

SEPTEMBER 2019

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

NEW LOCKING MAILBOXES ARE COMING SOON!

It has been a long time in the making, but the Board of Directors has finally approved to install new Roadside locking mailboxes throughout the community. They have chosen an affordable style in a bronze color. The materials will take approximately 8-10 weeks to arrive and it is estimated that it will take 5 weeks to install by the chosen vendor, Orange County Mailboxes. There are a total of (94) special installation cases and Orange County Mailboxes will be personally reaching out to those addresses that need a little extra love and care.

WHAT TO EXPECT:

- The new mailboxes can be opened from the front and the back
- Orange County Mailboxes will leave four (4) keys inside the mailbox the day of installation.
- The back door will be left unlocked so Homeowners can retrieve their four (4) keys. Neither the Association, Management or Orange County Mailboxes will retain a copy of your new mail box key.
- If all your keys are ever lost or misplaced, you will need to replace your lock. Via a licensed locksmith, the US Postal Service, or Orange County Mailboxes.

HOMEOWNER RESPONSIBILITY:

- You will be required to remove all vegetation around the mailbox post. Grass can remain, but plants and shrubs must be cut 18" away from the mailbox post.
- By prepping properly, you will guarantee a timely installation and prevent damage from occurring to your new mailbox post.
- Please adjust your irrigation and direct it away from the mailbox.
- If you have artificial grass, please have the specialist who installed your artificial grass assist with pulling up the grass surrounding the post so that the old post can be removed and the new post installed without damaging your grass.
- Homeowners with mow strips that incase the existing mailbox posts will be carefully and expertly cut to remove the old post and a new concrete base will be poured to hold the new mailbox post.

***More notifications to come, so sign up for Community E-News!**

BOARD OF DIRECTORS:

President: Anton Leo
Vice President: Kevin Haboian
Treasurer: Rich Schlesinger
Secretary: David Shafer
Member at Large: Mel Owens

NEXT BOARD MEETING:

Wednesday, September 4, 2019
6:00 PM @ The Aliso Viejo Center
31 Santa Barbara Drive, CA 92656

The final agenda will be posted in an agenda box at the tot lot on Stonebrook. You may also obtain a copy of the agenda by contacting Management at 949-838-3202.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Adrian Robertson
Phone: 949-838-3202
arobertson@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Adrian Robertson
Phone: 949-838-3202
arobertson@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

COMMUNITY AD:

Tutor: Credentialed teacher available to tutor students in reading, writing, math, and other subjects. Individual or small group tutoring offered. Call Terrie at (949) 448-8363.

Plantation Shutters: For the entire house! Excellent quality, like new! Pacific Ridge home. \$950.00 takes them all. For further details, please call: 949-610-9869.

SEPTEMBER 2019 REMINDERS

- Keystone Pacific Closed will be closed in Observance of Labor Day - Monday, September 2nd
- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Refuse Collection Day – Tuesdays
- Street Sweeping: 1st and 3rd Wednesdays of the month
- **Next Board Meeting:** Wednesday, September 4th, 2019
 - Time:** 6:00 PM
 - Location:** The Aliso Viejo Center
31 Santa Barbara Drive
Aliso Viejo, CA 92656



SIGN UP FOR COMMUNITY E-NEWS

Do not miss another important and time sensitive notification again. Sign up to receive news and updates pertaining to your community association via email. To get started, log into the KPPM Portal at www.kppmconnection.com. Under "My Profile", click on the "Change Notifications Settings", click the "+Add" button to type in your email and check the box for what service(s) you want and press **SAVE!**

TRASH BINS

Trash Bins should only to be placed out 24 hours before and after collection day. On the other days they are to be stored out of public view, behind your side gate, or in the enclosed garage. They are not to be stored in any location where they can be viewed from the sidewalk and/or street. Anyone to be found in violation of this rule will be subject to hearings and fines, per the Association's Enforcement & Fine Policy.



MAKE ROOM FOR YOUR CAR: GARAGE CLEANING AND ORGANIZING TIPS

Don't ruin a great paint job by exposing your vehicle(s) to the blazing sun, day in and day out. Don't be a pack rat one day more, clean out your garage and rid yourself of all unnecessary clutter and items you probably have forgotten you even own! When your space is organized and minimalistic you feel lighter and you may even notice that you have less stress in your life. Set small goals for yourself and section off the garage so you do not get overwhelmed. Call in the best reinforcements if you are needing assistance to get the ball rolling or need an objective eye to keep you on the "donation" train. It is not a race, but get it done. You will feel an enormous amount of accomplishment when you have completed your goal each day. The curb appeal of the community will increase and look much more charming to potential buyers wanting to purchase in the neighborhood. An abundance of cars parked in the driveway or cluttering the streets is not a desirable look. We would also like to remind you to keep your garage doors closed when not in use.