



WESTPARK

PASEO WESTPARK
MAINTENANCE ASSOCIATION

NEWSLETTER

FEBRUARY 2022

DUES INCREASE EFFECTIVE APRIL 1, 2022

The 2022-2023 Annual Budget Report and Policy Statement was mailed to all owners in February 2022. In order to adequately fund the reserves, meet anticipated operating expense increases, and properly maintain the common areas in a manner that enhances property values for all homeowners, the Board of Directors has determined that an increase of 11.32% is needed to responsibly meet the Association's financial needs in the upcoming fiscal year. Most of the increase is due to the previously unplanned and unfunded reserves for the 29 year old irrigation system. **Please note that effective April 1, 2022, your new monthly assessment will be \$59.00 per month.**

If you are set up on auto pay through Action Property Management, your assessment withdrawals will automatically be increased to the correct amount on April 1st. However, **if you have auto pay set up through your financial institution, please make sure that you update the assessment to the correct amount.** Failure to pay the correct assessment amount after April 1st will result in a late fee being assessed to your account.



COMMUNITY MANAGER

Rhonda Hart,
Regional Manager
rhart@actionlife.com

949.450.0202

BOARD OF DIRECTORS

Board President:
Kunal Mittal

Secretary/Treasurer:
Monica Jeter

Director-at- Large:
Stephen Palm

MEETING SCHEDULE:

The next Board of Directors meetings open to the members will be held at 6:30 P.M. at the Santa Rosa Apartments recreation room at 500 Cardiff in Irvine on:

Monday, March 28, 2022

Monday, May 23, 2022

ASSOCIATION WEBSITE

paseowestpark.org

NEW GENERAL POSTING LOCATION

The Association will be posting all notices, including meeting agendas/notice, notice of proposed rule changes and adopted rule changes, and other notices that require general notice to the members solely on the Association's website, paseowestpark.org. Civil Code 4045(a)(5) recently went into effect on January 1, 2022, which allows "general notice" to be provided via an association's website. Prior to this, notices had to be a printed document that was posted in a prominent location that is accessible to all members, which were the bulletin boards at the common areas. The Board of Directors believes this will provide much easier access to these notices for the homeowners and provide greater transparency.

SUBMIT A COMMON AREA WORK REQUEST

Residents may report common area maintenance issues in several ways. These are maintenance items outside of your home in the common areas.

- By calling or emailing Action's Community Care Department

949-450-0202

communitycare@actionlife.com

- In the Resident Portal, select Work Orders, create a new work order and fill in the requested information
- By using the "Email my Manager" feature of the community website and the Resident Portal
- By using the new "Live Chat" feature on the Resident Portal during business hours

RESIDENT PORTAL:

resident.actionlife.com

HOA WEBSITE:

paseowestpark.org

PARKING LOT SEALCOATING

The repairs for the parking lots of the common areas have been made and Quickel Paving will be sealcoating the asphalt and restriping the parking lots when the weather warms up in the March to April time frame. Homeowners will be notified via an email blast and paseowestpark.org website post when the work is scheduled. Please make sure to abide by any signage posted during the project and avoid any areas that are barricaded off. Your cooperation is greatly appreciated!

POOL FENCE REPLACEMENT

The current pool area fences at the Santa Cruz and Santa Clara park areas have been undergoing constant vandalism, as people are prying off the pickets of the fence to illegally gain entry, which causes the pool to be shut down when inspected by the Health Department. Soon after the Association fixes the pickets, the fences have been vandalized yet again.

The Board of Directors approved a proposal to replace the current aluminum fencing with stronger wrought iron fencing. The Association is in the process of scheduling the project with the contractor and will notify residents when the work is scheduled. Every effort will be made to minimize the amount of time that the pools will be closed.



2021 ELECTION RESULTS

The Annual Meeting of Delegates for Paseo Westpark Maintenance Association was held on November 22, 2021. Quorum was met and the results for the election of the Board of Directors were as follows:

Candidates / Votes

Ricki Chen - 759
Monica Jeter - 2,267*
Louriane Martinez - 750
Kunal Mittal - 1,073*
Stephen Palm - 1,067*

The three (3) candidates with the highest number of votes were elected to serve a two-year term. The Board of Directors is as follows for the 2021-2023 term:

President:
Kunal Mittal

Secretary/Treasurer:
Monica Jeter

Director-at-Large:
Stephen Palm

Thank you to all homeowners who participated and made the election a success!

LANDSCAPE UPDATE

At the January 24, 2022 Board of Directors meeting, the Board approved the proposal from Brightview Landscape to perform the annual trimming of the common area trees that are due to be trimmed this year. The work is anticipated to begin in early March.

Furthermore, there has been extensive deferred maintenance on the Association's aging irrigation system. The Board undertook a comprehensive review of the current system with Brightview and approved a proposal to perform the necessary repairs and replacements throughout the community. This project is currently underway, so you may notice Brightview's irrigation team installing flags and digging up areas of landscape to make these repairs. The cost of water is anticipated to increase 20% this year for homeowner associations, and the Board believes completing these irrigation repairs and upgrading the system to a latest generation "smart" weather-based system will help to conserve water and improve the appearance of the landscape in the community. It is anticipated this work will be completed by the end of March.

The Board is also aware that there are sections of degraded grass along the parkway and that some of the grass areas are inconsistent. They have reviewed these areas with the landscaper, and although a lot of the grass is expected to thrive in the spring, there is likely to be varied types of grass in these areas. The landscaper is in process of developing proposals from spot treatments to major (and costly) renovations

MAILBOX REPLACEMENT COMPLETED

The Cortina, Montage, Trieste and Vintage neighborhoods have completed their self-funded transition to secure mailboxes. The Board would like to express their sincere gratitude to the Mailbox Committee, whose time and effort were essential in getting this project completed successfully. The Committee members are as follows:

Byron Luoma
Sandy Hunnicutt
Kunal Mittal

To order a replacement key or lock for the mailboxes in these neighborhoods, please visit mailboss.com/shop/mailbox-accessories/replacement-flat-key/.