

PACIFIC RIDGE

www.pacridge.net

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

JUNE 13, 2016 BOARD MEETING RECAP

- Board approved the May 18, 2016 General Session Meeting Minutes and Architectural Report from 5/11/16-6/6/16.
- Board accepted the Executive Finance Committee Report regarding placing a lien on a delinquent account that took place between the May and June meetings.
- Board accepted the May 31, 2016 financial statement as submitted.
- Board approved to place liens on the following delinquent accounts: APN #632-522-17, APN #623-601-36, APN #623-622-03 and APN #623-543-19.
- Board accepted the resignation from Gosia Etaati and appointed Jim Griffin to the landscape committee.
- Board requested Management to draft a survey that will be sent to the homeowners to see what they think about perimeter vinyl fences. Management will send it to the Board for review before being mailed out.
- Board approved a proposal from Villa Park Landscape with items generated from the 5/19/16 landscape drive, for a cost of \$2,742.50.
- Board approved a proposal from Villa Park Landscape with items generated from the 5/12/16 tree view inspection, subject to not removing the Pine tree behind an address, and only trim this tree, as long as the amount doesn't exceed \$600.00.
- Board approved a proposal from Shields Building Services, Inc. to remove the existing black wrought iron fence/gate by the water tower on Lindengrove/Diamondgate and replace it with a black aluminum fence/gate, for a cost of \$1,680.00.
- Board postponed the tot lot item – removal of artificial turf/replacement with pavers until the July 6, 2016 meeting, as Management hadn't received any proposals for this work yet.

ADJOURNED ANNUAL ELECTION OF THE BOARD OF DIRECTORS AND AVCA DELEGATE

Since we did not achieve quorum to hold the Annual Election of the Board of Directors and AVCA Delegate on June 13, 2016, the Adjourned Annual Election was scheduled for July 6, 2016. Due to the cancelation of the Board meeting & election on July 6th, the Adjourned Annual Election was rescheduled for July 28, 2016, and we have received enough ballots to achieve quorum and hold the election on this date. A letter will be sent to the homeowners with the results of this year's election within 15 days after the election is held on July 28, 2016, so watch for it in the mail. Results will also be posted on the Association's website.

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 August 3, 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:

Tanner Wallace
Phone: 949-838-3246
E-mail: twallace@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.

August 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 - August 3, 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.

MOUNTAIN LION SIGHTING

On Friday, June 17th, there was a mountain lion in the greenbelt area, peering into the backyard of a resident on Tangelwood. Please be careful as we are in the midst of the hot summer season, and mountain lions are out and about looking for water.

SUMMER VACATION

Now that the summer is in full swing, many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you, in case of an emergency. Be sure to stop your newspaper and mail service while you are away, or make arrangements to have a neighbor pick them up for you. You can go on-line to www.usps.com or visit the local post office to have your mail placed on hold. Don't forget to have someone remove any flyers and/or ads from your door. These are good indicators to thieves that no one is home. Another good tip is to use a variable timer for lights, so your home doesn't appear empty for an extend period of time. Be sure to check all appliances to make sure they are turned off properly.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 8/5, 8/12, 8/19, and 8/26 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	