

February 2017

PACIFIC RIDGE

www.pacridge.net

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

HOLIDAY DECORATING CONTEST RESULTS

The judging for the holiday decorating contest took place on Thursday, December 15, 2016. There were so many homes that did such a great job decorating this year, which made it hard to choose the winners, so we chose some for Honorable Mentions. People from all over love to drive down your streets and take a peek! Congratulations to all the winners below:

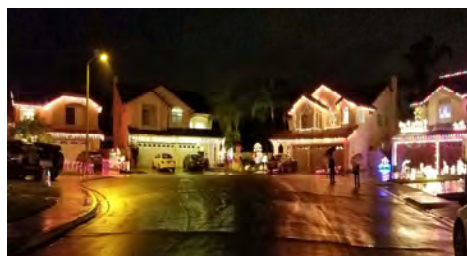
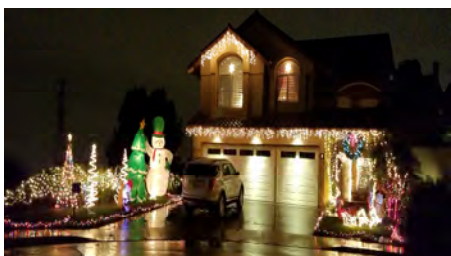
1st Place - 3 Coppercrest

2nd Place - 4 Timberbluff

3rd Place - 7 Crystalglen

**Most Festive Street - Coppercrest
Cul-de-sac**

**Honorable Mentions: 12 Bay Laurel, 8 Grandbriar, 2 Saddleridge,
6 Saddleridge and 2 Goldenfield. Brook & Logan, the kids that live
at 7 Crystalglen ran out of their house, so excited to win 3rd Place!**



BOARD OF DIRECTORS:

President – Anton Leo
Vice President – Kevin Haboian
Treasurer – Rich Schlesinger
Secretary – Mel Owens
Member at Large – David Shafer

AVCA – DELEGATE

David Shafer

NEXT BOARD MEETING:

The next Board meeting will be held on February 1, 2017 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.

February 2017 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.
- The January 4, 2017 meeting was canceled due to a lack of quorum. The February Board meeting recap will be posted in the March newsletter.
- Keystone Pacific will be closed in Observance of President's Day, Monday, February 20th. We will resume our normal business hours on Tuesday, February 21st.

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 - February 1, 2017 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.

LOT MAINTENANCE REMINDERS

- ♦ Each owner shall maintain, repair, replace and restore all improvements located on his lot and the lot itself in an neat, sanitary and attractive condition.
- ♦ Each owner (as applicable) shall regularly paint, repair and otherwise maintain and replace as needed the 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 according to the City regulations.
- ♦ 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.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 2/3, 2/10, 2/17, and 2/24 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	