

OCTOBER 2020

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

NEW PRE-APPROVED EXTERIOR PAINT COLORS

We would like to take this time to thank the Exterior Paint Committee members, who volunteered their time and did an incredible job selecting the new pre-approved exterior paint colors schemes, with the Sherwin Williams color specialist. It is understood that you may have questions in regard to the new pre-approved exterior paint colors and Management is here to help you with those questions.

Quick Clarifications:

- Before making any final arrangements with your painter, please make sure you have completed the Pacific Ridge Community Association "Color Placement Diagram" so you understand approved paint schemes and where they are applicable.
- Front door colors include; dark trim, light trim or designated front door color option on each palette. *Wood front doors approved on a case by case basis.
- Garage door colors include; dark trim or light trim color only on each palette.
Stucco Pop-out colors include; Stucco Accent color option on each palette – and only available to houses in the to houses in the Palisades and Pinnacles.
- Always, visit the paint store to see "actual" colors. The digital schemes on the website can be deceiving. Also note; all Sherwin Williams paints can be matched at any other paint manufacturer you choose.

An architectural application is required to be submitted regardless of if you are painting your home the current existing color, or if you are selecting one of the new pre-approved color schemes. By submitting an architectural application, the Association's records are kept current with the date of your re-paint and the color scheme on your home. By having this information available, it enables the Pacific Ridge Architectural Review Committee to approve applications more quickly.

You may preview the colors on line via the Sherwin Williams website link to 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. The proposed colors are scheduled to be formally adopted on October 7, 2020. Thank you all for your patience during this process.

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, October 7, 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

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

OCTOBER 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, October 7, 2020
 Time: 6:00 PM
 Location Due to COVID-19: Via Zoom Video Conference Call
 Dial by Phone: 1-669-900-6833
 Meeting ID: TBD Contact Management
 Password: TBD Contact Management

PLEASE UTILIZE YOUR GARAGE FOR THE PARKING OF VEHICLES

There continues to be a heightened level of concern for property values due to the high volume of cars parked on the streets, creating a cluttered esthetic throughout the community. Please make your garage accessible to store the maximum number of vehicles your household possesses. Don't expose your vehicles to the high temperatures and ash from the fires, park your vehicle in your garage. Parking vehicles in your garage, instead of on 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.

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.

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.