

DECEMBER 2019

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

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

2019 HOLIDAY DECORATING CONTEST

We cannot wait to see how you have decorated your homes this year! Last year the community involvement was outstanding and it was such a treat to view all of the elaborate, creative, spectacular displays on each and every street. So looking forward to viewing the festive lighting displays and decorations again this year.

The judging will be conducted on Tuesday, December 17th.



There will be a 1st, 2nd and 3rd place winner for the individual homes, as well as, an award for most festive street. All winners will receive a lawn placard to display throughout the holiday season.

TIME FRAME FOR HOLIDAY DECORATIONS

Year-end holiday decorations are permitted from Thanksgiving until January 10th. Outdoor lights are permitted as long as they are securely and safely mounted, and any mounting materials are removed when the lights are removed.

ALL IS BRIGHT HOLIDAY TREE LIGHTING

Get in the spirit, with the third annual All Is Bright Holiday Celebration & Tree Lighting event that will take place on Thursday, December 5th, from 5:00 PM – 8:00 PM, at the Aliso Viejo Town Center Fountain and Amphitheater. There will also be train rides, ornament making, Christmas Caroling, spectacular aerial performances, a magical snow fall and a visit from St. Nick. This event is for all ages and should not be missed! For more local events, programs and classes, please visit the link below:

<https://avcity.org/DocumentCenter/View/480/Community-Connection-PDF>

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, December 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:

Carly Hoffman
Phone: 949-508-0567
choffman@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.

DECEMBER 2019 REMINDERS

- Keystone Pacific Closed in Observance of the Holiday Season -
 - * Christmas Eve – Tuesday, December 24th
 - * Christmas Day – Wednesday, December 25th
 - * New Year’s Eve – Tuesday, December 31st
- 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, December 4, 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!

The Board of Directors has 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!**