

SEPTEMBER 2020

# PACIFIC RIDGE COMMUNITY ASSOCIATION

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

## UPDATING ARCHITECTURAL GUIDELINES

The Pacific Ridge Board of Directors are in the process of updating the Association's architectural guidelines and would like to extend an invitation to Homeowners for input, ideas and suggestions. Please visit the [www.pacridge.net](http://www.pacridge.net) website to view the current guidelines or email Management, at [arobertson@keystonepacific.com](mailto:arobertson@keystonepacific.com), for a pdf version sent via email.

## NEW PRE-APPROVED EXTERIOR PAINT COLORS

Great News! AVCA Approved the new exterior paint color schemes proposed and submitted for the Pacific Ridge Community Association at their Board Meeting held on July 28, 2020. A 28 day comment period cover letter was mailed out on August 12, 2020 notifying the membership of the proposed change and provided the Sherwin Williams website link to preview the colors online at: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/laguna-niguel/ca/pacific-ridge/>. Sherwin Williams had the association listed under "Laguna Niguel" and are in the process of changing it to Aliso Viejo so that is being addressed. Management can also email you the color link in pdf form as well, so do not hesitate to request that via email, at [arobertson@keystonepacific.com](mailto:arobertson@keystonepacific.com). The proposed colors are scheduled to be formally adopted on October 7, 2020. Thank you all for your patience during this process.

## 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, September 2, 2020  
Time: 6:00 PM  
Location: Via Zoom Video  
Conference Call

*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

## SEPTEMBER 2020 REMINDERS

- **Keystone Pacific will be closed in Observance of Labor Day - Monday, September 7th.**
- **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, September 2, 2020**  
**Time:                                 6:00 PM**  
**Location Due to COVID-19: Via Zoom Video Conference Call**  
**Dial by Phone: 1-669-900-6833**  
**Meeting ID: 941 417 0599**  
**Password: 113355**

### 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.**

### TRASH BINS

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

### MAKE ROOM FOR YOUR CAR: GARAGE CLEANING AND ORGANIZING TIPS

**Don't ruin a great paint job by exposing your vehicle(s) to the blazing sun, day in and day out. Don't be a pack rat one day more, clean out your garage and rid yourself of all unnecessary clutter and items you probably have forgotten you even own! When your space is organized and minimalistic you feel lighter and you may even notice that you have less stress in your life. Set small goals for yourself and section off the garage so you do not get overwhelmed. Call in the best reinforcements if you are needing assistance to get the ball rolling or need an objective eye to keep you on the "donation" train. Remember, it is not a race. You will feel an enormous amount of accomplishment when you have completed your goal each day. An abundance of cars parked in the driveway or cluttering the streets is not a desirable look. Parking excess vehicles off of the street improves the curb appeal of the community and makes it much more charming to potential buyers wanting to purchase in the neighborhood. We would also like to remind you to keep your garage doors closed when not in use.**