

June 2017

PACIFIC RIDGE

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

MAY 3, 2017 BOARD MEETING RECAP

- Board approved the April 5, 2017 General Session Meeting Minutes/Architectural Report from 3/28/17-4/25/17.
- Board accepted the March 31, 2017 financial statement, as submitted.
- Board approved to place liens on the following delinquent accounts APN #623-601-11, APN #623-581-04, APN #623-593-20, APN #623-601-50, APN #623-601-75 & APN #623-591-10.
- Board approved a proposal from So Cal Coatings to replace the existing lights at the Eastwing monument, for a cost of \$1,835.00.
- Board approved to the renewal for the Association's insurance policies from Armstrong/Robitaille/Riegle, for a premium of \$10,046.00.
- Board approved to roll over the reserve CD with Morgan Stanley maturing on 6/15/17, in the amount of \$100,000.00 for a term of one year, at the highest interest rate available.
- Board approved a proposal from Villa Park Landscape for items generated from the March 30, 2017 landscape drive and tree view inspection, for a cost of \$877.00.
- Board denied a homeowner's request to revise the parking rules.
- Board wants Management to speak with Villa Park Landscape about only paying to restore a homeowner's fence that was damaged when they were tree trimming back to its original condition before a branch fell on it.
- Board postponed further discussion about the Architectural Guidelines until the June 1, 2017 meeting so a Board member can fine tune them.
- Board approved a proposal from Great Scott Tree Service for a 3 year tree trimming program to trim trees in 2016/2017 for \$49,038.50, 2017/2018 for \$31,445.25 and 2018/2019 for \$48,231.75.

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. If you haven't sent in your ballot, please do so we can make sure to have quorum to hold the election. Make sure you 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. If you lost your ballot and need another one, contact Management. Thank you!

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 June 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.

June 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.
- Happy Father's Day to all the Fathers out there!



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 - June 1, 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.

REMOVING TREE IN TOT LOT

You may have seen a notice posted on the large Chinese Elm tree in the tot lot that is installed in the circle of artificial turf. We had an arborist inspect this tree and they determined that it has a disease called Anthracnose. It is a fungus that exhibits large open cankers on the trunks that you can see. These are weak points where the tree can break and limbs can fall. There isn't a treatment for this later stage that is currently available, and the only option is to remove and replace this tree. We hate to remove this beautiful tree, but don't feel we have a choice. Please know that the Board plans to install another type of tree in its place once it's been removed. We appreciate your understanding!

HOMEOWNER CAUGHT CUTTING DOWN ASSOCIATION TREES

A homeowner recently cut down two trees on the common area slope. The police were called and a police report was made for vandalism. We want to remind homeowners that this behavior is considered trespassing and is illegal. No one should be touching the plant material and/or trees on the common area slopes that belong to the Association. If homeowners are caught, they can be prosecuted. If you notice anything suspicious taking place on the slopes, please contact Management right away. Thank you for understanding!

ANNUAL DOCUMENT SHREDDING & E-WASTE COLLECTION EVENT

On Saturday, June 10, 2017, from 9 a.m. to 12 p.m. at Soka University, Parking Lot A, 1 University Drive, Aliso Viejo, you can bring your paper records & documents in up to 10 standard size boxes or paper grocery bags for free onsite shredding. No three ring binders or large binding clips. The event also offers identity theft prevention tips & recycling of electronic waste including televisions, computers, printers, cell phones & other electronics. For more information, contact 949-425-2506 or city-clerk@cityofalisoviejo.com.