

AUGUST 2015

PACIFIC RIDGE

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

RESULTS OF ADJOURNED ANNUAL ELECTION OF THE BOARD OF DIRECTORS AND AVCA DELEGATE

We achieved quorum to hold the Adjourned Annual Meeting of the Membership and Election for the Board of Directors and AVCA Delegate on June 17, 2015. We would like to thank all the candidates that placed their name on the ballot and ran for the Board and the AVCA Delegate. We would like to also thank Pete Falco, Nancy Shahrouri and Gosia Etaati for their hard work and dedication and their service while on the Board! Congratulations to the homeowners below that were elected to serve on the Board and as the AVCA Delegate until June 2016.

Board of Directors: Anton Leo, Kevin Haboian, Mel Owens, David Shafer and Rich Schlesinger

AVCA Delegate: David Shafer

JUNE 2, 2015 BOARD MEETING RECAP

- Board approved the May 12, 2015 General Session Board Meeting Minutes.
- Board accepted the April 30, 2015 financial statement, as submitted.
- Board approved to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #623-641-06, APN #623-683-06, APN #623-644-12 and APN #623-492-08.
- Board approved a proposal from Villa Park Landscape for the items generated from the May 21, 2015 landscape drive, for a cost of \$6,154.50.
- Board tabled discussion of the Morgan Stanley money market account until the July 14, 2015 meeting.
- Board decided to no longer allow artificial turf in front yards, so the Board can re-evaluate new architectural guidelines for the installation of it.
- Board tabled discussion of the tot lot until the July 14, 2015 meeting.
- Board decided to hold the next Board meeting on Tuesday, July 14, 2015 and the Adjourned Annual Election of the Board of Directors and AVCA Delegate on Wednesday, June 17, 2015 at 6:00 P.M. at the Aliso Viejo Conference Center. If a room is not available on this date, the Adjourned Annual Election of the Board of Directors and AVCA Delegate will be held at 6 Helmcrest.

SERIOUS DROUGHT – HELP SAVE WATER

California is experiencing its 4th year of extreme drought. We would like to remind homeowners that you must remain within your calculated water budget. You will want to review your water bill and monitor your usage. If you go over your budget, you will have to pay a penalty resulting in a charge of \$9.04 for every billing unit used in excess of your water budget. This water shortage contingency plan went into effect on July 1, 2015. For helpful tips, you can visit www.mnwd.com/watersavingtips.

BOARD OF DIRECTORS:

Anton Leo
Kevin Haboian
Mel Owens
David Shafer
Rich Schlesinger

AVCA – DELEGATE

David Shafer

NEXT BOARD MEETING:

The next Board meeting will be held on August 4, 2015, in the Aliso Viejo Conference Center, 31 Santa Barbara, Aliso Viejo.

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-care@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.

AUGUST 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 - August 4, 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 customer care@keystonepacific.com to request an ACH form.

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.

TRESPASSING IS ILLEGAL

It has been reported that people are trespassing into homeowners' lots, leaving trash, and even bringing their construction debris and leaving it on other homeowners' properties. If you see someone trespassing onto your property, please call the police to report it. Thank you!

SUMMER VACATION

Now that the summer is in full swing, many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you, in case of an emergency. Be sure to stop your newspaper and mail service while you are away, or make arrangements to have a neighbor pick them up for you. You can go on-line to www.usps.com or visit the local post office to have your mail placed on hold. Don't forgot to have someone remove any flyers and/or ads from your door. These are good indicators to thieves that no one is home. Another good tip is to use a variable timer for lights, so your home doesn't appear empty for an extend period of time. Be sure to check all appliances to make sure they are turned off properly.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 8/7, 8/14, 8/21, and 8/28 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	