

MAY 2016

PACIFIC RIDGE

www.pacridge.net

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

APRIL 6, 2016 BOARD MEETING RECAP

- Board approved the March 2, 2016 General Session Meeting Minutes and Architectural Report from 2/22/16-3/29/16.
- Board accepted the February 29, 2016 financial statement as submitted.
- Board approved to mail the delinquency resolution to the membership for a 30 day comment period with the upcoming budget mail out.
- Board approved the draft reserve study, the proposed budget with no increase in assessments and the reserve maintenance disclosure.
- Board approved to postpone further discussion on the tree & view trimming policy until the May 18, 2016 meeting.
- Board approved to postpone further discussion on removal of the artificial turf/replacement with pavers until the May 18, 2016 meeting, so Management can try to obtain proposals for the installation of pavers.
- Board approved the revised proposed Artificial Turf Guidelines and have them sent out to the membership for a 30 day comment period before being adopted at an upcoming meeting.
- Board approved to postpone further discussion about possible changes to the Architectural Guidelines until the May 18, 2016 meeting.
- Board approved a proposal from Villa Park Landscape to remove a dead Sycamore tree in the grass area near Flintstone, for a cost of \$235.00 and a proposal to remove the dead and dying Rosemary on the slope along Westwing/Eastwing and replace it with Acacias, for a cost of \$1,267.50.
- Board approved purchasing and installing a doggie walk trash receptacle underneath the doggie walk dispenser on Westwing/Stonebrook, for a cost of \$199.00 + tax and the cost to install it.
- Board denied a homeowner's request to have a tree removed from the slope behind their house.
- Board postponed further discussion of the operating CD investment until the May 18, 2016 meeting and research different banks with better interest rates.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 5/6, 5/12, 5/20 and 5/27, 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 .005% (61282-26) | | X |
| 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 May 18, 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
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.

MAY 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 Memorial Day on Monday, May 30th.

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 - May 18, 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.

ANNUAL MEETING AND ELECTION OF THE BOARD OF DIRECTORS AND AVCA DELEGATE

The Annual Meeting and Election for the Board of Directors and AVCA Delegate is scheduled for June 1, 2016 after the regular Board meeting. There are two (2) positions up for election for the Board for a term of two (2) years and one (1) position up for election for the AVCA Delegate for a term of one (1) year. Please watch the mail for your annual meeting notice and ballot. Please be sure to place your ballot in the white envelope, then place the white envelope in the yellow envelope and don't forget to write your name, address and sign the outside of the yellow envelope to ensure your ballot is valid. Thank you for your assistance in making this a successful election!

TRASH CANS IN TOT LOT

Please do your part and do not throw the blue doggie waste bags into the trash cans located in the tot lot. They fill up the trash cans and make the tot lot smell. To help with this, the Board approved to install a trash receptacle underneath the doggie bag dispenser on the light pole on Westwing/Stonebrook. Once this trash receptacle is installed, we would appreciate you disposing of your blue doggie waste bags here. Thank you for your cooperation!

ALL EXTERIOR IMPROVEMENTS NEED ARCHITECTURAL APPROVAL

We would like to remind you that all exterior improvements, including painting your house, replacing your garage door, replacing your front door, installing awnings, installing a pool/spa, patio cover, landscape & hardscape in your front and backyard, etc. need to have architectural approval. You will need to submit an application & have it reviewed/approved by the Architectural Committee prior to any work commencing. If you are planning on making any exterior improvements to your home and have any questions, please contact Management. Thank you!