

April 2017

PACIFIC RIDGE

www.pacridge.net

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

MARCH 1, 2017 BOARD MEETING RECAP

- Board approved the December 7, 2016 General Session Meeting Minutes/Architectural Report from 10/26/16-12/21/16.
- Board accepted the November 30, 2016, December 31, 2016 & January 31, 2017 financial statements, as submitted.
- Board approved a proposal from Newman & Associates, Inc. to prepare the Association's audit/taxes, for a cost of \$900.00.
- Board ratified and approved the Executive Finance Committee's decision to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #623-511-19, APN #623-533-04, APN #623-543-039, APN #623-601-36 & APN #623-594-09.
- Board approved to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #623-544-12 & APN #623-621-03.
- Board approved the draft reserve study prepared by Reserve Data Analysis (RDA) showing the Association will be 106% funded.
- Board approved a proposal from Villa Park Landscape for items generated from the 12/15/16 landscape drive, for a cost of \$565.00 and a proposal from Villa Park Landscape for items generated from the 11/17/16 landscape drive, for a cost of \$285.00.
- Board adopted the proposed revised View & Tree Trimming policy that was sent out to homeowners giving them 30 days to comment. The adopted policy will be sent to the membership and become effective within 30 days.
- Board postponed further discussion of the tree trimming proposals until the April 5, 2017 meeting. Management will request that Villa Park Landscape revise their proposal to trim the trees every other year, and see if they can sharpen their pencil with the final cost. Management will also make sure the proposal from Great Scott Tree Service is apples to apples.
- Board approved a proposal from Villa Park Landscape to remove three sections of Acacia behind 21, 23 & 25 Skygate, 1, 2 & 4 Goldenfield & 43, 45 & 47 Diamondgate, for a cost of \$14,450.00.
- Board denied a request from a homeowner, requesting that five Eucalyptus trees behind his house be trimmed, as the tree view inspection committee only approved Villa Park Landscape to thin/lace one Eucalyptus tree directly behind his house, that is lower on the slope. The other trees are further away and directly behind a different street.
- Board decided to not allow corporate signors at Keystone Pacific Property Management, LLC to sign on any checks, and continue to have Management deliver them to the Board for signature if a meeting is canceled.
- Board approved a proposal from Villa Park Landscape for items generated from the 1/30/17 landscape drive, for a cost of \$1,698.00 and a proposal from Villa Park Landscape for items generated from the 2/16/17 landscape drive, for a cost of \$3,885.00.
- Board requested Management to research the irrigation controller, to see if it could be purchased cheaper and ask Villa Park Landscape if it's a smart controller, how old it is and if it's under warranty. If the best price is what was proposed by Villa Park Landscape for replacing the irrigation controller, for a cost of \$1,230.00, then Management can approve it.

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 April 5, 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.

April 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.
- Keystone Pacific Property Management, LLC will be closed on Friday, April 14th in observance of Good Friday.

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 - April 5, 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.

MARCH 1, 2017 BOARD MEETING RECAP CONTINUED.....

- Board approved to invest a total of \$400,000.00 in the reserve account with Morgan Stanley, \$100,000.00 for 3 months, \$100,000.00 for 6 months, \$100,000.00 for 9 months & \$100,000.00 for 1 year, at the highest interest rates available.
- Board denied a homeowner request for the Association pay for damage to her perimeter fence, because it is standard legal practice that when trees fall over during rain and wind storms, it is considered an Act of God. The Board said the homeowner will need to file a claim with her own personal insurance company.
- Board approved a proposal from Villa Park Landscape to remove the huge stump on the slope behind a house, for a cost of \$1,038.00.
- Board denied a homeowner request for the Association pay for damage to his perimeter fence & patio cover, because it is standard legal practice that when trees fall over during rain and wind storms, it is considered an Act of God. The Board said the homeowner will need to file a claim with his own personal insurance company.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 4/7, 4/14, 4/21, and 4/28 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	