



WESTPARK

PASEO WESTPARK
MAINTENANCE ASSOCIATION

NEWSLETTER

JULY 2023

SANTA CRUZ POOL AREA IS OPEN!

Alan Smith Pools has completed the replastering of the pool, spa and wader at the Santa Cruz pool area, in addition to replacing all of the waterline tile and coping. The pool area is now open for use!

We greatly appreciate all residents' patience throughout this process and hope you enjoy the pool area this summer!

POOL MONITOR

The Board of Directors has contracted with Titanium Security to provide pool monitoring services this summer through Labor Day weekend. The pool monitor will be responsible for enforcing the Association's Pool Rules. Please comply with any requests that the monitor may have of you. The pool monitor is NOT a life guard and there is no life guard on duty, so be sure to take the necessary precautions when using the pools.

The Pool Rules can be found on the Association's [website](#) and on the [Resident Portal](#). Please make sure that you and your guests are adhering to the rules to help ensure the safety and enjoyment of others using the pool area and to prevent damage to the pools, equipment and surrounding areas. Thank you for your efforts in making this a fun and safe summer for all!



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, Sept., 25, 2023

Monday, Nov. 27, 2023

ASSOCIATION WEBSITE

paseowestpark.org

LANDSCAPE UPDATES

CANARY ISLAND PALM REPLACEMENT



Canary Island palms are located at many of the corners on the major intersections in the community. They are a beautiful species of palm, however, are highly susceptible to an incurable airborne pathogen called fusarium wilt, which causes them to decline. Unfortunately, all of this species of palm will likely become infected over time.

In December 2022, four Canary Island palms located on the corners of Culver and Barranca and Irvine Center Drive and Hearthstone were replaced with date palm species (*Phoenix dactylifera*), which are resistant to this pathogen. The Board approved two more declining Canary Island palms to be replaced at the intersection of Culver and Warner with date palms, which was completed in July.

The Association recently began a treatment program to help preserve the health of the remaining Canary Island palms so that they are better able to protect themselves from the fusarium. The program involves a soil injection with a fertilizer and fungicide, and also a fungicide application on the canopies of the trees. This combination will promote the tree's health and help target fungal activity, making them more resilient.

The existing Canary Island palm trees will continue to be monitored and will be addressed should they start to decline.

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

RESIDENT PORTAL:

resident.actionlife.com

ASSOCIATION WEBSITE:

paseowestpark.org

INSURANCE RENEWAL

The Master Association's insurance coverage for the common areas renewed on May 1, 2023. The Board of Directors obtained competitive proposals for the renewal to confirm the Association is getting the best coverage for the best price. The Association's current coverage is with Farmers Insurance, which is considered the "gold standard" for homeowners' association insurance, as they have an excellent record of claims processing and understand the nuances of common interest developments. Farmers' pricing was by far the best for the amount of coverage it offers and the policies renewed with Farmers on May 1st. This was especially good news this year considering that many of the carriers have significantly increased premiums due to the fire losses they have incurred. The insurance certificate for the renewal can be located on the [Resident Portal](#).

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.

The Association now posts 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 on the Association's website:

paseowestpark.org.

The Board of Directors believes this provides much easier access to these notices for the homeowners and provides 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](#).

LANDSCAPE UPDATES (CONTINUED)

TURF REMOVAL PROJECT

The Board of Directors has been working with Brightview Landscape on a plan to improve irrigation utilization and sustainability throughout the community. This may include replacing turf with alternative types of plants that would save the community water and also qualify the Association for rebates. Although we just recently had a very rainy season that helped replenish water reserves, the Association wants to be prepared for seasons of potential water restrictions and also minimize the impact of increasing water costs.

The Board has approved a proposal from Brightview Landscape to remove the turf along the parkway in a small section of the community along Santa Alicia from Santa Clara to Warner. A rendering of what the plants may look like is below. The Board will evaluate the work done in this small area and determine if other sections in the community should undergo this type of renovation as well. The Association is currently in the process of applying for rebates with the Metropolitan Water District and will let residents know when the project is scheduled.



SANTA LUISA PARK TREE RING PROJECT

Many of the well lights in the ground that illuminate the palm trees at the Santa Luisa park are affected by water intrusion, missing wire enclosures or other parts, and are damaged beyond repair. The Board has looked into several options, including replacing the well lights, installing above-ground fixtures, and installing lighted rings around the palm trees, and determined that installing rings around the palm trees is the best option, as this will prevent the issues that there are with the ground fixtures, which include water intrusion and other types of damage. The rings have been ordered and Horizon Lighting is in the process of scheduling the work.

GO GREEN – SIGN UP FOR EMAIL DELIVERY!

Did you know you can sign up to have important Association documents sent to you via email rather than mail? If you would like to take advantage of this option, please sign into the Resident Portal and follow these steps:

- Click on the yellow pencil icon next to “Consent For Email Distribution” listed under “Property Information” on the dashboard.
- Click “Yes” on the pop-up regarding Email Consent to consent to email delivery of all documents that the HOA regularly publishes as specified in the California Civil Code.

You can also sign up to receive e-statements rather than receiving paper statements each month in the mail. To sign up for e-statements:

- On the Resident Portal Dashboard, click on the green button next to “You are not signed up for e-statements” that says “Sign Up Today!”
- Verify your email address and click “Subscribe.”

Thank you to contributing to the Association’s efforts to reduce paper and the associated postage and mailing costs!

PARKING PERMIT PROGRAM UPDATE

The City of Irvine’s Pilot Parking Permit Program has been re-approved and will continue to be enforced. **All of the parking permits in Districts 1, 2, and 5 expire at the end of July 2023 and must be renewed at <https://paymymce.com/Irvine/TemporaryPermit.aspx>.**

Additionally, the City of Irvine is in the process of finalizing modifications to the Pilot Parking Permit Program. As more information becomes known, we will update the community via email and the Association’s website.

REVISED COLLECTION POLICY ADOPTED

At the July 24, 2023 Board of Directors meeting, the Board voted to adopt the proposed revisions to the Association’s Assessment and Billing Collection Policy that was circulated to all owners for review and comment in June 2023. The revised policy is now in effect. The policy can be viewed at any time on the Association’s website and Resident Portal.

MAILBOX MAINTENANCE

The mailboxes in the single family home communities were replaced two years ago. To keep them looking their best, it is highly recommended to wax them with a carnuba/car wax to help protect the finish on them, especially for the ones that get direct sunlight. Also, although these new mailboxes have helped significantly cut down on mail theft, residents should still be vigilant to lock their car doors, as there have been many instances of thieves opening car doors and taking items in the vehicles.

SHORT TERM RENTALS

A short-term rental is a dwelling unit rented for fewer than 31 consecutive days and is prohibited in all residential areas in Irvine. If you believe a short-term rental is operating in your neighborhood, please contact the City of Irvine Code Enforcement Hotline at 949-724-6326. The hotline is available 24 hours a day, 7 days a week. You may also submit a complaint online via the City’s website at this [link](#).