

# PARK PRESS

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December 2011

## Board Meeting Highlights

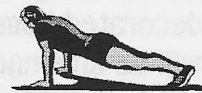
Due to timing issues related to the transition of management to PCM, the newsletter was not sent out with the November billing. We should be able to make the newsletter deadline going forward, so you should expect to see a monthly newsletter with each billing statement. Following is what transpired during the last two Board meetings.

On Monday, September 26, 2011, your Park Paseo Board of Directors met at the clubhouse for a postponed meeting. Present were Directors Tanja Fournier, Roland Philipp, Mike Krahelski and Howard Scott. Also present was Dana Davidson and Janal Barkley of PCM and co-managers Gus Aarnaes and Ric Cox. The August 8, 2011 Regular Session and Executive Session minutes were approved as corrected and the Action List from the previous month was reviewed. The Board reviewed and approved the July, 2011 financial statement that was prepared by ASYST, subject to audit. In addition, it approved to eliminate a \$500 petty cash fund. The Board held a homeowner hearing and then later met with members of the Northstar Swim Team to recap the 2011 swim season. A proposal for tree trimming of Eucalyptus, Sycamore and Pine was approved, as well as removal of some Eucalyptus and Pine (the total cost approved was \$12,970). The Board reviewed the draft reserve study and tabled it pending revisions that needed to be made. Additionally, proposals for fire sprinkler repairs at the clubhouse patio covers were tabled pending further review, as well as a proposal for a door replacement at the clubhouse. The Board appointed Art Goldstein as the Inspector of Election for the 2011 Annual Meeting of the Membership and it discussed the community BBQ and a proposed Fitness Boot Camp. Lastly, the Board reviewed and accepted the Architectural Committee meeting minutes of August 31, 2011.

On Monday, October 10, 2011, your Park Paseo Board of Directors met at the clubhouse for its regularly scheduled meeting. Present were

Directors Tanja Fournier, Brian Hagadorn, Roland Philipp, Mike Krahelski and Howard Scott. Also present was Dana Davidson of PCM and co-manager Gus Aarnaes. The Board reviewed and approved a Consent Calendar, which consisted of the September 25, 2011 Regular Session minutes, the August 2011 financial statement prepared by ASYST (subject to audit), and a reimbursement of expenses related to the community BBQ that totaled \$1,183.30. The Board reviewed a revised draft reserve study and approved it, subject to a couple of minor corrections. The Board was presented with another tree trimming proposal for the trees surrounding the clubhouse structure and parking lot, as well as the pool (Ficus, Pear, Melaleuca and Tristania). The tree trimming proposal was approved for a total cost of \$2,635. The Board then approved a proposal from Cosco Fire Protection for repairs to the fire sprinklers at the clubhouse patio covers, for a cost of \$780.00. A brief discussion was held regarding the 2012 budget and Management was directed to prepare a draft budget for review at the November Board meeting. The Board discussed the idea of allowing a Fitness Boot Camp at Park Paseo. Approval was given provided that only Park Paseo residents be allowed to participate and that insurance requirements are met.

## FITNESS BOOT CAMP



If you are interested in joining a group of Park Paseo residents for an hour-long fitness boot camp experience, call the Recreation Center at 714-730-1560 to put your name on the list of interested participants. The instructor will contact all interested parties directly and will advise you of the costs associated with the program.

## Clubhouse Rentals

Homeowners are already booking the clubhouse for activities in 2012. To avoid disappointment, please book early. Be prepared to sign the rental contract and submit the necessary payment to reserve and confirm your date. Please call Janal Barkley at 714-730-1560 to verify availability for your desired date and time.

## 'Tis The Season....

.....for homes and vehicles to be burglarized. At your home, please ensure that all windows are locked, doors are secured, and keep curtains closed and a light on when you are not at home. Laptop computers, purses, wallets, cell phones, compact discs, gift-wrapped packages, cameras, and other valuables should be stored in your locked trunk, not in plain sight. Pay extra attention to strangers in our community. Our Association is considered private property and trespassers are prohibited. Please report any suspicious activity to the Irvine PD at 724-7000 immediately. Let's look out for our neighbors and keep our community safe this holiday season.

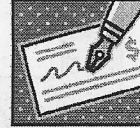
## Park Paseo Holiday Decorating Contest



It's time for some holiday spirit! We would like to encourage all Park Paseo residents to put up festive holiday decorations this year and spark some competition for the best decorated homes! The winners will be announced and a photo will be included in the February issue of the Park Press newsletter. Winners will also receive a gift certificate to a local restaurant or home improvement center.

*Happy Decorating!*

## Association Dues Increase To \$85 Effective January 1st



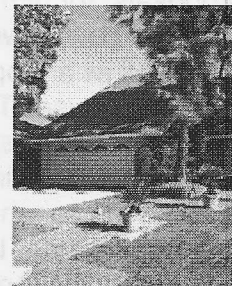
Please be aware that the monthly dues will be increasing to \$85 effective January 1, 2012. A separate budget mail-out has been prepared for all members of the Association that outlines the budget and provides a detailed explanation. The primary reason for the dues increase is to replenish the reserve account, however, there are other minor increases in other areas of the operating budget.

As a reminder, your monthly payment is due to the Association on the 1st of every month and is late if received after the 15th. Please send your payment to:

PO Box 51412  
Los Angeles, CA 90051

Please make checks payable to the Park Paseo Homeowners Association. Do not make checks payable to PCM as this could delay the processing of your payment. If you use auto-payment through your bank, please ensure that your check is made payable to the Association, NOT PCM. Thank you.

## November 2011 Landscape Award Winner



The Morris Family  
37 Fortuna East

## Chimney Maintenance

As the temperature drops, more of us will be using our fireplaces as a source of warmth and pleasure. A cozy blaze can become a fire hazard without proper fireplace safety. A fireplace that has a build-up of creosote and soot is dangerous and a major source of chimney fires. It is recommended that you have your fireplace cleaned periodically to eliminate the excess build-up that can occur over time. This preventive maintenance is an effective way to ensure that using your fireplace will be an enjoyable experience for years to come. Maybe consider joining with a few neighbors to get the cleaning done at a reduced rate!

## Windy Season

Along with the holidays, the windy season is on its way. Please be sure to trim back any overgrown trees to avoid serious property damage. In addition, to prevent items being blown throughout our community, residents are reminded to close down your patio umbrellas and secure all patio items so they are not caught up in a sudden wind. Thank you for your cooperation.

## PCM Holiday Schedule

The holidays are rapidly approaching and with them comes the wonderful celebrations of the season. Please note PCM's holiday schedule:

Friday, December 16th

PCM Closes At 10:00 a.m.

For Employee Luncheon

Monday, December 26th

PCM Office Closed

For Christmas Holiday

Monday, January 2nd

PCM Office Closed

For New Year Holiday



Contact PCM's answering service at 949-580-2028  
for property-threatening emergencies only.

## Holiday Party Time!

The holiday season will be starting soon and the Board of Directors would like to remind all residents to be considerate of your neighbors if you will be hosting a holiday gathering. Quiet hours are 10:00pm to 7:00am. Thank you for being a courteous (and quiet) neighbor!

## Holiday Parking

Many friends and family come together at the holidays to celebrate the season. In an effort to keep plenty of parking available for guests for holiday gatherings, residents are reminded to use your garage and driveway for parking your vehicles. Thank you!

## Announcements & Ads

### MONITORS FOR SALE:

17" Monitor (ViewSonic & Princeton) \$45 each,  
19" (ViewSonic) \$60

Refrigerator: 18.2 cu ft \$80

Call Larry at 949-394-9787



Why not put those old pictures, slides, VHS tapes, video tapes and digital pictures onto 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.

Website: [ncampbellphotography.com](http://ncampbellphotography.com)

Call Neil at 714-731-5241



**BUNK BEDS FOR SALE: \$125 obo.**

Very sturdy wood bunk beds, with ladder and side rail for top bunk. Has three large drawers underneath. If want the two high-end pillow-top mattresses as well, the mattresses are \$95 each.

Call Barbara at 714-313-8943



**TREADMILL FOR SALE: Fabulous deal!**  
Get in shape for the holidays! Electronic treadmill with fine-tune settings. \$145  
Call Barbara at 714-313-8943

**Next Board Meeting**  
Monday, December 12, 2011  
6:30pm At The Clubhouse



Homeowners Are Invited & Encouraged To Attend!

Onsite Office - 714-730-1560  
25 Christamon West, Irvine, CA 92620  
Associate Manager, Janal Barkley  
Open Tuesdays, Thursdays  
& Fridays 1:00pm to 5:00pm

Architectural Meetings are held the  
last Wednesday of the month,  
7:00pm at the clubhouse.



Street Sweeping Schedule  
West of Yale: 1st & 3rd Friday  
East of Yale: 2nd & 4th Friday

#### Local Babysitters



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, Safe Sitter Certified - 730-7028  
Danielle Munson - 832-6649  
Kaley Bolger - 508-8484  
Sarah Gibson, Red Cross Certified - 417-9320  
Clare Prange, Safe Sitter Certified - 949-836-6547

Contact Janal Barkley at the onsite office  
to add your name to the list.

Professional  
Community Management  
- PCM -  
23726 Birtcher Drive  
Lake Forest, CA 92630  
949-768-7261

949-580-2028  
After-hours Emergencies

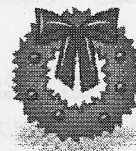
949-465-2214  
Billing Questions

949-465-2451  
Automated Billing Line

Community Manager  
Dana Davidson, ext 2266  
Direct Phone: 949-465-2266  
Direct Fax: 949-206-6701  
ddavidson@pcminternet.com

Associate Manager  
Janal Barkley, ext 2264  
Direct Phone: 949-465-2264  
Direct Fax: 949-206-6767  
jbarkley@pcminternet.com

Board Of Directors  
Tanja Fournier, President  
Brian Hagadorn, 1st Vice President  
Ric Cox, 2nd Vice President  
Howard Scott, Treasurer  
Mike Krahelski, Secretary



Happy Holidays!  
From The Park Paseo  
Board of Directors