

JULY 2020

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

2020 ADJOURNED ANNUAL MEETING & ELECTION

Quorum was not reached at the 2020 Annual Meeting and Election, which was to be held on June 3, 2020. The meeting was adjourned to July 1, 2020, at 6:00 PM, with a reduced quorum requirement of 25%. The location of the Adjourned Annual Meeting & Election was to be at the Aliso Viejo Center, at 31 Santa Barbara Dr., Aliso Viejo, CA 92656; however, it is unknown as to if the Aliso Viejo Center will be open on that date due to COVID-19. Therefore, if quorum is reached, the ballots will be counted and tabulated at The Ballot Box, located at 13681 Newport Ave. #8-341, Tustin, CA 92780 and the Inspector Report will be forwarded to management.

SIGN UP FOR E-BLAST COMMUNICATION ON KPPM CONNECTION

KPPM Connection is an online tool that offers enhanced homeowner services.

Using the portal you can:

- Make online payments.
- View current and previous statements and billing inserts.
- Print account history reports.
- Update enhanced email notification features, such as, e-blasts and newsletters via the "Account Notifications" page.

Please visit www.kppmconnection.com and log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600 or customercare@keystonepacific.com.

TRASH BINS

Trash Bins should only be placed out 24 hours before and after collection day. On the other days, bins are to be stored out of view of the common area, 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.



BOARD OF DIRECTORS:

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

AVCA Delegate: Dave Shafer

ADJOURNED ANNUAL MEETING & ELECTION:

Wednesday, July 1, 2020
6:00 PM

Aliso Viejo Center
31 Santa Barbara Dr.
Aliso Viejo, 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:

Clare Lenard
Phone: 949-508-1114
clenard@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

JULY 2020 REMINDERS

- **Keystone's Offices will be closed on Friday, July 3rd in Observance of Independence Day.**
- **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**
- **Adjourned Annual Meeting & Election: Wednesday, July 1, 2020**
Time: 6:00 PM
Location Due to COVID-19: The Ballot Box
13681 Newport Ave. #8-341
Tustin, CA 92780



BACKYARD LANDSCAPING

Please take a moment and assess your front and backyard landscaping from the views of your neighbors. Is there clutter, trash or junk stored in your backyard? Are their items stacked up that exceed the height of the fence and can be seen from the street view? Are there weeds or overgrown plant material growing in the front or backyard? Are there tree branches or shrubs encroaching into your neighbor's property? Are the trees in your backyard too tall?

Keeping the front and backyard neat, tidy and maintained is, not only paramount in minimizing rodent colonies, but it also sets a great example for your neighbor and hopefully they will reciprocate the action.

REPORTING A MAINTENANCE REQUEST

If you notice an HOA maintenance item that is in need of repair, please email the property manager, Adrian Robertson, at arobertson@keystonepacific.com or the associate, Clare Lenard, at clenard@keystonepacific.com, so that a work order may be generated. Please provide the address of the maintenance item, take a photo that clearly shows the vicinity and issue at hand and describe the action that needs to be taken, so that we may assist in having it addressed promptly.

IS IT A HIVE OR JUST A SWARM OF BEES?

A migrating swarm of bees that stops to rest, while searching for a new nesting site, can often look like a bee hive at a quick glance. It is important to know and understand the difference. Normally the migrating swarm of bees will form a cluster about the size of a football. The cluster will begin the formation by clinging to a tree branch or other exposed location. The swarm will typically leave within 24—72 hours.



An established colony almost never leaves on its own. If the bees have established honeycombs, they will not leave. Typically, colonies are found in hollow spaces, such as, walls, roofs, chimneys, water meter boxes, etc. Never try to "convince" the bees to leave by using a water hose, lighting a fire or using hardware store sprays. Leave the bee hive removal to the licensed, insured professionals.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your monthly assessment automatically debited from your checking or savings account. Please contact Customer Care at 949-833-2600 or send an e-mail to customer care@keystonepacific.com to request an ACH application.