

LOS PASEOS HOMEOWNERS ASSOCIATION  
March 12, 2025

Call to Order -- Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associates Representative; Jennie Anderson, LPAC Representative; Scott Bayer, Ford Sandberg, Homeowners.

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- 1) Approval of Minutes: Rich motioned to approve the February 2024 Minutes. Jackie seconded. Motion passed.

- 2) Open Forum

Members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. Each speaker will have three minutes to talk. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

Scott wanted to ensure his front door update was okay for the Architecture Committee to approve. Board determined that the design conformed to the architectural standards of the Association.

Ford wanted to update his approval of his fence line. The issue was that the original plan was too close to the utilities. Board agreed that the fence could move to the corner of the garage and not impact anything visually as specified in the architectural standards of the Association.

Ford also noted there is a difference between the Rules and Regulations “of the front yard” to the City of San Jose specification of a 20 foot setback for the hardscape. It was also noted that the limit of paved areas (aka impervious material) must be less than 50% of the front yard. However, drought tolerant plants are not included, they are permeable. Board decision, modify Rules and Regulations so that they simply reference the City regulations.

Board will also review the temporary structure rules contained within the Rules & Regulations.

- 3) Associate Member Representative Report

Nothing to report.

- 4) Financial Report
  - a. Current Account Balances:
    - i. Focus Checking – \$85,280.00
    - ii. Focus Reserve Account – \$186,156.00
  - b. Board reviewed income and expenditures to date.
- 5) Architectural Committee:
  - a. Approvals: 7030 Via Ramada (paint colors), 7115 Via Maria (landscaping update), 74 Bernal Way (solar), 7024 Via Serena (new driveway), 7161 Via Colina (addition to front), 7069 Via Serena (new front doors), 94 Bernal Rd (new fence in alley), 7089 Via Ramada (new gravel in front landscaping)
  - b. Houses for sale: 7078 Via Pradera, 7064 Via Pradera
  - c. Houses sold: none
  - d. Violation letters: Eight violation letters with fines were sent.
- 6) Office Report
  - a. Clubhouse Manager
    - i. Clubhouse rentals: 2 in March / 0 in April (due to lifeguarding classes)
  - b. Collections:
    - i. Number of Homeowners Paid to Date: 275 / 279
    - ii. Number of Homeowner Late to Date/Sent to Collections: N/A
    - iii. Number of Associates Paid to Date: 75 / 75
    - iv. Collections Status:
      1. No Homeowners are in collection status.
- 7) Old Business
  - a. Continued to update the Rules & Regulations. Tabled until the next Board meeting.
  - b. Board reviewed proposals for the parking lot and sidewalks. Motion to pave the parking lot with Granite Northwest Grading and Paving. Jackie motioned. Rich seconded. Motion passed.
  - c. Rich motioned to approve the proposal from A1 Fence for a new fence to be placed outside the existing fence. Jackie seconded. Motion passed. (Note: the above two approved motions are drawn from the Reserve Account, and are the two issues which will be addressed this year.
  - d. Jujitsu Classes proposition: It has been accepted that it is not feasible to store the mats on the premises. Normally, the Clubhouse is rented for \$125 for four hours. Adrienne noted that the class is geared toward women and self-defense. The Board approved \$100 for four hours in pilot program for six months.
  - e. Orkin: With some difficulty, we have finally cancelled the Orkin contract. Currently looking for a new provider.
- 8) New Business

- a. Infant Swimming Resource: These are drowning prevention classes for infants. This would require one lane of the Pool be roped off for exclusive use during the lesson times. Adrienne is certified to teach this class and noted that there is a gap in lessons for younger than three years old, and the program really works. Also, Adrienne has her own insurance. Rob motioned to approve a one-year Infant Swimming Resource pilot program with Adrienne as the instructor. The Board stipulated that there are to be no pool use fees for this pilot program. Greg seconded. Motion passed.
- b. Nextdoor for swim lessons: Adrienne would like to improve the visibility of our swim lessons to the community. This needs to go through the Nextdoor business section for \$150 / month for six months. The Board noted that it is fine to use Marketing and PR budget line item for this purpose, and split the cost with the swim lesson providers (up to \$400.)
- c. Pool: Between July and September Adrienne noted there is a typical lower usage during this period, and a 10-use pack is proposed for the next 25 families on the wait-list. However, there are no guest privileges associated with this program. Renting the Clubhouse and Pool are not included as part of the 10-use pack. Also, it would be a “use it or lose it” policy, no carryover of unused pool visits. This pilot program would be limited to the years 2025 to 2026, and be re-evaluated after that time. Proposed cost would be \$150. Jackie motioned. Rich seconded. Motion passed.
- d. Losing General Liability Insurance: The Association was notified that we are losing our General Liability insurance, but we are covered through April. Our insurance broker is looking for a provider.

The meeting was adjourned at 9:36 pm.

## 9) Executive Session

The times when Board meetings may held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.

### **EXECUTIVE SESSION: NOT TO BE PUBLISHED**

**Missed Membership:** Current Associates who do not pay are given multiple opportunities, and this is a firm policy to keep to 75 Associates. With the new 10-pack system, this will be offered to the person who did not pay on time.

### **Collections**

No Homeowner is in Collections

**The following is a snapshot of the Violation and Warning Spreadsheet as of the March Board of Directors meeting:**

	Violation	Homeowner	Resolved?
7097 Via Ramada	painting needed	Yee	
7131 Via Maria	lack of maintenance	Huange/Zhang	b
7029 Via Serena	lack of maintenance-lawn not watered	Perkins/Recaido	x
7023 Via Pradera	lack of maintenance-lawn not watered	Flores	x
7201 Via Romera	lack of maintenance-lawn not watered	Fraigio	x
7305 Via Pradera	painting needed	Yen	resent email 10/22
7193 Via Maria	painting needed; abandoned vehicle	Mollard/Villalon	fined
7205 Via Maria	sidewalk buckling	Murphy	resent email 10/22
7221 Via Maria	lack of maintenance-bush blocking walkway	Wang	x
7210 Via Maria	painting needed; abandoned vehicle	Robles	fined
7201 Via Maria	lack of maintenance	For SALE	x
7204 Via Colina	lack of maintenance-lawn not watered	Ananth	sent 2nd and final email warning to mgnt compnay (rental)
7232 Via Colina	lack of maintenance-lawn not watered	Bhola	letter of warning to water lawn
7215 Via Colina	painting needed	Neunzig	fined
7192 Via Colina	trash bins	Olson/Chin	x
7186 Via Colina	painting needed	Goroszko	resent email 10/22
7144 Via Romera	lack of maintenance; painting needed	Liu	called and asked for additional time to get bids
7202 Via Romera	lack of maintenance	Davudcousi	x
7206 Via Romera	lack of maintenance	Su/Ma	x

7209 Via Romera	painting needed	Tran	letter sent
7217 Via Romera	lack of maintenance-personal items	Sedano	x
6808 Avenida Rotella	Parking violation-camper	Armstrong (rental)	x
6842 Avenida Rotella	lack of maintenance- no landscaping	Brim (rental)	letter sent
6820 Avenida Rotella	lack of maintenance- leaves; needs cleanup	Kotau	letter sent
6864 Avenida Rotella	painting needed	Johnson (rental)	in progress
6890 Avenida Rotella	alley maintenance- fence falling apart	Fujitani (2 violations)	2nd fine
92 Bernal Rd	lack of maintenance-lawn not watered	Olivas	last warning letter sent-no fine
102 Bernal Rd	lack of maintenance-trash, leaves	Young	last warning letter sent-no fine
	alley maintenance- weeds, leaves	Young	x
106 Bernal Rd	lack of maintenance-trash, leaves	Mc Daniel	x
	alley maintenance- weeds, leaves	Mc Daniel	x
	painting needed	Mc Daniel	
112 Bernal Rd	lack of maintenance- curb needs cleanup	Rios/Reyes	x
	alley maintenance- trash (unused items)	Rios/Reyes	x
114 Bernal Rd	lack of maintenance- curb needs cleanup	Koontz	x
	alley maintenance- weeds	Koontz	final warning letter sent (Nov 5th check back)
116 Bernal Rd	lack of maintenance- curb needs cleanup	Byram (rental)	x
	alley maintenance- weeds	Byram (rental)	x
122 Bernal Rd	lack of maintenance-lawn not watered	Nguyen	final warning letter sent (Nov 22nd check back)
126 Bernal Rd	alley maintenance- trash (unused items)	Tabbah (rental)	x
128 Bernal Rd	lack of maintenance-no landscaping (dirt)	Laxa	in progress
7172 Via Maria	unauthorized parking-speed boat	Anderson	letter sent
7122 Via Colina	lack of maintenance-lawn not watered	Tully	letter sent

7111 Via Romera	garbage cans	Ramalingam	email reminder sent
7135 Via Romera	lack of maintenance-lawn not watered	Khandelwal/Gupta	letter sent
106 Bernal	lack of maintenance-lawn not watered	McDaniel	last warning letter sent-no fine
7058 Via Pradera	lack of maintenance-lawn not watered	Foskett	letter sent
7034 Via Pradera	lack of maintenance-lawn not watered	Bhawe	letter sent
7132 Via Maria	lack of maintenance-messy	chua	letter sent
7124 via Maria	lack of maintenance-messy	Qi/Xie	letter sent
7116 Via Maria	inoperable cars	Tong	letter sent
6808 Avenida Rotella	trash items in alley	Armstrong (rental)	email sent
124 Bernal Rd	trash items in alley	Nahal (rental)	email sent
7127 Via Romera	no landscaping	Bleeg	letter sent
7218 via Romera	paint needed	Xie	letter sent
7226 Via romera	paint needed	Carter	letter sent
7050 Via Ramada	unused vehicle	Ryall	letter sent
7077 Via Ramada	trailer	Renegal/Valdez	letter sent
7089 Via Ramada	Halloween Decorations & new facade added w/o architectural request	Zahara Pahlaviani	letter sent
7097 Via Ramada	New violations: no house #s, no landscaping	Yee (rental)	formal letter sent- final warning
7096 Via Ramada	Painting needed around window	Amey	letter sent
7098 Via Ramada	wood on side of house on driveway	Lopez	letter sent
6854 Avenida Rotella	Halloween Decorations	Bion	email sent
7033 Via Barranca	painting, new fence	Sandberg	letter sent
7041 Via Barranca	need house #	Mendoza/Martinez	email sent
7047 Via Pradera	start landscaping project?	Fasan	email sent

7030 Via Pradera	Halloween Decorations	Wright	email sent
7026 Via Pradera	Halloween Decorations	Pandya (rental)	email sent to renter & owners
6890 Avenida Rotella	no landscaping, falling fence in alley	Fujitani (2 violations)	continued fine and formal letter sent
7040 Via Serena	garbage cans	Cao	email sent
7041 Via Serena	landscaping-lawn not watered	Tang (rental)	email sent
7115 Via Maria	no landscaping	Vasquez	letter sent
7131 Via Maria	needs landscaping	Huang	emailed management company for 2nd time-no response in October
7180 Via Maria	wood facade needs attention	Hasiguchi	letter sent
7193 Via Maria	abandoned car, paint, no house #s	Mollard/Villalon	fined for second time; email sent about house number
7201 Via Maria	no landscaping; house #s missing	Swarup	emailed; they responded and once they move in they will address the lawn
7217 Via Maria	no house #, broken garage window, abandoned car	Rios	letter sent
7206 Via Maria	garbage cans, debris in front of garage	Su/Ma	letter sent
7204 Via Colina	landscaping-lawn not watered	Ananth	email sent w/picture to mngmt company
7232 Via Colina	landscaping-lawn not watered	Bhola	letter sent-final warning
7207 Via Colina	garbage cans	Nguyen	email sent
7203 Via Colina	landscaping-lawn not watered	Julian	letter sent
7186 Via Colina	painting needed	Goroszko	(see above)
7169 Via Colina	blight car	Lee (rental)	wrote email and sent photo to owner
7112 Via Romera	house #s, landscaping needed	Infanger	letter and email (re: #s)
7144 Via Romera	wooden facade	Liu	followed up with email
7218 Via Romera	garbage cans	Xie	email reminder sent
7226 Via Romera	garbage cans	Carter	email sent
7217 Via Romera	paint needed; debris in front of garage	Sedano	letter sent

7234 Via Bella	garbage cans	Alvarez	email sent
7231 Via Bella	abandoned car, paint, no house #s	Hajizadeh	letter sent
7215 Via Bella	garbage cans	Marley	email sent
7207 Via Bella	recycling bin	Ebbert	email sent
7203 Via Bella	no landscaping	Alfaro	letter sent
7224 Via Vista	pergola seen from street	Reyes	letter sent
7248 Via Vista	debris-old fence boards in frontyard	Rojas	letter sent
7264 Via Vista	landscaping-lawn not watered	Sanapereddy	letter sent
7186 Via Colina	painting needed	Goroszko	letter + fine sent 2/28/25
7060 Via Serena	leaves	Beltran	email sent
7208 Via Colina	holiday lights above garage door	Le/Doan	letter sent (no email )
7254 Via Vista	holiday reindeer on fence	Haupt (renters)	email sent
7248 via vista	grass and weeds need trimming	Rojas	letter sent (no email )
7224 Via Vista	weeds on parking strip	Reyes	email sent
7216 Via Bella	weeds on parking strip	Castellanos	email sent
7212 Via Bella	weeds on parking strip	Froelich	email sent
7207 Via Bella	weeds on parking strip	Ebbert	email sent
7206 Via Romera	rotted wood, no house numbers	Luong	email sent; rotted wood on arch form
7226 Via Romera	home needs painting	Carter	letter sent
7217 Via Romera	debris on roof	Sedano	email sent
7202 Via Romera	weeds on property	Davudcousi	email sent
7201 Via Romera	weeds on property	Fraigio	email sent
7192 Via Romera	Home needs painting & hoop on street	Wall	letter sent
7160 Via Romera	trash on side of fence facing street	Wong	email sent
7151 Via Romera	sidewalk buckling	Tully	email sent
7144 Via Romera	home needs painting & rotting wood	Liu	formal letter sent- final warning

7119 Via Romera	broken paver walkway	Halliday	email sent
7169 Via Colina	old abandoned truck	Kong Lee	email sent
7197 Via colina	weeds on side of driveway	Alvey (rental)	email sent
7207 Via Colina	weeds & untrimmed grass	Nguyen	email sent
7224 Via Colina	weeds on parking strip	Espinal	email sent
7210 Via Maria	home needs painting	Robles/Rials	letter sent
7213 Via Maria	grass needs trimming	Lee (rental)	email sent
7201 Via Maria	garage needs painting, leaves in gutter	Rath/Panda	email sent
7193 Via Maria	painting needed, no house numbers	Mollard/Villalon	3rd violation letter sent, 3rd fine
7187 Via Maria	truck not moved (covered)	McBride	email sent
7180 Via Maria	painting needed, wood above entrance rotted	Hashiguchi	letter sent
7164 Via Maria	painting needed, gate in poor condition	Yang (rental)	letter sent
7124 Via Maria	weeds on parking strip	Xie	email sent
7123 Via Maria	weeds	Wong	email sent
7047 Via Pradera	weeds, leaves	Fasan	email sent
7023 Via Pradera	weeds	flores	email sent
7081 via Barranca	truck w/expired tags	Barlow	email sent
7112 Via Romera	weeds in front yard	Infanger	email sent
7022 Via Ramada	weeds in parking strip	Fumagalli	email sent
6820 Avenida Rotella	xmas lights still up!!!	Kotau	letter and fine
7099 Via Ramada	trailer	Burry	email sent

7097 Via Ramada	paint needed No house #s	Yee (rental)	email follow up
7084 Via Ramada	hoop in street	Chan (rental)	email
7073 Via Ramada	sidewalk buckling	Payne	email
102 Bernal	trash, weeds		email
104 Bernal	weeds	Anderson	email
114 Bernal	weeds	Koontz	email
7193 Via Maria	house #s, painting needed, truck not moved	Mollard/Villalon	fine and letter-3rd time
7045 Via Serena	weeds	Petrack	email
7038 Via Pradera	weeds	Nam Nhat Tran & Kim Nguyen	email
7046 Via Pradera	weeds	Lombardi	email
7053 Via Pradera	weeds	email	email
7043 Via Pradera	junk in driveway	Skreen	letter sent- last warning; continuing issue
7067 Barranca	broken driveway	Martynyuk	email sent
7081 Via Barranca	old truck in driveway	barlow	2nd email sent
7074 Via Ramada	weeds & leaves	Flaherty	email sent
7069 Via Ramada	trailer/abandoned car	Brown	formal letter sent
6804 Avenida Rotella	weeds	Babu	email
6816 Avenida Rotella	weeds	Pham/Nguyen	email
6820 Avenida Rotella	street needs sweeping	Kotau	email
7116 Via Maria	update on blue sports car needed	Tong	email
7202 Via Maria	weeds	Lee	email
7218 Via Maria	weeds	Angeles	email
7213 Via Maria	weeds	Kim	email

7209 Via Maria	weeds	Pham	email
7205 Via Maria	sidewalk update, dilapidated car	Murphy (rental)	email
7201 Via Maria	weeds, sidewalk cleanup	Rath	email
7208 Via Colina		Le/Doan	letter sent- emails bounced back
7216 Via Colina	weeds	Temerson	email
7211 Via Colina	Weeds	Tabuchi	email
7193 Via Colina	weeds	Weissnar	email
7169 Via colina	trailer	Lee (rental)	email w/photo
7160 Via Romera	fence	wong	email w/photo
7198 Via Romera	WEEDS	JONES/DONG	EMAIL
7222 Via Romera	weeds	clark	email
7202 Via Romera	weeds	davidcuso	2nd email
7212 Via Bella	basketball hoop	froelich	email