

May 2017

PACIFIC RIDGE

www.pacridge.net

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

APRIL 5, 2017 BOARD MEETING RECAP

- Board approved the March 1, 2017 General Session Meeting Minutes/Architectural Report from 2/23/17-3/27/17.
- Board accepted the February 28, 2017 financial statement, as submitted.
- Board approved to place a lien on the delinquent account APN #623-601-05.
- Board approved a proposal from So Cal Coatings to replace four lights/fixtures at the Westwing monument, for a cost of \$625.00.
- Board approved to a) hold the Annual Election of the Board of Directors on the same date as the Board meeting in June on June 1, 2017; b) set the record date for April 27, 2017; and (c) appoint a representative of Keystone Pacific Property Management, Inc. to act as the inspector of election/ballot custodian who will be present at the Annual Election of the Board of Directors/AVCA Delegate.
- Board denied a request from a homeowner to repair their perimeter fence that was damaged by a tree that fell from the common area slope during the storm. The homeowner needs to file a claim through their own insurance company, as it is not covered through the Association's insurance due to the tree falling over during the storm, being an act of God.
- Board approved to only cut down the Acacia behind the homes on Goldenfield, and not remove/replace it.
- Board approved to hold the June Board meeting on Thursday, June 1, 2017, since the conference center is not available on Wednesday, June 7, 2017.
- Board postponed further discussion of the tree trimming proposals until the May 3, 2017 meeting.
- Board did not take any action on a request from a homeowner about revising the Rules/Regulations, because the Board doesn't know what the homeowner would like to revise.
- Board approved the proposed reserve study summary that used the figures from Great Scott Tree Service for tree trimming, the proposed budget for 2017/2018 that showed a \$52,020.00 deficit and no increase in assessments and the reserve maintenance disclosure.

ANNUAL MEETING AND ELECTION OF THE BOARD OF DIRECTORS AND AVCA DELEGATE

The Annual Meeting and Election for the Board of Directors and AVCA Delegate is scheduled for June 1, 2017 after the regular Board meeting. All five (5) Board members are up for election since we did not achieve quorum last year. The three (3) Board members receiving the highest votes will serve for two (2) years and the other two (2) Board members will serve for one (1) year. Please watch the mail for your annual meeting notice and ballot. Please be sure to place your ballot in the white envelope, then place the white envelope in the yellow envelope and don't forget to write your name, address and sign the outside of the yellow envelope to ensure your ballot is valid. Thank you for your assistance in making this a successful election!

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 May 3, 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@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.

May 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 Monday, May 29th in observance of Memorial Day.



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 - May 3, 2017 at 6:30 P.M. at the Aliso Viejo 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.

PARKING REMINDERS

- 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.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 5/5 and 5/19 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	