

**December
2015**



PARK PRESS



Onsite Office: 25 Christamon West
Onsite Office Hours: Mondays 9am-6pm

714-730-1560
Wednesdays 1pm-5pm Fridays 9am-6pm

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Community Update

The November Board of Directors meeting covered a variety of topics, the most important of which was the upcoming budget for 2016. If you couldn't attend the meeting, here's what you missed:

- ✓ Assessments will be set at \$104 per unit, per month effective January 1, 2016 (please see related Budget Analysis article).
- ✓ Preliminary approval of architectural rule changes (please see related article).
- ✓ Approval of the October 2015 financial statements reflecting operating assets of \$221,670.82, reserve assets in the amount of \$710,725.73, and other assets of \$16,696.46 for total assets of \$949,093.01.
- ✓ Extension of the pool heat to at least December 15th.
- ✓ Confirmation of the major project list as determined by the Board in March, which includes continuation of the turf removal and replacement project, lighting and electrical upgrades, clubhouse redecoration, and entry signage and monuments.
- ✓ Removal of six (6) dead eucalyptus trees, predicated on City of Irvine approval.

Budget Analysis

There was a special budget meeting held on November 17, 2015 due to a corrupted Excel file that resulted in an incorrect calculation at the meeting on November 9th.

Over the years Park Paseo has enjoyed some of the lowest assessments in Irvine, especially given the amenities available to the membership. After extensive deliberation, the Board determined that an assessment increase was necessary in 2016 to cover several items in the budget including the cost of new legislative requirements for pool chemical monitoring and pool chemical expenses. A complete copy of the budget and reserve study summary will be submitted to all members by December 1st.



Holiday Decorating Contest!

Let's put our holiday decorating skills to use and see who will be selected as this year's holiday best! The winner will be announced in an upcoming issue of the Park Press Newsletter!



Celebrate The Season At The Park Paseo Holiday Gingerbread House Decorating Party & Contest!

Friday, December 11, 2015

6:30-8:00pm At The Clubhouse



Have fun making easy graham cracker gingerbread houses among friends and neighbors. We will provide the supplies, you bring your imagination! Stop by to make your own gingerbread house and enter yours in the holiday gingerbread house contest. Prizes will be awarded to our most festive creations. Kids 9 and under must be accompanied by an adult.

Admission:

Please bring a non-perishable food item to be donated to Families Forward, benefiting local OC families in need.

Questions?

Email parkpaseosocial@gmail.com with questions.

Rule Change Notice

The Board of Directors and the Architectural Review Committee are considering a modification to page 14 of the architectural guidelines to accommodate recent legislative changes as noted in italics below. For details, please see the bulletin board at the clubhouse at 25 Christamon West. Members have until the December 14 meeting to offer suggestions or changes to these potential revisions. Additionally, the ARC form may be modified to clarify which neighbors are signing off to have seen the plans slated for review.

Landscaping: Landscaping components can be defined as (1) hardscape (walkways, driveway, planters, free standing walls, pilasters, etc.) and (2) softscape (grass lawn, flowers, shrubs, groundcover, trees, etc.). All hardscape components must be approved by the Architecture Committee. Landscaping installed must present an attractive appearance for the property and must include a reasonable combination of lawn and/or groundcover, shrubs, and trees, walkways, etc. (See required percentages below for softscape.) Any softscape which deviates from the minimum landscaping requirements must be approved in advance by the Architecture Committee.

1) The following landscaping materials are not permitted within the front and visible without the prior approval of the Architecture Committee.

a) Decorative rock, wood chips, sand, gravel, or any other rock-like substance. However, these materials may be acceptable when installed as an accent in the visible areas. Non-plant decorative materials are not to be used as substitution for hardscape, lawn or groundcover.

b) Hedge-type plants and/or shrubs with thorns planted adjacent to sidewalks.

c) Artificial Turf.

2) The following minimum softscape requirements for the front and/or side yard property are:

a) Eighty percent (80%) of the front and side yards planted in groundcover, *artificial turf*, or grass lawn, or a combination thereof.

b) Twenty percent (20%) of front yard planted with shrubs.

3) *Drought-tolerant plants are encouraged. For a list of preferred drought-tolerant plants, please visit the Irvine Ranch Water District's recommended website at www.rightscaperesources.com.*

Election Results

Congratulations and thank you to our elected board of directors: Gustav "Gus" Aarnaes, Ric Cox, and Tanja Fournier. They will serve a two-year term until October of 2017. Remaining in their current seats are Brian Hagadorn and Bryan Giglia whose seats are up for election in October of 2016. A special thank you goes out to Mike Krahelski, a long-time board member volunteer who was briefly honored at the meeting on November 9th for his years of dedicated service to the community.

Park Paseo Home Owners Association

Board Of Directors

Brian Hagadorn, President

Ric Cox, 1st Vice President

Gus Aarnaes, 2nd Vice President

Tanja Fournier, Treasurer

Bryan Giglia, Secretary

CHECK THIS OUT!



The Board Of Directors Is Still Considering The Potential To Keep The Main Pool Heated Year-Round. As a Result, The Pool Heat Will Continue Until At Least The Day After The December 14th Board Meeting.

Need A Handyman?



Broken Utility Doors, Mailbox Posts, Sprinkler Issues And More!

Steve Cox at 714-642-0633,

Wade Papke at 714-635-4049

All Have Done Work For Park Paseo Homeowners & Appear Very Capable.

Want To Place An Ad In Our Newsletter?

Homeowners and residents who wish to place general ads, including babysitters, items for sale, etc. can do so FREE of charge. The cost for commercial/company ads is \$25 per month. If you are interested in placing an ad in our newsletter, send your written information to Marybeth O. Green by the 6th of each month to be included in the following month's newsletter. Please be sure to list all of the important details.



DOG WALKER NEEDED!

I need to be walked one, two, or three afternoons a week. I'm a smallish lab-mix. I'm gentle and obedient, I don't pull on my leash, and I live here in Park Paseo. Please call my owner, Phyllis Foster at 714-508-9163 if you can help!



Street Sweeping Will Be Performed:
West of Yale: Friday, December 4th & 18th
East of Yale: Friday, December 11th

Please move vehicles off of the streets to allow the street sweepers to do a thorough cleaning of our community streets.



On-Call Board Member
Ric Cox 714-731-8848

Please Contact Marybeth O. Green or Helenne Asebez At Associa-PCM Prior To Contacting A Board Member.

Local Babysitters



Contact Marybeth O. Green at Associa-PCM,
marybeth.green@associa.us with changes.

Amanda Bolger, Age 17: 714-2872806

Claudia Book, Age 15: 714-838-2440

Helena Willits, Age 15: 949-533-0201
or miss.merry.poppo@gmail.com
sites.google.com/site/parkpaseobabysitter
American Red Cross Certified

Rachel Tobi, Age 20: 714-866-6713
or racheltoibi@sbcglobal.net

Sarah Evans, Age 14: 949-677-4918
Red Cross Babysitting Basics Certification

Shaina Falk, Age 17: 714-334-2917

MEETING INFORMATION



Next Board Meeting

Monday, December 14, 2015
7:00pm At The Clubhouse

Owners Are Invited & Encouraged To Attend! Agendas Are Posted At The Clubhouse At Least 4 Days Prior To The Meeting.



Effective On January 4, 2016
Board Meeting Dates Will Change
To The 1st Monday Of Every Month.
Please Mark Your Calendar!

Architectural Meetings

December's Architectural Meeting
Will Be Held On December 16th,
7:00pm At The Clubhouse.

Holiday Parking

If you will have guests visiting over the holidays, please ensure they park in compliance with the Association's Parking Rules and in a manner courteous to all Park Paseo residents. Also, please do not park in the '**PPHOA Manager Only**' parking spot located in the clubhouse parking lot between 9am-6pm on weekdays. This spot is reserved for our On-Site Manager.

After-Hours Emergencies

The holidays are rapidly approaching and with them comes the many wonderful celebrations of the season. During the times when the Associa-PCM Offices are closed, contact Associa-PCM's emergency line at 949-580-2028 for common area property-threatening emergencies. Keep in mind that sending vendors out after hours, or on a holiday, is costly to the Association. Please be sure the issue is a true emergency.

Clubhouse Rentals

Homeowners are already booking the clubhouse for activities in 2016. 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 the clubhouse to verify availability for your desired date and time.



27051 Towne Centre Drive, Suite 200, Foothill Ranch, CA 92610 - 949-768-7261
949-580-2028 - After-hours Emergencies 949-465-2214 - Billing Questions

COMMUNITY MANAGER: Marybeth O. Green, CCAM, CMCA, MAEd
714-730-1560 - marybeth.green@associa.us

ASSOCIATE MANAGER: Helenne Asebez
714-730-1560 - helenne.asebez@associa.us



Want To Be "In The Know" At The Park Paseo Home Owners Association? Sign Up For E-Blasts!

Did you sign up for eStatements and wondered why you weren't getting notified of community events via email?
Did you avoid signing up for eBlasts because you still want your statements sent to you in the mail?
Even if you signed up in the past, please submit your contact information to receive Association updates and events! Please mail this slip to Associa-PCM, drop it off at the clubhouse (mailbox or in person), or email your contact information to marybeth.green@associa.us. Please print clearly.

Name: _____ Street Address: _____

Email Address(es): _____