

# PACIFIC RIDGE

[www.pacridge.net](http://www.pacridge.net)

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

## AUGUST 3, 2016 BOARD MEETING RECAP

- Board approved the June 13, 2016 General Session Meeting Minutes.
- Board accepted the June 30, 2016 financial statement as submitted.
- Board approved the artificial turf guidelines for front yards as written.
- Board approved to place liens on the following delinquent accounts: APN #632-581-06 and APN #623-542-08.
- Board approved a proposal from California Christmas Lighting to install holiday LED lighting, garland and red bows at both the Westwing/Eastwing monuments, for a cost of \$3,100.00.
- Board approved a proposal from Villa Park Landscape with items generated from the 6/16/16 landscape drive, for a cost of \$540.00.
- Board approved a proposal from Villa Park Landscape to remove an XXL Pine tree from the slope behind a residence where roots were encroaching into the homeowner's backyard.
- Board postponed the tot lot item – removal of artificial turf/replacement with pavers until the September 7, 2016 meeting, as Management was still in the process of obtaining proposals.
- Board approved a proposal from Villa Park Landscape with items generated from the 7/14/16 landscape drive, for a cost of \$558.00.
- Board denied a homeowner's request for a Pine tree to be removed from the slope behind the house, because needles were dropping into the pool. The Association will only remove trees that are dead or a safety issue.

## RESULTS OF ADJOURNED ANNUAL ELECTION OF THE BOARD OF DIRECTORS AND AVCA DELEGATE

We would like to apologize for the misprint in the August newsletter. Due to the cancelation of the Board meeting & election on July 6th, the Adjourned Annual Election was rescheduled for July 28, 2016, and we did not receive enough ballots to achieve quorum and hold the election on this date. Therefore, the final Adjourned Annual Election was held on August 3, 2016. We still did not receive enough ballots, as we needed 164 and only received 125. Since we tried to hold the Board/AVCA Delegate Election 3 times and did not receive quorum, the current Board members and AVCA delegate will remain in their current positions until the June 2017 election.

## MAINTENANCE OF YOUR HOME & PROPERTY

Please take a look at your home and property and perform the appropriate maintenance so you don't receive a letter. Items for you to look at would be dead palm fronds, house painting, front door staining, plant material maintenance, don't leave your trash cans out, etc. Please remember you need to submit for approval for any exterior improvements you want to make. Thanks!

### **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 September 7, 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](mailto: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](mailto: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](mailto: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.

## September 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](mailto: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](http://www.kppmconnection.com).

### WE NEED YOUR HELP!

If you see a broken mainline or sprinkler or hear water gushing on the slope behind your house, please contact Management immediately, so a work order can be generated and sent to Villa Park Landscape and the necessary repairs can be made. When these items go undetected for a period of time, they could cost the Association a lot of money. Thank you for your cooperation!

### ARTIFICIAL TURF GUIDELINES

At the August 3, 2016 meeting, the Board adopted Artificial Turf Guidelines for front yards. If you haven't already received them in the mail, you should shortly. You can also go onto the Association's website at [www.pacridge.org](http://www.pacridge.org) and find the Artificial Turf Guidelines by clicking on Architectural Guidelines in the left hand column. Please keep in mind if you plan to install artificial turf in your front or backyard, you need to submit an application, sample of the artificial turf you plan to install and follow these guidelines, before commencing with any work.

### RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 9/2, 9/9, 9/16, and 9/23 using the following pesticides:

<b>Pesticides</b>	<b>Meadow Mouse</b>	<b>Rat/House Mice</b>
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	