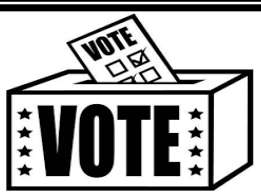
MARCH 2016

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 IS AROUND THE CORNER

The Annual Meeting/Election of the Board of Directors is coming up in June 2016. There will be two positions up for election, each for a term of two years. The Board meets on a monthly basis on the 1st Wednesday of every month and discusses community issues. If you are interested in running for the Board, please fill out the attached candidacy application and return it to Management by March 31, 2016.

ANNUAL ELECTION OF THE AVCA DISTRICT DELEGATE IS COMING

The Annual District Delegate Election for AVCA will also be held in June 2016. The purpose of this election will be to elect one member to serve as the AVCA District Delegate. If you are interested in serving as the AVCA District Delegate, please fill out the attached candidacy application and return it to Management by March 31, 2016. The District Delegate would attend the AVCA meetings and should attend the monthly Board of Directors meetings, which are held on the 1st Wednesday of every month at 6:30 P.M. to inform the Board of important items of concern in the AVCA that may be of interest to Pacific Ridge.

DAYLIGHT SAVINGS TIME CHANGE

Daylight savings time starts Sunday, March 13th at 2:00 A.M. until November 6th. Don't forget to change your clocks forward one hour before you go to bed on Saturday, March 12th.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 3/5, and 3/19 using the following pesticides:

Pesticides	Meadow Mouse	Rat/House Mice
Diphacinone Bait .005% (10965-50001)	X	X
Maki Bait Blocks (7173-189)		X
Ramik Mini Blocks(61282-26)		
Rozol Vole Bait	X	
Zinc Phosphide (12455-17)	X	

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 March 2, 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.

MARCH 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.**

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 - March 2, 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.**

JANUARY 6, 2016 BOARD MEETING RECAP

- Board ratified and approved the December 2, 2015 General Session Meeting Minutes and Architectural Report from 11/1/15-12/29/15.
- Board accepted the November 30, 2015 financial statement as submitted.
- Board approved to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #623-491-36, APN #623-583-03 and APN #623-601-78.
- Board approved a proposal from Villa Park Landscape for items generated from the 12/17/15 landscape drive, for a cost of $2,225.00.
- Board approved a proposal from Villa Park Landscape for option #1, to remove the three extra-large Pine trees, for $1,200.00 each, for a total of $3,600.00. Villa Park Landscape will provide options for two replacement trees and renderings so the Board can see what they would look like.
- Board did not approved a proposal from Villa Park Landscape to trim the remaining 272 Pine trees in the community.
- Board approved a proposal from Villa Park Landscape for items generated from the 11/23/15 tree view inspection, for a cost of $4,455.00.
- Board postponed further discussion about possible changes to the Architectural Guidelines until the 2/3/16 meeting.
- Board postponed further discussion of the view & tree trimming policy until the 2/3/16 meeting. The Board members present were in favor of the changes made by Kevin Haboian to the view and tree trimming policy, but would like input from the other two Board members, before making a final decision.
- Board approved Protec Building Services to put together a design to remove the existing concrete and three sections of artificial turf in the tot lot and replace it with new concrete or pavers, for a cost of $400.00.
- Board postponed further discussion of the proposed Artificial Turf Guidelines until the 2/3/16 meeting, so the entire Board could be involved with the final decision.

PACIFIC RIDGE COMMUNITY ASSOCIATION
APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in June 2016. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the office address displayed below, **by 5:00 PM on March 31, 2016**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

****Candidacy statement needs to be kept to one page.***

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

Professionally Managed by: Keystone Pacific Property Management, Inc.
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

PACIFIC RIDGE COMMUNITY ASSOCIATION
APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

Professionally Managed by: Keystone Pacific Property Management, Inc.
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

PACIFIC RIDGE COMMUNITY ASSOCIATION
APPLICATION FOR CANDIDACY FOR THE AVCA DELEGATE TO THE MASTER ASSOCIATION
JUNE 2016 ELECTION

Dear Homeowner:

The Annual Election for the Pacific Ridge Community Association will be held in June 2016. In addition to the Board of Directors election, the election of a Delegate to the AVCA Master Association to serve a one (1) year term will also be conducted. If you are interested in serving as the AVCA Delegate, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the corporate office address displayed below no later than **March 31, 2016.**

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

****Candidacy statement needs to be kept to one page.***

WHY WOULD YOU LIKE TO SERVE AS A DELEGATE?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

(Per Civil Code, this form will be sent with the election materials, as submitted)

Professionally Managed by: Keystone Pacific Property Management, Inc.
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

PACIFIC RIDGE COMMUNITY ASSOCIATION
APPLICATION FOR CANDIDACY FOR THE AVCA DELEGATE TO THE MASTER ASSOCIATION
JUNE 2016 ELECTION

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

Professionally Managed by: Keystone Pacific Property Management, Inc.
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com