



Paradise Cove DOCK

MAY
2026

ELECTION NEWS

The latest election is in its final days, with three candidates vying for the two open positions on the Board of Directors. If you have not mailed in your ballot, please do it now since we need at least 34 ballots in order for the election to be valid on the meeting day.

As you can see in the meeting notice, this May meeting will be in-person at Solange Hoff's home. While refreshments will be available, the meeting starts at 6:30 PM based on the availability of the Inspector of Elections.

A parallel Zoom session will be broadcast to allow those interested who cannot be present in person to witness the event.

zoom.us/join
and follow browser instructions
Meeting ID: 890 9472 2691
Password: 931442

BOARD MEMBERS

John Hurley — President
Ted Iwanowski — Vice-President
Solange Hoff — Secretary
Theresa Miller — Treasurer
Larry Spiteri — Member

www.paradisecove-hoa.com

HOMEOWNER'S ASSOCIATION MEETING

Thursday, May 7
Meeting Starts — 6:30 PM

Chez Solange
3267 Avenida Del Lago Way
Fairfield

HOME EXTERIORS

This article identifies some exterior maintenance ideas for your home.

- Have you noticed moss or algae on your roof?

If you have not looked at your roof, now is a good time. Our roofs are made of concrete tile, and there are times of the year when dew settles everywhere, on the grass, on your car parked outside, and on your roof. It takes longer to evaporate in shaded areas once the sun is out and the temperature rises above the dewpoint. These are perfect conditions for moss and algae spores to settle and start growing.

Brushing or scraping won't help, but could damage the concrete tiles. High-pressure water jets can damage the concrete tiles, and worse could lead to leaks. You have to use something like Wet and Forget to

kill the moss/algae and then rinse the roof, taking care to cover any vegetation adjacent to your home. Or you can hire a professional to do that for you, making sure they use a low-pressure rinse.

- How does the wooden trim around the house look? Is the paint peeling, or is there dry rot?

The trim around the chimney is hard to see up close, and is subject to relentless exposure to the hot sun. Unless the trim has been maintained and painted, it may have to be examined, repaired, and painted.

In fact that generally applies to all the walls of the house and the gutters. It has been 26-27 years since our homes were built and painted by the builder using contractor-grade paint, which is nominally good for 10 years. Maybe a paint job is in order, anyway!

SUBMISSIONS—please email to rich@ccpropmgmt.com. **COMPILED BY** Ted Iwanowski.