

PARK PRESS

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July 2012

June Board Meeting Highlights

On Monday, June 11, 2012, your Park Paseo Board of Directors held its regularly scheduled meeting. Present were Directors Tanja Fournier, Brian Hagadorn, Ric Cox, Howard Scott and Mike Krahelski. Also present were Dana Davidson and Jessica Volgenau of PGM. The Board voted to approve the Consent Calendar, which consisted of the May 14, 2012 Meeting Minutes (with minor corrections), the May 2012 Financials (subject to audit) and the 2012 Delinquency Report. The Board reviewed past due assessment accounts and voted to approve the recordation of liens on 3 accounts should they not be paid current prior to the deadline. In addition, the Board denied an owner's request for a pre-lien charge of \$110 to be waived (please see the article about these types of fees later in this newsletter). The Board also voted to approve an owner's request to sponsor a swim party for the 6th graders of Santiago Hills Elementary School, which will be held on June 15th. The Board briefly discussed the "Blue" and "Green" card program for swimmers and correspondence that it received from an owner regarding wood burning fireplaces. Finally, the Board voted to accept the May 30, 2012 Meeting Minutes from the Architectural Committee and it discussed the annual 4th of July celebration that is held at the main pool.

Fireworks Are Illegal In Irvine



Virtually every year we receive complaints of fireworks being set off on the 4th of July posing a risk of injury and fire, especially to homes with wood shingle roofs. Call the Irvine PD immediately at 949-720-7200 (or 911 in an emergency) to report any illegal fireworks activity.

4th Of July Celebration!

This year the 4th of July falls on a Wednesday, and it is fast approaching! We look forward to our annual celebration for Park Paseo families at the main pool facility. As it has been in the past, some of our own Board Members and Northstars volunteers will make it all possible again this year. We thank them for their efforts and time to keep our annual tradition alive! The Bike Parade starts off the day in front of the clubhouse and travels down Christamon. There will be prizes for the best decorations! This event is a fund raiser for our Northstars Swim Team. Join the fun and support our community!

4th Of July Celebration Schedule of Events:



10:00 a.m. Patriot Bike Parade!

Bring your decorated bikes, cameras & patriotic spirit to the clubhouse parking lot to kick off our nation's birthday with a Park Paseo tradition, the neighborhood Patriot Bike Parade. Decorate your bike, tricycle, walker, stroller or dog in patriotic colors and come out for a good time!

11:00 a.m. To 2:00 p.m. BBQ's Cooking!

For the big day, we are going all out for your eating enjoyment. There will be hot dogs, hamburgers, soft drinks and candy available for a nominal price.

1:00 p.m. Swim Relays & Races!

Raft races, noodle races, jellybean toss, and a water balloon push as well as other competitive & fun activities will take place in the main pool.



Welcome New PCM Team Members

Jessica Volgenau, an experienced Community Manager, has joined the Management team at PCM. Jessica will co-manage the community with Dana Davidson of PCM. If you would like to contact Jessica for assistance, you may contact her at 949-465-2463, or via email at jvolgenau@pcminternet.com. We also hired a part time Recreation Assistant who will work at the Clubhouse on Mondays and Wednesday, from 1:00 p.m. to 6:00 p.m. during the summer months. Her name is Chancey Allen and she will be assisting Liz Rivera at the onsite office. That means that during the summer time, the Clubhouse office will be open Monday - Friday!

Swim Diapers

If you have youngsters too young or unable to control their bathroom needs, please make them wear swimming diapers while in the pool. You may not be aware that if an "accident" does occur in the pool, then it becomes necessary to shut the pool down for 24 hours so it can be chemically treated to eliminate fecal matter. The fact is most accidents necessitating pool closure can be prevented with the use of a swimming diaper. Your neighbors would be most appreciative for the cooperation!

About Monthly Assessments

The assessment is the monthly amount due from each homeowner to cover the operating expenses of the common area and to provide for reserve funds for replacement of common facilities in future years. Your assessments are due on the first of the month. Statements will be sent for assessments as a courtesy and reminder of the amount due. **What happens if I don't pay my assessment?** The maintenance and management services incurred by the Association are dependent upon timely receipt of the assessments. Late payments will result in a late charge, as assessments are due on the first of the month. In addition, the Park Paseo CC&R's allows the Association to charge late charges and interest and proceed with a lien on your property, or foreclosure proceeding for nonpayment of assessments. The Park Paseo Board publishes its Assessment and Billing Collection Policy on an annual basis. As a reminder of what can happen

if assessments are not paid timely, here is a quick overview of the time-line and associated fees:

✓ Assessments are due on the 1st of every month and considered late if not received by the 15th of the month. If assessments are received after the 15th day, then a late charge of \$10.00 for each delinquent assessment is charged.

✓ An interest charge at the rate of 12% per annum will be assessed against any outstanding balance, including delinquent assessments, late charges, and cost of collection, which may include attorney fees.

✓ If payment is not received within 45 days of the stated due date, the Association will send a pre-lien letter to the owner and a minimum pre-lien charge of \$110 is charged to your account.

✓ If an owner fails to pay the amounts set forth in the pre-lien letter within 30 days of the date of that letter, a lien for the amount of the delinquency assessments, late charges, interest and/or costs of collection (including attorney fees) may be assessed against the owner's property. The owner will be charged a \$150 fee for the preparation and recordation of the lien.

✓ If the balance due is not paid within 30 days of recordation of the lien, the matter may be turned over to an attorney for legal action, including an action to foreclose the assessment lien and/or for a money judgment. The owner will be charged \$200 for preparing the matter to be sent to counsel. Once the account is with the attorney's office, additional attorney's fees will be charged.

As you can see, the fees that can be charged for late assessment payments are steep and can rack up quickly! The fees are purposefully designed to encourage homeowners to pay in a timely manner. It is far cheaper to pay the monthly assessment, which is \$85 per month at this time, on time every month. We are reminding you of this collection policy again so that you fully understand the purpose of your assessments and what can happen if the assessments are not paid on time. We apply this collection policy equally to all members of the Association.

Welcome Our New Neighbors!



Tianyi Ke & Yehua Feng
17 Entrada East



Decorative oak bath accessories:
 towel bars, toilet paper holder,
 oval toilet seat, 2 mirror frames for
 standard size medicine cabinets (16x25½),
 bicycle rack, picnic basket, ice cooler.
Best offer: Call Janie 714-838-6872

Local Babysitters



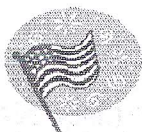
Sophie Miller - 697-3653
 Chelsea or Chloe Feller - 669-5720
 Nikki Morris - 734-0192
 Megan Kelley - 731-6009
 Hannah Cooper - 824-9306
 Shannon Thomas, Safe Sitter Certified - 730-7028
 Danielle Munson - 832-6649
 Kaley Bolger - 508-8484
 Sarah Gibson, Red Cross Certified - 417-9320
 Clare Prange, Safe Sitter Certified - 836-6547
 Maytal Stelung - 439-0218

Contact Liz Rivera at the onsite office
 to add/remove your name to the list.

American Flag Etiquette



Thank you for flying the American
 flag in compliance with government
 guidelines. Thank you for your
 respect of the American Flag!



**Happy 4th Of July From The
 Park Paseo Board Of Directors!**
 PCM Will Be Closed
 Wednesday, July 4, 2012.

With the weather warming up our
 pool areas will be used more
 frequently. In an effort to
 increase safety and reduce
 vandalism, please be reminded
 of the following pool rules:



Christamon Pool Hours

Sunday-Thursday: 7:00am to 10:00 p.m.
 Friday & Saturday: 7:00am to 11:00 p.m.

Prosa Pool Hours

Sunday-Thursday: 7:00am to 9:00 p.m.
 Friday & Saturday: 7:00am to 10:00 p.m.

No pets are permitted in the pool or pool area.

Please be sure to lock the pool gates!
 Do not prop open the gate at any time!

Children under 14 years of age are not
 permitted in the pool area, unless
 accompanied by an adult 18 years or older.
 (Unless a blue or green card is issued.)

All guests must be accompanied by a resident.

No rough or disorderly conduct, loud music,
 disruptive behavior, or foul language is permitted.

No glass or breakable containers are permitted.

No diving, running, horseplay, roller skating,
 scooters, skateboarding, or bicycles are permitted.

Smoking is prohibited in the pool area.

This is an overview of some of the
 Association's Pool Rules. Please
 take a few minutes to review all
 of the pool rules, located in the
 Association's Rules & Regulations.
 Please ensure that your kids know
 the rules as well. Thank you and enjoy!

Newsletter

If you have any ideas you would like to contribute to the Park Paseo newsletter, please submit your written information to Jessica Volgenau or Dana Davidson at PCM. The Board of Directors is always looking for owner input and will publish any useful community information that is relevant to the Park Paseo residents. Let us know what's on your mind!

Board Meetings

Board Meetings are held the 2nd Monday of every month at 6:30pm, at the Clubhouse. If you have a concern within the community, either plan to attend the monthly Board Meeting or send your written correspondence to the Park Paseo Board of Directors in care of PCM at least 10 days prior to the scheduled Board Meeting to ensure its inclusion on the monthly Board Meeting Agenda.

Next Board Meeting

Monday, July 9, 2012
6:30pm At The Clubhouse



Homeowners Are Invited & Encouraged To Attend!

Onsite Office - 714-730-1560
25 Christamon West, Irvine, CA 92620
Associate Manager, Liz Rivera

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

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

Co-Community Manager
Jessica Volgenau, ext 2463
Direct Phone: 949-465-2463
Direct Fax: 949-206-6706
jvolgenau@pcmineternet.com

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

Associate Manager
Liz Rivera, ext 2211
Direct Phone: 949-465-2211
Direct Fax: 949-206-2367
lrivera@pcmineternet.com

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1st Vice President

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