

PACIFIC RIDGE

www.pacridge.net

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

PROPOSED ARTIFICIAL TURF GUIDELINES FOR FRONT YARDS

The Board of Directors has reconsidered allowing homeowners to install artificial turf in front yards. Below, please find the proposed artificial turf guidelines for front yards. In accordance with California Civil Code 4360, the Association must distribute proposed rule changes, stating the purpose and effect, to the membership at least thirty days before making the change or adopting a new rule. The purpose of this policy is to allow homeowners to install artificial turf in front yards, as long as they follow the guidelines listed below. These guidelines will help to keep the community looking uniform and give homeowners another option in place of drought tolerant plant material. If you have any comments or concerns, please fax or e-mail Kim Hockings at (949) 838-0919 khockings@keystonepacific.com. The Board will vote on the above at the regular board meeting scheduled in December 2015 or January 2016. Date of meeting is to be determined. Should you have any questions, please do not hesitate to contact Kim Hockings at (949) 838-3250 or khockings@keystonepacific.com. Thank you!

- Turf must be natural in appearance (thatch colored brown)
- Turf uniformity must be maintained for all areas that are visibly linked
- Pile height must be 1 1/2 – 2 inches
- Pile weight must be no less than 80 ounces per square yard
- Turf must have a minimum of a 10 year product warranty
- Turf must have a minimum 1 year installation/workmanship warranty
- Tuft must have UV protection
- Turf must provide adequate drainage
- Turf cannot be placed directly on top of existing grass, dirt or hardscape
- Turf must be installed on a prepared base of infill material and be installed per Manufacturer's recommendations
- Turf cannot have felt backing
- Turf must be 100% lead free
- Turf seams cannot be visible
- Turf needs to be properly maintained at all times in accordance with the Manufacturer's recommendations
- Drought tolerant plants, shrubs, groundcover, etc. needs to be accented, bordered or surround the artificial turf
- A proposed sample of the artificial turf needs to be submitted with the application, along with the installer's warranty and Manufacturer's warranty and installation recommendations for the Architectural Committee to review and approve

DAYLIGHT SAVINGS

Sunday, November, 11/1/15, clocks are set back one hour at 2:00 a.m. local daylight savings time, which becomes 1:00 a.m. local standard time. When you aren't sure whether to turn the clocks forward or back, remember the phrase, "Spring Forward, Fall Back." Don't forget to set your clocks back an hour before you go to bed on Saturday, October 31st.



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 November 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.

NOVEMBER 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 - November 3, 2015 at 6:30 P.M. at the Aliso Viejo Conference Center, 31 Santa Barbara, Aliso Viejo, Ca. 92656. Please contact Management for exact date.

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. 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.

2015 HOLIDAY HOUSE DECORATING CONTEST

The time of year has come again to "deck the halls" by decking out the exterior of your home with holiday cheer! The annual house decorating event will be held in December (date will be announced in the December newsletter or check the website after November 25th). The homes will be judged between 6:00 - 7:00 P.M. to determine who is the most festive, so all you enthusiasts get started looking through your holiday decorations! There will be three individual winners, 1st, 2nd and 3rd and one street will be awarded the "Most Festive Street". If you place this year, we would appreciate it if you keep your display on at night through Christmas for your neighbors to check out. If you are selected, a sign noting your placement will be displayed in your yard. The award sign will be yours to keep. So join in on this fun event and show us your stuff! PHOTOS OF THE WINNERS WILL BE PLACED ON THE WEBSITE AND IN THE JANUARY NEWSLETTER! Good luck!!!!

HOLIDAY LIGHTS/DECORATIONS

Year-end holiday decorations are permitted from Thanksgiving until January 10th. Outdoor lights are permitted as long as they are securely and safely mounted, and any mounting materials are removed when the lights are removed. Thank you for your cooperation and have fun decorating!

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 11/6, 11/13, and 11/20 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	