHOA SCHEDULE OF EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11 PPHOA BOD Mtg. 6:30 p.m. Northstars Board Mtg	12	13 Brownies 1:30 p.m.	14	15	16 Private Party
17	18 Private Party	19 Passover	20	21	22 Earth Day	23
		IUSD	Spring	Break		
24 Easter	25	26	27 Architecture Committee Mtg.	28	29	30