

PACIFIC RIDGE

www.pacridge.net

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606



HOLIDAY DECORATING CONTEST

The judging for the holiday decorating contest took place on Tuesday, December 16, 2014. There were so many homes that did such a great job decorating this year, which made it hard to choose the winners. Since this newsletter was generated before the judging took place, please watch for the winners posted with photos in the February 2015 newsletter. You probably also saw the signs posted in the front yards of the winners! Thanks to everyone that participated this year and congratulations to those that won!

HOLIDAY LIGHTS/DECORATIONS

Residents did a wonderful job decorating for the holidays and bringing cheer and joy to the community!!! Please keep in mind that holiday lights/decorations and mounting materials must be removed by January 10, 2015. If Management notices that you have holiday lights/decorations up after this date, a courtesy notice will be sent requesting that you take them down. Decorations for other holidays are permitted 7 days before and 7 days after the holiday. Thank you for your cooperation!

IT IS TIME TO MAKE SOME COMMUNITY RESOLUTIONS FOR THE NEW YEAR!

- * I will make sure I can park one vehicle in my garage.
- * I will drive slowly and carefully through the community and remind my guests to do the same.
- * I will always keep my dog on a leash while walking through the community, and use the doggie bags to pick up after him/her.
- * I will read the newsletters to keep up on what's happening with the Association, and will try to attend a couple of meetings each year.
- * I will return my ballot for the Annual Board Election, so we have quorum.
- * I won't make changes to my home until I have received architectural approval.
- * I will report any problems in the common area to Management as soon as I see them.
- * I will be a courteous neighbor and remember that noise travels.

With the holidays over, you might want to follow these tips from the Orange County Sheriff's Department to keep your home safe.

- * Always lock your windows and doors when you go out, even if for only a few minutes.
- * Keep the landscaping around your home trimmed down around door ways, windows and light fixtures.
- * Use several timers to turn on interior lights throughout your home. These timers should be used both while on vacation and at home. These tips won't prevent all burglaries from occurring, but certainly will deter the opportunistic burglar from making your home his next target.

BOARD OF DIRECTORS:

President – Dave Shafer
Vice President – Rich Schlesinger
Treasurer – Nancy Shahroui
Secretary – Pete Falco
Member at Large – Gosia Etaati

AVCA – DELEGATE John Steward

NEXT BOARD MEETING:

The next Board meeting will be held in January 6, 2015 in the Aliso Viejo Conference Center, 31 Santa Barbara, Aliso Viejo. Contact Management for exact date.

The final agenda will be posted at the tot lot and on your website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting Management at 949-838-3250.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kim Hockings
Phone: 949-838-3250
E-mail: khockings@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 949-833-0919

COMMON AREA ISSUES:

Mindy Lewis
Phone: 949-838-3246
E-mail: mlewis@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 949-833-0919

BILLING QUESTIONS/ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@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 (949) 448-8363.

JANUARY 2015 REMINDERS

- **Keystone Pacific Closed in Observance of the New Year - Thursday, January 1st and Friday, January 2nd.**

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.



SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.kppmconnection.com.

SIGN UP FOR THE ACH PROGRAM

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

Recycling Information

Please remove all ornaments, lights, stands, and cut the tree in half if over 6 feet tall. If possible, please place your tree bottom first and upright in your green waste container. If you cannot use the green waste container or do not have one, place your tree curbside on your service day and our tree collectors will come by in a separate truck, there is no need to call the office. It's important to identify and remove materials unsuitable for recycling. Please review this section for more information on the Do's and Don'ts for Recycling. If you have questions about how to join the recycling program in your area, or plan a clean-up project, please [contact](#) CR&R 1-800-826-9677.

Trash Pick-Up Day - Tuesday— Please remove trash cans from the common areas after this day.

Street Sweeping Day - 1st & 3rd Wednesday of every month from 8:00 A.M. to noon. Please remove your cars from the street!

Next Board Meeting:

January 6, 2015 at 6:30 P.M. at the Aliso Viejo Conference Center, 31 Santa Barbara, Aliso Viejo, Ca. 92656.

SUBMIT A MAINTENANCE REQUEST!

Using your smart phone, please scan the QR Code below to submit a maintenance request form. We look forward to serving you.



REFUSE & TREE PICK UP CR&R *Observes the Following Holiday:*

*New Years Day

If the holiday falls during the week the trash service will be postponed by one day.

Example if July 4th is a Monday, and your normal collection day is Thursday, they'll see you on Friday.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 1/9, 1/16, 1/23, and 1/30 and using the following pesticides:

Pesticides	Meadow Mouse	Rat/House Mice
Diphacinone Bait .005% (10965-50001)	X	
Maki Bait Blocks (7173-189)		X
Ramik Mini Blocks(61282-26)		X
Rozol Vole Bait	X	
Zinc Phosphide (12455-17)	X	