

MAY 2015

PACIFIC RIDGE

www.pacridge.net

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

ANNUAL MEETING AND ELECTION OF THE BOARD OF DIRECTORS AND AVCA DELEGATE

The Annual Meeting and Election for the Board of Directors and AVCA Delegate is scheduled for June 2, 2015 after the regular Board meeting. All five (5) Board members are up for election since we did not achieve quorum last year. The three (3) Board members receiving the highest votes will serve for two (2) years and the other two (2) Board members will serve for one (1) year. Please watch the mail for your annual meeting notice and ballot. Please be sure to place your ballot in the white envelope, then place the white envelope in the yellow envelope and don't forget to write your name, address and sign the outside of the yellow envelope to ensure your ballot is valid. Thank you for your assistance in making this a successful election!

FREE BULKY ITEM PICK-UP

During your community's regular trash collection day, Tuesday, June 2, 2015, the City's waste hauler (CR&R) will be picking up bulky items left on your curbside before 7:00 a.m. on the day of the collection.

Bulky items may include but are not limited to couches, desks, appliances, mattresses, tables, etc. Up to seven bulky items per household will be accepted for pick-up.

PLEASE NOTE: NO HAZARDOUS WASTE will be accepted due to strict State guidelines for the collection. Hazardous waste such as paint, fluorescent light bulbs, computers, monitors, and televisions can be picked up on a different date for free by arranging an appointment through CR&R's Customer Service at (877) 728-0446. If you have any questions regarding this event, please contact the City's Environmental Services at (949) 425-2535.

ALL EXTERIOR IMPROVEMENTS NEED ARCHITECTURAL APPROVAL

We would like to remind you that all exterior improvements, including painting your house, replacing your garage door, replacing your front door, installing awnings, installing a pool/spa, patio cover, hardscape in your front and backyard, etc. need to have architectural approval. If you are planning on making any exterior improvements to your home and have any questions, please contact Management. Please also note that new garage doors must comply with the approved color schemes and that certain factory garage door colors may not be approved. The Architectural Committee is willing to work with any homeowner to coordinate their exterior color choices.

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 June 2, 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.

MAY 2015 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.

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 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: June 2, 2015 at 6:30 P.M. at the Aliso Viejo Conference Center, 31 Santa Barbara, Aliso Viejo, Ca. 92656.

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.

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.

PARKING REMINDERS

Vehicles owned, operated or within the control of an owner or resident shall be parked in the garage of such owner/resident to the extent of the space available. Each owner/resident shall maintain his/her garage in a manner which ensures that it is capable of accommodating at least one (1) full sized vehicle.

- Inoperable vehicles may not be parked anywhere on the properties, except inside a garage with the door closed.
- No vehicle may be parked on the street for more than 96 hours.
- No vehicle may be parked in any manner which would block the sidewalk.
- Operation of off-road motorized vehicles is not permitted anywhere in Pacific Ridge.
- Vehicle repair or maintenance may only be performed inside a garage with the garage door closed.
- Trailers, boats, equipment and recreational vehicles may not be parked or stored anywhere in the properties where they are visible from any lot or portion of the public streets within the properties.
- Use or storage of flammable materials is prohibited except for normal home maintenance materials and such material normally found in a resident's motorized vehicle.
- Garage doors are to remain closed when not in use.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 5/1, 5/8, 5/15, and 5/22 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	