

AUGUST 2020

# PACIFIC RIDGE COMMUNITY ASSOCIATION

[www.pacridge.net](http://www.pacridge.net)

## 2020 ANNUAL MEETING & ELECTION

Quorum was reached at the 2020 Annual Meeting and Election, which was to be held on July 1, 2020, with the reduced quorum requirement of 25%. Due to COVID-19, the Annual Meeting and Election was held via Zoom Meeting by the contracted Inspector of Election, The Ballot Box. The ballots were counted and tabulated by The Ballot Box and it took ninety minutes to complete the process. You should have already received the results from that tabulation via mail; however, if you overlooked this piece of mailed literature, the results were as follows:

Kevin Haboian – Term Expires June 2022 – Votes Received 171  
Anton Leo – Term Expires June 2022 – Votes Received 168  
David Shafer – Term Expires June 2022 – Votes Received 167  
Mel Owens – Term Expires June 2021 – Votes Received 133  
Rich Schlesinger – Term Expires June 2021 – Votes Received 124

In regard to the IRS Revenue Ruling 70-604 results, of the one hundred and seventy (170) members represented in person or by proxy, one hundred and fifty-nine (159) members voted in favor of applying excess income to the following year's assessments, four (4) members voted against and seven (7) members abstained.

It was also announced, that Dave Shafer was elected as the AVCA Delegate and will serve a one (1) year term.

David Shafer – Term Expires June 2021 – Received 98 votes

## 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](http://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](mailto:customercare@keystonepacific.com).

### 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

### NEXT BOARD MEETING:

Wednesday, August 5, 2020  
Time: 6:00 PM  
Location: Via Zoom Meeting

*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](mailto:arobertson@keystonepacific.com)

Emergency After Hours:  
949-833-2600

#### COMMON AREA ISSUES:

Clare Lenard  
Phone: 949-508-1114  
[clenard@keystonepacific.com](mailto:clenard@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto: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

## AUGUST 2020 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, August 5, 2020**  
 Time: **6:00 PM**  
 Location Due to COVID-19: **Via Zoom Meeting**

### 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](mailto:arobertson@keystonepacific.com) or the associate, Clare Lenard, at [clenard@keystonepacific.com](mailto: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](mailto:customer care@keystonepacific.com) to request an ACH application.