

January 2020

# PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacificridge.net

## NEW YEAR, NEW FENCE!

Do not neglect your shared side fences and rear fences, add a coat of paint in the Association's pre-approved color. If you do not perform regular maintenance, you will have to replace the fence earlier than you would like. Perform maintenance or replace them before you get a notification and/or called to a hearing and assessed a fine. Work with your neighbor(s) and obtain proposals for the shared cost. Please adhere to the Association's CC&R and Architectural Guideline requirements of submitting an architectural application for the replacement of your fence. If you receive a violation notification due to a non-complaint fence and have additional questions, please contact Management at: arobertson@keystonepacific.com or (949) 838-3202.



## DECORATION REMOVAL REMINDER

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.

## CHRISTMAS TREE DISPOSAL TIPS

Trees must be cut to no longer than 6-foot length pieces, bundled with string, and set on your curb on your regular refuse collection day. All stands, lights, and other decorations must be removed. Flocked trees will be collected with your regular refuse.



## HOMEOWNER ASSESSMENT CHANGE

Effective immediately, the payment address for assessments has changed to: PO BOX 513380

Los Angeles, CA 90051-3380

Be sure to update your bank to avoid any delinquency charges.

## 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, January 8, 2020  
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  
a Robertson@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.

Managed by Keystone  
16775 Von Karman Ave., Suite  
100  
Irvine, CA 92606

# JANUARY 2020 REMINDERS

- **Keystone Pacific Closed in Observance of New Year's— Wednesday, January 1st**
- **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, January 8, 2020**  
**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 COMMENCING THIS MONTH!

The new Roadside locking mailboxes were ordered and received and installation will begin this month, throughout the community. The mailboxes are a beautiful bronze color, with brass caps, and will be secured in a concrete footing. The brass caps will naturally patina to a bronze color over time. The installation time line is expected to take 5 weeks (weather permitting) by 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.