
PASEOCONDO.COM QUARTERLY

Quarterly updates, reminders and information for the PASEO COA 12.18 v2

MEETING CALENDAR

Wednesday, January 9

Monthly Meeting
5:30 PM in the Theater

Wednesday, February 13

Monthly Meeting
10:00 AM in the Theater

Wednesday, March 13

Monthly Meeting
5:30 PM in the Theater

Thursday, March 14

**Annual Meeting
Board Election
5:00 PM in the Bistro**

Regular monthly meetings are scheduled on the second Wednesday of each month and alternate times between 10 AM and 5:30 PM

**INTERESTED IN
RUNNING FOR THE
BOARD OF DIRECTORS?**

**THERE ARE THREE (3)
OPEN CHAIRS**

**FOR FORMS AND
INFORMATION CONTACT
THE MANAGEMENT
OFFICE**



Update – 558 ACTIVITY

WHAT IS 558? – For those who may not be aware:

F.S. Ch. 558, otherwise known as the Florida Construction Defect Statute, requires owners to send a “notice of claim” to developers, contractors, subcontractors, suppliers, and/or design professionals identifying any alleged construction and/or design defects in “reasonable detail” before any litigation or arbitration for construction defects may be initiated

WHERE WE CURRENTLY STAND:

Mediation with the developer, attorneys and insurers began in September of this year

KW Property Management Staff

The Condo property management office is next to the Village Center Library. Staff can be reached Monday thru Friday from 8 a.m. to 5 p.m.

Telephone & Email

239-834-6309
paseocondo@kwpmc.com

Property Manager

Cecilia Wesselman
cwesselman@kwpmc.com

Administrative Assistants

Indiana Hernandez
indianah@kwpmc.com

Karina Nahmens
knahmens@kwpmc.com

Vanessa Gonzalez
vgonzales@kwpmc.com

Maintenance Technicians

Reinel Rodriguez
Orelvis Miguel

Service Requests

Please inform the management staff of any maintenance issues by completing a service request. There are two ways to do this:

1. Visit paseocondo.com and click on “services requests” after signing in
2. Call or visit the management office

Teams of engineers, subcontractors and the Paseo association are working together to identify, document and remediate defects that have been identified

Work is being prioritized by severity and like kind to most efficiently utilize resources

If you have specific questions regarding work in the community contact the property management office

MEET OUR PASEO CONDO PROPERTY MANAGER

Cecilia Wesselman has been part of the KW Property Management & Consulting team since July of 2016. She had previously served as Assistant Property Manager at a large HOA in Naples that included commercial space featuring salons, a restaurant, gas station, car wash and post office. In addition to working closely with the Property Manager and Association Board of Directors managing and operating the community on day-to-day basis, her responsibilities included oversight and maintenance of amenities including 8 tennis courts, 2 pools, bocce courts and putting green. During her tenure as Assistant Property Manager, she developed and maintained strong working relationships with a myriad of vendors while monitoring contracts and projects. Cecilia routinely communicated pertinent as well as emergency information to the members of the Association. She demonstrated strong management skills and supervisory experience, monitored all facets of HR compliance including hiring and termination, discipline, and payroll for eleven (11) full-time and two (2) part-time employees. Cecilia’s other work experience includes 20 years as a legal secretary for leading Illinois criminal defense law firms. She has extensive training in administrative and office management. She began a public service career in April, 1999, when elected Alderman to the Springfield City Council. She went on to be elected City Clerk in 2003, 2007 and 2011. In January 2010, Cecilia was named the Freedom of Information Officer for the City of Springfield by the Mayor and City Council. She is past Secretary, Vice-President and President of the Illinois Municipal Clerk’s Association and past Secretary and Director of the World War II Illinois Veterans Memorial Association. Cecilia served as fundraising chair of the Springfield St. Jude Run benefitting St. Jude Children’s Hospital for 15 years. Cecilia received her Florida CAM

Trash Pickup

- ◆ Trash is picked up on Monday and Thursday mornings - it should not be do not put out on any other days
- ◆ All trash must be outside of your garage by 9 a.m. on the day of pickup
- ◆ Trash should never be put out the night before pickup
- ◆ Flatten all cardboard boxes for recycling
- ◆ Recyclables may be separated from trash by placing them in clear plastic bags
- ◆ Large items such as furniture, appliances and large rugs must be scheduled for pickup by calling Mayra from Crawford Landscaping at 888-581-5151 - there is a modest fee for this service
- ◆ Changes to the trash pickup schedule may occur due to holidays and will be announced by KW Property Management via email blast in advance

Parking

- ◆ Parking behind the unit garage in the condominiums is prohibited
- ◆ Parking behind a garage is only acceptable for loading and unloading
- ◆ Under no circumstances may any vehicle be parked in driveway areas overnight or for long periods of time during the day
- ◆ Once a warning is received, a vehicle may be towed at the owner's expense
- ◆ The owner may also be subject to fines imposed by the Association

license in May of 2015. She and her husband, David, have four grown children and large extended families in Illinois.

COA REMINDERS

FOR SAFETY AND SECURITY

For safety and security the condominium office must have either a key or garage access code to every unit

Keys and information are kept confidentially and securely and would only be used in an emergency as needed

This is a requirement for all units

WATCHING OVER A VACANT HOME

If a home is not occupied all year there needs to be an emergency contact - whether a professional company, neighbor or friend - who may be able to periodically manage the property to avoid problems such as water leaks, insects, plumbing leaks, electrical problems and non/ill-functioning air conditioners when the unit is vacant

That contact name should be on your profile with the office in the event of an emergency

PARKING RESTRICTIONS

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Board of Directors

President

Arlette Abbott

arlette.abbott@gmail.com

Treasurer

Susan Sprehn

susansprehn@gmail.com

Secretary

Alison Field

alison.b.field@gmail.com

Director

David Edgar

dae7006@gmail.com

Interested in Volunteering

There are several committees that work on a variety of topics

Email the Property Office Paseocondo@kwpmc.com and you will be forwarded to the appropriate contact

SUGGESTIONS & FEEDBACK

Suggestions and feedback for articles-adds-deletes are greatly appreciated and can be forwarded to the KW office for collection and distribution as can anyone interested in helping with a quarterly missive

EXTERIOR MODIFICATIONS

With very few exceptions, condo owners are not permitted to make exterior modifications to their units

Condo owners are permitted to screen in their lanai, after receiving approval from the association

Contact the management office staff who can walk you through the approval process

SERVICE REQUESTS

There are two ways to inform the management staff of any common area maintenance issues by completing a service request:

1. Log on to paseocondo.com and click on “services requests” after signing in
2. Call or visit the management office

RENTAL POLICY

Paseo Condo Documents state that homeowners may not rent their condo for less than 30 days

There are owners consistently violating this rule

The Association is working hard to enforce the policy and has the authority to suspend the privilege to lease and impose fines for an owner found to have violated the rental rules

2019 BUDGET APPROVED

The 2019 COA budget was approved on November 12

Detail for that budget was sent out under separate cover on October 29

Coupon books should have been received for the January payment

Below is the recap of those final quarterly numbers the detail of which was also sent on October 29 which include the Master fees

CONDO	QUAD 1	QUAD 2	QUAD 3	QUAD 4	QUAD 5
1919.88	2242.44	2233.06	2221.81	2221.81	2221.81