

February 2020

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacificridge.net

HOLIDAY HOME DECORATING CONTEST

Thank you all for your efforts and creativity during the Pacific Ridge Holiday Home Decorating Contest. This event was not only a joy to judge again this year, but we continue to have a difficult time only choosing 4 winners. You all continue to bring an abundance of holiday spirit with your imaginatively fantastic and fun decorations. The well thought out lighting displays were spectacular.

1st Place went to 4 Grandbriar-Incredible display of lights on this home. It was the show stopper this year for sure!

2nd Place went to 4 Coppercrest-There was so much to look at and the lights were beautifully balanced throughout the lot.

3rd Place went to 1 Goldenfield-Loved the hockey theme and moving door on the outhouse; however, Snoopy on the Zamboni was what really sealed the deal here!

Most Festive Street went to Grandbriar-There is so much participation on this street that it is really hard to beat every year.

We know how much effort, work, time and money it takes to create these wonderful lighting displays and we thank you ALL for making the community come alive in holiday lighting!

TREE TRIMMING

This quarter's tree trimming will commence on February 2, 2020. Different species of trees are trimmed at different times throughout the year. At this time it is generally the Stone Pines that are addressed.

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.

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, February 5, 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
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.

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

FEBRUARY 2020 REMINDERS

- **Keystone is Closed in Observance of President's Day - Monday, February 17th**
- **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, February 5, 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!

There was a tiny delay on the new Roadside locking mailboxes 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.**