

OCTOBER 2019

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

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

TAKE PRIDE IN YOUR HOME & NEIGHBORHOOD

Several Homes throughout the community are in need of one or more of the following:

- Fresh coat of paint from one of the Association's pre-approved color schemes. *Please note: Attempting to color match a faded exterior color, is not considered an approved color!
- Replace dilapidated shutters.
- Secure all exterior wires to be flush with your home and paint the wires to match the corresponding exterior color.
- Replace broken garage doors.
- Replace peeling or faded address numbers.
- Landscape your home to make it manageable for your lifestyle or hire a great gardener.
- Clean out your garage and make it accessible for the maximum number of vehicles in your household.
- Replace disintegrating wrought iron and wood fences.
- Keep the exterior of your home tidy. Pull in your trash bins out of view of the common area, re-coil garden hoses and do not leave miscellaneous items in view of the common area.
- Replace original windows with a new energy efficient version.

Remember to submit an architectural application for all interior or exterior modifications. Management is happy to email you the form and forward it on, once it has been completed.

Curb appeal is everything when potential buyers are looking for a neighborhood to call home. If a community is looking outdated and poorly maintained, your community is no longer desirable, thus, lowering property values. Every homeowner must take pride in ownership to maintain the value of the neighborhood. Do not be an absentee Homeowner, hire a private property manager to assist with managing and maintaining your second, third or fourth home.

LAGUNA BEACH CHAMBER SINGERS NEEDS YOU!

Do you enjoy singing great choral music? Come sing with the Laguna Beach Chamber Singers! All voice categories are welcome. Call (949) 415-6766 for more information.



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, October 2, 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:

Carly Hoffman

Phone: 949-508-0567

choffman@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600

customercare@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.

OCTOBER 2019 REMINDERS

- 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, October 2, 2019

Time: 6:00 PM

Location: The Aliso Viejo Center
31 Santa Barbara Drive
Aliso Viejo, CA 92656



If you plan on attending the Board Meeting, please feel free to contact Management before 5:00 PM on the day of the meeting to be sure there have not been any unforeseen occurrences causing the meeting to be cancelled

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!**

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!**