

# PACIFIC RIDGE

## www.pacridge.net

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

### **OCTOBER 5, 2016 BOARD MEETING RECAP**

- Board approved the August 3, 2016 General Session Meeting Minutes/ Architectural Report from 8/1/16-8/30/16.
- Board accepted the July 31, 2016 financial statement, as submitted.
- Board approved the draft audit prepared by Newman & Associates, Inc.
- Board approved to place a lien on delinquent account APN #623-601-78.
- Board approved Management to purchase a doggie trash receptacle from Doggie Walk Bags, for a cost of \$119.99, plus installation on the street light pole on Briarcliff/Thornbird.
- Board approved the delinquency policy resolution and it will be posted in the tot lot.
- Board reelected the Board as follows until the June 2017 election:  
President – Anton Leo  
Vice President – Kevin Haboian  
Secretary – Mel Owens  
Treasurer – Rich Schlesinger  
Member at Large – David Shafer
- Board approved a proposal from Villa Park Landscape for items generated from the 8/18/16 landscape drive, for a cost of \$1,070.00.
- Board approved a proposal from Villa Park Landscape to trim 6 trees at the Westwing monument and one tree at the Eastwing monument, for a cost of \$525.00 so the holiday lighting can be installed on the trees.
- Board postponed further discussion about removal of artificial turf / replacement of pavers in the tot lot until the November 2, 2016 meeting.
- Board postponed further discussion about the fuel mod areas so Management can contact OCFA to get clarification on why they are requiring plant material be removed in specific fuel mod areas, and see if the landscape committee and Management can meet with them to discuss this issue onsite.
- Board denied a homeowner's request to have the Pine tree on the slope behind a house trimmed now, rather than waiting until the rest of the Pine trees are trimmed in November. Villa Park Landscape does not recommend the Pine trees be trimmed until November because they will drop sap if the weather is still warm.
- Board denied a homeowner's request to trim the Pepper tree on the slope behind the house, as this is the only tree on the slope and the homeowner's view is not 75% blocked.
- Board denied a request from a homeowner to remove the tree on the slope behind the house, as Villa Park Landscape determined that the tree was not recently planted and it will not block the homeowner's view.

### **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 November 2, 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@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.

## November 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.

### 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).

**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 - November 2, 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.



### OCTOBER 5, 2016 BOARD MEETING RECAP CONTINUED.....

- Board postponed further discussion on the Architectural Guidelines until the November 2, 2016 meeting, so hopefully a full Board is present.
- Board denied a homeowner's request for reimbursement of \$450.00 to re-sod the grass in the backyard, that the homeowners says was damaged by gophers.
- Board postponed a decision on the architectural variance request from a homeowner, for a patio cover in the backyard, so Management can request a manufacturer's brochure showing what the patio cover would look like from the homeowner and forward it to the Board for review.
- Board approved a proposal from Villa Park Landscape with items generated from the 9/15/16 landscape drive, for a cost of \$375.00.
- Board approved to roll over the reserve CD with Morgan Stanley, that is maturing on 11/23/16, in the amount of \$50,000.00, for the same term of 3 months, at the highest interest rate available.
- Board approved a proposal from Villa Park Landscape to renovate the landscaping in front of the Westwing monument, for a cost of \$1,324.50.
- Board approved a proposal from Villa Park Landscape to trim the large Sycamore tree on the slope behind a house, for a cost of \$245.00.
- Board denied a homeowner's request in support of going to AVCA to complain about the traffic and activity at the Ridgcrest/Wingspan parks. If homeowners have complaints about these parks, they should contact the police.

