

Community Newsletter

11/22/2023

Welcome to the first issue of the El Paseo Community Newsletter! The Board intends for this to be a helpful new resource for important community information and events.



el paseo

at The Village of Foothill Ranch

New Management

El Paseo is happy to announce Powerstone Property Management as our property management partner. After many years of disappointment working with Associa, The Board of Directors elected to move on to a new management company. Powerstone Property Management was elected to take control of the community starting November 1st 2023. All HOA assessments paid to Associa and credits will be carried over to your new account with Powerstone. During this transition there will be a grace period on late payments for November. Owners should no longer be paying their dues to Associa, but instead to Powerstone. Be sure to set up your account using the information provided on the mailed November billing statement.



Community Reminders

Part of the ambiance that is El Paseo Owners Association is the maintenance of the beautiful homes throughout our community which depends on all of us to uphold the community's high standards. Management would like to take this opportunity to remind Owners and Residents of the community rules pertaining to trash cans in the community. *"All trash must be deposited within the Owner's trash bins and not left outside of the bin or anywhere else on the Property. Owner's trash bins may only be stored within Owner's garage when not left in designated area for collection. Owners shall be required to properly recycle materials in accordance with City standards and use the recycle and trash bins appropriately. Owners may place trash bins out for collection only in the designated area for their trash bin and only for a period 5:00pm the day prior to collection and no later than 10:00pm the day of collection."* Please take the time to keep up our community's appearance and retrieve your trashcans in a timely manner.

If Owners feel the need to report issues or comments. Please reach out to the community manager. Most requests will need to be in writing either by email or postal mail. The Community managers information can be found on the back of this newsletter.

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Coming Soon...

- Community Handbook Refresh
- Community Forms Refresh
- Cabana reservation streamline process.
- Parking Permit renewals
- Board Member Elections

the cabana

Reservations and Information

If you previously requested the cabana and received a confirmed reservation, we ask you to reach out to the new community manager via email and attach your confirmed reservation confirmation. If you attempted to make a reservation and did not receive a confirmation it is likely new management is unaware of the reservation. Please reach out to check on all statuses of cabana reservations.

The Board and Management are working together on potential future changes to make securing the cabana easier with less cumbersome steps.

If you are planning to use the Cabana in the future, the Aux HDMI port on the wall is now functioning properly. Step by Step instructions can be found posted under the TV at the cabana.

Repair Updates

The pool pumps have been replaced with higher quality equipment that will last longer, saving the community significant money and avoiding the periodic outages that we've experienced over the years. More pool equipment is still in need of repair and that work will be taking place during the winter months.

During the summer the Board had 5 pool chairs sent out for repair. The remaining 9 chairs will receive the same treatment now during the off season.



Paint buckets in the hall at cabana were removed and properly disposed of, they were an eyesore for those hosting events at the cabana and would be useless by the time we repaint the community.

The sand at the tot lot was recently replenished.

The lids to the pet waste bins have all been replaced. Old lids if still attached were rusting and showing signs of neglect.

The Board has been working on fixing the offline and broken security cameras around the community. Multiple cameras were offline and not recording. With a few exceptions most have been repaired or replaced. The board has saved the community by cleaning and repairing the cameras themselves, this type of work would typically cost the association a substantial amount of money.



Before and after camera maintenance

Landscape Updates

The 2 large trees along Auto Center Drive that were obstructing the walkway were removed and replaced with smaller trees with the intent they will provide shade along the walkway and not obstruct the path of travel.

In addition to the tree removal, the Board is continuing to work with our landscaping vendor to ensure plants and landscaping are not intruding on walkways.

Overgrown Aloe Vera plants are being removed, and planters are being re-arranged.

The Palm Trees along Auto Center Dr. will be cleaned up later this month. This unfortunately was pushed back later than its desired completion. The goal will be to have these cleaned up in late summer / early fall to prevent the debris caused by weather.

Mission Landscape will continue to monitor the community and advise the Board of issues that may need attention.



Mission Landscape planting a new Mesquite Tree along Auto Center Dr.

Lighting Updates

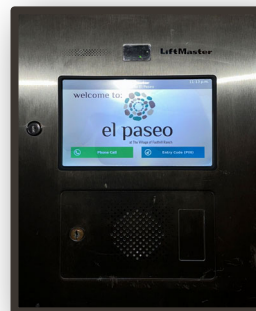


Repaired lighting under the awning near the tot lot park

Board members continue to repair lighting around the community in an effort to save the community money. Recently the lights at the cabana were cleaned and fixtures that were no longer working were repaired and/or replaced. Additionally the burnt out string lights near the tot lot were replaced as needed.

Gate Directory Change

The main gate has a new code for use by homeowners and guests. The new combination is **3877**. The old code will continue to work during a transition period but will be removed on or soon after the beginning of the New Year. This code should not be published in any way, including being displayed at the main gate or on any website.



The El Paseo Branding has been added to our gate directory

Holiday Lighting

Stay tuned next month for a feature on the holiday lighting for our gated entrances.

Owners are encouraged to join in the holidays by decorating their homes. Please review the guidelines set in the Community handbook about specific Holiday Decorations.

Safe listing a vehicle?

Nordic Security Services is the community's parking enforcement contractor. Residents may request safe-list status of guest vehicles for a total of 14 days in a rolling 30 day period. Safe listed vehicles are allowed to park in Guest parking only and are subject to immediate tow if parked in a space marked Permit. It is the responsibility of each owner to provide these instructions to their guests. If you need to add a vehicle to the community safelist, contact Nordic Directly at 1-800-883-3880. You may also inquire with Nordic regarding their phone application and website.

Upcoming Events

Holiday Party

El Paseo is happy to announce the community holiday party will be held on December 10th 2023. Join us as we celebrate the season with food and activities. We ask all homeowners and Residents to join us from 5pm-8pm at the Cabana!

Other Events

The main gate combination will be changing at the start of the new year. Be sure to read more about this on page 3 of this newsletter.

Parking Permit renewals for 2024 are approaching, be on the lookout for an updated application form for your 2024 year parking permit.

Community Information

El Paseo Management is aware of the presence of social media sites for the community. Management and The Board of Directors would like to inform the Owners that there is no official social media account to represent or speak on behalf of the Association. Although these sites may facilitate communication between residents it is important to remember that pages like this are not to be considered "official," and they should not be labelled as such. They are not affiliated with or monitored by the Board of Directors or Management. Additionally some of the information posted on the page can be misleading and inappropriate. The best source for information is to attend board meetings, read this newsletter, and any additional correspondence from The Board and/or Management, lastly owners may choose to reach out directly to the community manager.

The next El Paseo Board Meeting is scheduled for January 11th 2024

Final meeting notice and agenda will be sent out prior to the meeting in accordance with the communities governing documents. Homeowners are invited to speak during homeowner forum. Board meetings are a chance for owners to get involved and be informed of what is happening throughout the community. All owners will be asked for their name and address for verification purposes.

Zoom Meeting Information

Link: <https://powerstonepm.zoom.us/j/89757027152>

Meeting ID: 897 5702 7152

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