

# PACIFIC RIDGE

## www.pacridge.net

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

### ARTIFICIAL TURF IN FRONT YARDS

Artificial turf is currently not allowed in front yards. The Board will be reviewing samples of artificial turf and discussing this issue further at their September 15, 2015 meeting to determine whether or not they want to allow homeowners to be able to submit for installing artificial turf in front yards.

### AUGUST 4, 2015 BOARD MEETING RECAP

- Board approved the June 2, 2015 General Session Meeting Minutes/June 17, 2015 Adjourned Annual Election of the Board and AVCA Delegate Minutes/Architectural Report from 6/1/15-7/9/15.
- Board accepted the May 31, 2015 and June 30, 2015 financial statements, as submitted.
- Board approved to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #623-601-05 and APN #623-641-02.
- Board tabled proposals from Villa Park Landscape to complete items generated from the June 18, 2015 landscape drive, for a cost of \$997.50 and to remove/replace the dying Myroporum on a slope, for a cost of \$1,635.00 until the September 15, 2015 meeting and have Management request that Amy Crapo from Villa Park Landscape attend the September meeting to answer questions the Board may have.
- Board tabled a proposal from Villa Park Landscape to complete items generated from the July 16, 2015 landscape drive, for a cost of \$1,089.00 until the September 15, 2015 meeting and have Management request that Amy Crapo from Villa Park Landscape attend the September meeting to answer questions the Board may have.
- Board appointed Gosia Etaati and Anton Leo to the Landscape Committee.
- Board appointed Rich Schlesinger to the Executive Finance Committee, to work with David Shafer.
- Board decided to not appoint a third member to the Architectural Committee at this time, and continue to have David Shafer and Rich Schlesinger review applications/plans.
- Board appointed Anton Leo, Kevin Haboian and Jim Griffin to the Tree View Inspection Committee.
- Board tabled discussion about possible changes to the Architectural Guidelines until the September 15, 2015 meeting.
- Board tabled discussion about installation of artificial turf in front yard until the September 15, 2015 meeting.
- Board denied a homeowner's request to be reimbursed \$760.00 for damage that the homeowner claims was done by Villa Park Landscape when they installed a concrete mow strip that she says destroyed the sprinkler system and lawn and for damage done to the sprinkler system in the backyard from when Villa Park Landscape left debris in the backyard without permission. Management will inform Villa Park Landscape that they need to

### **BOARD OF DIRECTORS:**

President – David Shafer  
Vice President – Anton Leo  
Treasurer – Mel Owens  
Secretary – Kevin Haboian  
Member at large – Rich Schlesinger

### **AVCA – DELEGATE**

David Shafer

### **NEXT BOARD MEETING:**

The next Board meeting will be held on September 15, 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@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.

## SEPTEMBER 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 - September 15, 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](mailto:customercare@keystonepacific.com) to request an ACH form 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](http://www.kppmconnection.com).

### ARE YOU INTERESTED IN SERVING ON A COMMITTEE?

The Association has a couple of committees where positions are available. There is a position available on the Landscape Committee. The Landscape Committee meets with Villa Park Landscape and Management once a month on the third Tuesday at 9:00 A.M. and inspects the common area landscaping throughout the community. If homeowners have landscape concerns, Management adds them to a list and this group meets individually with each homeowner to try to address concerns. The Architectural Committee also has a position available. This committee reviews applications/plans that homeowners submit for exterior improvements on their properties in the front and backyards. When homeowners submit applications/plans to Management, they are processed and sent to the Architectural Committee for review. The committee has 45 days to review them. If you feel you have landscape or architectural knowledge, and are interested in serving on one of these committees, please send an email to Management explaining why you would be a good addition to either the Landscape or Architectural Committee. The Board will review your information at an upcoming meeting.

### RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 9/4, 9/11, 9/18 and 9/25 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	