

PACIFIC RIDGE

www.pacridge.net

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

SEPTEMBER 7, 2016 BOARD MEETING RECAP

The September 7, 2016 meeting was canceled due to a lack of quorum. Items that were slated to be discussed at this meeting, will be discussed at the October 5, 2016 meeting.

PARKING REMINDERS

- Vehicles owned, operated or within the control of an owner or resident shall be parked in the garage of such owner/resident to the extent of the space available. Each owner/resident shall maintain his/her garage in a manner which ensures that it is capable of accommodating at least one (1) full sized vehicle.
- Inoperable vehicles may not be parked anywhere on the properties, except inside a garage with the door closed.
- No vehicle may be parked on the street for more than 96 hours.
- No vehicle may be parked in any manner which would block the sidewalk.
- Operation of off-road motorized vehicles is not permitted anywhere in Pacific Ridge.
- Vehicle repair or maintenance may only be performed inside a garage with the garage door closed.
- Trailers, boats, equipment and recreational vehicles may not be parked or stored anywhere in the properties where they are visible from any lot or portion of the public streets within the properties.
- Use or storage of flammable materials is prohibited except for normal home maintenance materials and such material normally found in a resident's motorized vehicle.
- Garage doors are to remain closed when not in use.

LOT MAINTENANCE

- Each owner shall maintain, repair, replace and restore all improvements located on his lot and the lot itself in a neat, sanitary and attractive condition.
- Each owner (as applicable) shall regularly paint, repair and otherwise maintain and replace as needed that portion of the perimeter block wall and wrought iron fence surrounding the properties which abuts or is located adjacent to such lot separating the lot from common area or public property.
- Lawns are to be mowed, edged and irrigated on a regular basis.
- Planter areas are to be kept weed free and filled in with plant material.
- Driveway and sidewalk expansion joints are to be kept weed free.

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 October 5, 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.

October 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 - October 5, 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.

PET REMINDERS

- Pets may not be kept in unreasonable quantities. An unreasonable quantity is ordinarily more than two pets per household. However, the board may determine that a reasonable number in any instance may be more or less.
- All pets must be kept on a leash held by a person capable of controlling the animal at all times, or within an enclosed area.
- Pet owners are required to pick up their pet's waste immediately when anywhere within Pacific Ridge and dispose of it in a sanitary manner. Pet owners shall not allow pets to deposit their waste on another persons' property.
- Pet owners are required to remove their pet's waste a minimum of twice per week from those portions of land under their control.
- Owners will be held responsible for any damages or nuisances caused by their pets.
- Owners shall keep and control their pets in such a manner to prevent their pets from unreasonably disturbing or annoying other property owners. The Board shall determine whether a pet's conduct is unreasonably disturbing or annoying using an objective standard.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 10/7, 10/14, 10/21, and 10/28 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	