



WESTPARK

PASEO WESTPARK
MAINTENANCE ASSOCIATION

NEWSLETTER

OCTOBER 2022

LANDSCAPE UPDATES

GRASS OVERSEEDING

The Association is aware that a lot of the turf throughout the community is patchy and contains different types of grass, which does not create a uniform look. In order to get the turf areas to look full and consistent, either the existing grass would need to be removed and replaced with new sod, or the grass would need to be overseeded.

Overseeding would need to be done consistently each year over a period of three (3) years in order to get the best result. The Board recently reviewed a proposal from Brightview Landscape to overseed all of the turf, which would cost \$69,203.00. Unfortunately, this is not a budgeted expense, and the severe state of drought we are in also presents other challenges for overseeding. When overseeding is done, the turf needs to be watered several times a day for a few weeks to get the new seeds to germinate. The additional watering would be another expense and would likely subject the Association to penalties from the Irvine Ranch Water District for exceeding the allocation.

Since the extended drought conditions currently have no end in sight, the Board is exploring a possible turf renovation project in which certain areas with grass can be replaced with a drought tolerant alternative. This could qualify the Association for rebates and also help to lower water usage, in addition to giving these areas a more pleasing aesthetic. In the meantime, regular maintenance of these areas will continue.

Please note that the grass does go dormant in the winter, so it will start to turn brown as the cooler season approaches.



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 upcoming Board of Directors meetings open to the members will be held at 6:00 P.M. at the Santa Rosa Apartments recreation room at 500 Cardiff in Irvine on:

Monday, Nov. 28, 2022

Monday, January 23, 2023

ASSOCIATION WEBSITE

paseowestpark.org

LANDSCAPE UPDATES (CONTINUED)

BOUGAINVILLEA PRUNING

Please note that the bougainvillea throughout the community will be hard pruned in October/November along the sidewalks to help encourage new growth. The plants look woody and unattractive initially after the pruning, but this process will stimulate fresh leaves and flowers over the next few months.

CANARY ISLAND PALMS UPDATE

Many of the Canary Island palms located on the major intersections on the perimeter of the community have been infected with fusarium wilt, an incurable pathogen, which is causing them to decline and die. All of this species of palm will likely be infected over time.

The Board has reviewed several options for replacement, and at the September 26, 2022 meeting, voted to replace one (1) dead and one (1) declining Canary Island palm on the corner of Culver and Barranca with two (2) date palms (*Phoenix dactylifera*). This decision was made since there is already one (1) date palm on this corner, which replaced a dead Canary Island palm. The plan is to eventually replace all of the Canary Island palms on this corner with date palms as the Canary Island palms die. This corner does not mirror another corner in the community, and there are date palms in the shopping center across the street, so the Board believes the overall look in this area will be harmonious.



On the corner of Irvine Center Drive and Hearthstone, there is also one (1) dead and one (1) declining Canary Island palm. The Board has voted to replace these two (2) trees with two (2) date palm machos (*Phoenix dactylifera macho*), which look more like Canary Island palms. The date palm macho is quite a bit more expensive than the date palms, but the Board felt that the cost was justified in order to make the trees look more similar on this corner, which mirrors another corner across the street. The trees will not be a perfect match at first, but will all eventually be the same species as the Canary Island Palms are replaced when they become infected and die.

This plan is contingent upon approval from the City of Irvine. Residents will be kept apprised of any updates regarding this project.

SUBMIT A COMMON AREA WORK REQUEST

Below are the ways you can report a maintenance issue in the Master Association's 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

ASSOCIATION WEBSITE:

paseowestpark.org

GENERAL NOTICE POSTING LOCATION

Civil Code 4045(a)(5) 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.

Going forward, the Association will be posting notices, including meeting agendas/notice, notice of proposed rule changes and adopted rule changes, and other notices that require general notice to the members on the Association's website:

paseowestpark.org.

The Board of Directors believes this will provide much easier access to these notices for the homeowners and provide greater transparency.

As a reminder, important Association documents such as the CC&Rs, Rules and Regulations, audit, budget and insurance information can be found on the [Resident Portal](#).

POOL FENCE REPLACEMENT UPDATE

Fence Pros began the replacement of the pool area fencing in September 2022. The Santa Cruz pool area is currently being replaced, and will be followed by the Santa Clara pool area. The new fence will be 7 feet high and will have finials on the top to help prevent people from climbing over. The new fencing will be much stronger than the existing fencing. People were able to pry off the aluminum pickets to gain entry, which caused the Orange County Health Department to keep shutting down the pool areas. The pool areas will not need to be closed while the fencing is being replaced. It is anticipated that the project should be completed by October 31, 2022.

PARKING PERMIT PROGRAM REQUEST PROCEDURES

At the September 26, 2022 meeting, the Board of Directors approved a procedure that outlines how owner requests to have the City of Irvine implement a parking permit program in a Parking District will be considered. The goal was to have a uniform process that would help ascertain the desirability of such a program by the residents in a Parking District. The Parking Permit Program Request Procedure can be located on the Association's website, paseowestpark.org, or on the [Resident Portal](#).

Please note that the parking permit program with the City of Irvine is set to expire in July 2022. The PWMA Parking Committee is currently discussing the extension of the program with the City. Residents will be kept apprised of any updates regarding this.

NEW POLICIES

At the July 25, 2022 meeting, the Board of Directors voted to adopt a new Policy for Open Forum and Board Meeting Conduct and a Code of Conduct for Association representatives. The Policy for Open Forum and Board Meeting Conduct outlines the procedures for homeowners to speak during the Open Forum of the Open Session board meetings and the process for having items considered by the Board, which will help to run orderly and efficient meetings. The Code of Conduct serves as a reminder to all individuals who serve Paseo Westpark Maintenance Association of their responsibility to maintain an ethical, professional and respectful environment on behalf of the Homeowners. It outlines the expectations of those who represent the Association and potential consequences for any violations of the Code of Conduct or applicable law. These documents can be viewed on the Association's website, paseowestpark.org, or the Resident Portal.

ADOPTION OF REVISIONS TO POOL RULES, TENNIS COURT RULES, AND ARCHITECTURAL GUIDELINES

Proposed changes to the following documents were distributed to the membership for review and comment on June 22, 2022:

- Architectural Committee Rules and Design Guideline
- Property Improvement Form
- Pool Rules (pages 10-11 of Rules and Regulations)
- Tennis Court Rules (pages 12-13 of Rules and Regulations)

The Board of Directors reviewed and considered members' comments during the Board meeting held on July 25, 2022. After careful review and consideration, the proposed rule changes were adopted as presented.

The revised documents can be viewed and downloaded any time on the Resident Portal in the Documents section at resident.actionlife.com.

BARBECUE REPLACEMENT

All of the barbecues located at the Santa Ynez park and Santa Clara pool and park have been replaced with new barbecues. We hope you enjoy them!

FEE WAIVER REQUESTS

When the monthly assessments become delinquent, the Association's management company will assess the fees outlined in the [Assessment Collection Policy](#) to the delinquent owner's account. This can include late fees, interest, pre-lien and vesting fees, lien fees, and attorney package preparation fees. Please be advised that almost of all the fees are **hard costs** to the Association, meaning that the Association pays these fees to the management company and then bills back the owner for the costs they incurred. The Board of Directors will not consider the waiver of any of these fees unless there was an error made by the Association. Waiving the fees would mean that all of the members are paying for the delinquent owners' fees, which is a financial burden to the Association and not fair to the members that are paying their assessments on time.

Billing statements are sent every month to all owners as a courtesy. Failure to receive a statement is not an excuse not to pay your assessments, as that obligation is prescribed in the CC&Rs. The Association will notify owners of any changes in assessment amounts and if there is any change in management company or payment address via 1st class mail, so please make sure that you are reviewing your mail from the Association.

In order to make sure your assessment payments are made on time, please make sure your mailing address is correct. You can update your mailing address online on the [Resident Portal](#). You can also manage your payments and set up automatic payments on the Portal, which is highly recommended to ensure timely payments each month. This service is free of charge. This is preferred over setting up automatic payments with your financial institution, as the assessment amounts will automatically be adjusted when there are any changes to the assessments, whereas you would need to contact your bank in order to update the assessment amount if it was set up through your financial institution.

If you are unable to pay your assessments for any reason, please contact Action Property Management to discuss a payment plan. Being on an approved payment plan will prevent more collection fees from being assessed to your account.