JANUARY 2016

PACIFIC RIDGE

www.pacridge.net

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

REFUSE & TREE PICK UP *CR&R*

Observes the Following Holidays:

*Christmas Day *New Years Day

If the holiday falls during the week the trash service will be postponed by one day. Example if July 4th is a Monday, and your normal collection day is Thursday, they'll see you on Friday.

Christmas tree pick up will begin December 26th - January 15th. Please remove all ornaments, lights, stands, and cut the tree in half if over 6 feet tall. If possible, please place your tree bottom first and upright in your green waste container. If you cannot use the green waste container or do not have one, place your tree curbside on your service day and our tree collectors will come by in a separate truck, there is no need to call the office. It's important to identify and remove materials unsuitable for recycling. Please review this section for more information on the Do's and Don'ts for Recycling. If you have questions about how to join the recycling program in your area, or plan a clean-up project, please contact CR&R 1-800-826-9677.

Do's

*Corrugated Cardboard *Junk Mail *Magazines
*Phonebooks *Chipboard (Cereal/Cracker Boxes)
*Newspaper *Computer paper *Any White Paper
*Mixed Paper

Don'ts

*Waxed Milk Cartons *Waxed Paper *No Mixed Products such as combinations of metal and paper
*Soiled Paper

HOLIDAY DECORATING CONTEST

The judging for the holiday decorating contest took place on Wednesday, December 16, 2015. There were so many homes that did such a great job decorating this year, which made it hard to choose the winners. Since this newsletter was generated before the judging took place, please watch for the winners posted with photos in the February 2016 newsletter. You probably also saw the signs posted in the front yards of the winners! Thanks to everyone that participated this year and congratulations to those that won!

HOLIDAY LIGHTS/DECORATIONS

Residents did a wonderful job decorating for the holidays and bringing cheer and joy to the community!!! Please keep in mind that holiday lights/decorations and mounting materials must be removed by January 10, 2016. If Management notices that you have holiday lights/decorations up after this date, a courtesy notice will be sent requesting that you take them down. Decorations for other holidays are permitted 7 days before and 7 days after the holiday. Thank you for your cooperation!

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 January 6, 2016 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
customercare@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.

JANUARY 2016 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.**
- **Keystone Pacific will be Closed in Observance of the Holiday Season**
  *** New Year's Eve - Thursday, December 31st**
  *** New Year's Day– Friday, January 1st**

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 - January 6, 2016 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 form.

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.

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.**

COYOTE SIGHTING

On November 30, 2015, a coyote was seen jumping into the backyard of 10 Flintstone. The homeowner was able to make loud noises and scared the coyote. It jumped back over the fence and ran away. Coyotes are in the area, so please make sure you aren't leaving your small pets unattended and don't leave food outside.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 1/4, and 1/18 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	