

PACIFIC RIDGE

www.pacridge.net

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

MAY 18, 2016 BOARD MEETING RECAP

- Board ratified and approved the April 6, 2016 General Session Meeting Minutes and Architectural Report from 3/29/16-5/11/16.
- Board accepted the March 31, 2016 and April 30, 2016 financial statements as submitted.
- Board approved to send out the revised proposed view & tree trimming policy to the membership, giving the homeowners 30 days to comment, before it being adopted at the July meeting.
- Board postponed further discussion about possible changes to the Architectural Guidelines until the June 1, 2016 meeting, because there are sections missing in the proposed version and the guidelines need to be updated. The Board wants to also make sure that verbiage is included about side gates, no vinyl perimeter fencing and the review time allowed remain at 45 day and not be extended to 60 days.
- Board approved to take \$100,000.00 from the Association’s checking account and invest it in an operating CD with Morgan Stanley for a term of 3 months, at the highest interest rate available.
- Board approved to grant a homeowner a variance for installing a vinyl fence in front of her house in the Sandstone color, that would match the vinyl fence that was approved and installed at the house next door.
- Board approved to renew the Association’s insurance policies that expire on 6/1/16 with A/R/R, for a premium of \$9,843.00.
- Board approved proposals from Villa Park Landscape to thin/lace two Agonis trees, for a cost of \$220.00 and items generated from the 4/21/16 landscape drive, for a cost of \$2,402.50.
- Board postponed any work being done to the fence/gate by the water tower at Lindengrove/Diamondgate, so Management can obtain proposals to install a new aluminum fence/gate.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 7/1, 7/8, 7/15, and 7/22 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 July 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.

JULY 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 Monday, July 4th in observance of the 4th of July holiday.



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 - July 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.



PICK UP AFTER YOUR PETS

This is a friendly reminder to pick up after your pets and dispose of your doggy poop bags in a trash receptacle. Please be considerate and do not allow your dogs to defecate on homeowners' lawns. You, as a pet owner, are required to pick your pet's waste immediately when anywhere within Pacific Ridge and dispose of it in a sanitary manner. We appreciate your cooperation!

PROPOSED ARTIFICIAL TURF GUIDELINES & REVISED VIEW & TREE TRIMMING POLICY

You should have received a budget mail out towards the end of May/beginning of June, that showed the monthly assessment for Pacific Ridge was remaining the same at \$73.00/month. In with this budget mail out, were proposed artificial turf guidelines and a revised view & tree trimming policy. Homeowners were given 30 days to comment on these two documents, prior to the Board discussing and possibly adopting them at their July 6, 2016 meeting. If you have any comments about either of these documents, feel free to email Management at khockings@keystonepacific.com.

ANNUAL ELECTION OF THE BOARD OF DIRECTORS & AVCA DELEGATE

We did not have quorum to hold the Annual Election of the Board & AVCA Delegate on June 1, 2016 as we needed 51% or 335 ballots, and only received 123 ballots. The Adjourned Annual Election of the Board & AVCA Delegate was held on June 13, 2016 where the quorum requirement dropped to 25% or 164 ballots. We were still short 38 ballots, so if you haven't already sent in your ballot, please do so. We will hold one more Adjourned Annual Election of the Board & AVCA Delegate on July 6, 2016 and if we don't have quorum, the current Board of Directors and AVCA Delegate will remain in place until the election in 2017. Thank you!