

# PACIFIC RIDGE

www.pacridge.net

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

## HOLIDAY DECORATING CONTEST 2014

Everyone did a great job decorating your homes this year! People from all over love to drive down your streets and take a peek! The 2 young judges below in the photos had fun trying to decide the winners! We would like to congratulate the homeowners below!!!

1<sup>st</sup> Place – 3 Coppercrest



2<sup>nd</sup> Place – 1 Grandbriar



3<sup>rd</sup> Place – 4 Timberbluff



**Most Festive Street** - And the winner is Grandbriar! The homeowners on this street outdid themselves again!

## LOT MAINTENANCE REMINDERS

- ◆ Each owner shall maintain, repair, replace and restore all improvements located on his lot and the lot itself in an neat, sanitary and attractive condition.
- ◆ Each owner (as applicable) shall regularly paint, repair and otherwise maintain and replace as needed the portion of the perimeter block wall and wrought iron fence surrounding the properties which abuts or is located adjacent to such lot separating the lot from common area or public property.
- ◆ Lawns are to be mowed, edged and irrigated on a regular basis.
- ◆ Planter areas are to be kept weed free and filled in with plant material.
- ◆ Driveway and sidewalk expansion joints are to be kept weed free.
- ◆ Driveways are to remain oil and rust free.



## **BOARD OF DIRECTORS:**

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

**AVCA – DELEGATE**  
**John Steward**

## **NEXT BOARD MEETING:**

The next Board meeting will be held in February 3, 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  
 customercare@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.

## FEBRUARY 2015 REMINDERS

■ **Keystone Pacific Closed in Observance of President's Day -**

*Monday, February 16th*

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.

**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:  
February 3, 2015 at 6:30 P.M. at the Aliso Viejo Conference Center, 31 Santa Barbara, Aliso Viejo, Ca. 92656.**

### 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](http://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](mailto:customercare@keystonepacific.com) to request an ACH application.

### 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.



### TRASH REMINDERS

- ◆ All trash must be securely tied or completely covered when set out onto the curb.
- ◆ Trash barrels/sacks must not be set out more than 12 hours prior to trash pick up, and must be removed from the curb not more than 12 hours after scheduled collection time.
- ◆ Trash containers must not be stored in any area visible from the street.

### RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 2/6, 2/13, 2/20, and 2/27 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	