



WESTPARK

PASEO WESTPARK
MAINTENANCE ASSOCIATION

NEWSLETTER

NOVEMBER 2023

SANTA CLARA POOL AREA REPLASTER PROJECT

The Board has contracted with Alan Smith Pools to replaster the pool and spa at the Santa Clara pool area, in addition to replacing all of the waterline tile and coping. The work will begin on December 4, 2023, and is anticipated to be completed by the end of January. The pool area will be closed for use during this time.

The Santa Cruz pool area, which was just replastered earlier this year, will continue to be open and the pool will be heated for residents' use. We greatly appreciate your understanding while the Santa Clara pool is closed and look forward to having two newly plastered pools in time for next summer!

ANNUAL MEETING OF THE DELEGATES

The Annual Meeting of the Delegates will be held on Monday, November 27, 2023 at 6:00 PM at the Santa Rosa Apartments Recreation Center located at 500 Cardiff in Irvine. The purpose of the meeting is to elect three directors to serve a two year term.

Ballots were mailed to all owners in October. Please take the time to complete your ballot, insert it into the two envelopes, and mail it to the professional third party Inspector of Election, The HOA Election Guys, prior to the Annual Meeting. The election results will be announced promptly after the meeting. Thank you for your participation in making this year's election a success!



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. 27, 2023

Monday, Jan. 22, 2024

Gate code: 3300

ASSOCIATION WEBSITE

paseowestpark.org

LANDSCAPE UPDATES

OVERSEEDING OF PARKS AND MONUMENTS

The Board has worked with Brightview Landscape to develop a plan to rehabilitate the grass areas at the four parks and eleven monument corners to make it more consistent and uniform.

These areas were sprayed for weeds in September, and then were scalped, aerated and overseeded with a perennial rye and Marathon grass blend. You should be able to start to see new growth soon, and these areas will look much improved in the coming months.

When areas are overseeded, extra watering needs to be done for a couple of weeks after to help the new seeds to germinate. Part of the reason this work hasn't been done in years past is due to the drought-related water restrictions. The Irvine Ranch Water District will not increase the water allocation for overseeding. This year was the perfect year to begin the project, as the Association was able to save a lot of water and stay significantly under budget due to the rains in the first half of the year.

While we will see improvement with doing this type of project this year, it will need to be done the next two years as well in order to see optimum results. The consistency in doing this type of program over a three year period will overtake the various types of weeds and grasses that are there and infill it with the desirable species.



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

WINTER TREE TRIMMING

The Association has contracted with Brightview Tree Service to perform the Winter tree trimming, which includes the trimming of all the pines. The pines are trimmed every two years in the odd numbered years. They may look particularly heavy right now since they have not been trimmed in almost two years and they all received a lot of rain and sunshine this year which promotes their growth. The project began on October 23, 2023 and is anticipated to take about a month to complete.



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/notices, 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. They are considering 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’s rebate application with Metropolitan Water District and the project is scheduled to begin the first week of November.



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. Horizon Lighting has started the project and it is anticipated to be completed by the end of November.

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

Affected residents in Districts 1, 2, and 5 were notified that the City of Irvine’s Pilot Parking Permit Program was re-approved and will continue to be enforced. One of the key changes that the City implemented in order to renew the program was that the permits be enforced 24 hours a day, 7 days a week, which deviated from the prior 1 AM to 7 AM enforcement window. They posted signs in the permit Districts 1, 2, and 5 stating 24/7 enforcement in mid-September.

Some residents in these districts were not happy with this change and were present at the September 25th Board meeting to voice their concerns. Residents approached the City to request the program be reverted to the previous hours of enforcement. The Association’s Parking Committee has been in contact with the City and it seems like they are considering making a change due to resident demand. The Association issued a formal request to the City regarding reduced parking permit enforcement hours

Additionally, the Association is making a request to the City on behalf of the residents in Parking District 7 that a permit program be instated in this district. As more information becomes known, we will update the community via email and the Association’s website.

BARKING DOGS AND NOISE COMPLAINTS

If you have a neighbor who has a barking dog, the most effective means to address the matter is to contact the City of Irvine Animal Services at (949) 724-7092.



Furthermore, if a neighbor is having a loud party or causing a noise disturbance, it is recommended that you contact the Irvine PD to report the issue.

Please be considerate to your neighbors when having gatherings and be conscious of the noise coming from your property, particularly in the late evening hours. Thank you for keeping Paseo Westpark a peaceful place to live!