

August 2017

PACIFIC RIDGE

www.pacridge.net

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

JULY 19, 2017 BOARD MEETING RECAP

The July meeting hadn't taken place when this newsletter was generated. Therefore the Board meeting recap for the July 19th meeting will be placed in the September newsletter.

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

We did not have quorum to hold the Adjourned Annual Election of the Board & AVCA Delegate on June 22, 2017 as we needed 25% or 164 ballots, and only received 106 ballots. 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. The last Adjourned Annual Election of the Board & AVCA Delegate was held on July 19, 2017 after the Board meeting. If quorum is not achieved, the current Board of Directors will serve until the next election in June 2018. Thank you!

MAINTENANCE OF YOUR HOME & PROPERTY

Please take a look at your home and property and perform the appropriate maintenance so you don't receive a letter from Management. Items for you to look for would be dead palm fronds, house painting, front door staining, plant material maintenance, trash cans being left out, etc. Please remember you need to submit for approval for any exterior improvements you want to make to your front and/or backyard. Thank you!

CONCERT SERIES/MOVIE NIGHTS IN GRAND PARK

We hope you're taking advantage of the free concerts/movies in the park in Grand Park in Aliso Viejo this summer. Below are two more concerts for your enjoyment.

August 4th - Finding Dory (PG) movie - Starts at dusk

August 6th - Flashback Heart Attack (80's) concert - 5:30 p.m. to 7:30 p.m.

August 18th - Wizard of Oz (G) movie - Starts at dusk

August 20th - Stone Soul (60's/Motown) concert - 5:30 p.m. to 7:30 p.m.

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 August 2, 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 Encinas
Phone: 949-838-3250
E-mail: kencinas@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.

August 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.



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 - August 2, 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.

SUMMER VACATION

Now that the summer is in full swing, many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you, in case of an emergency. Be sure to stop your newspaper and mail service while you are away, or make arrangements to have a neighbor pick them up for you. You can go on-line to www.usps.com or visit the local post office to have your mail placed on hold. Don't forget to have someone remove any flyers and/or ads from your door. These are good indicators to thieves that no one is home. Another good tip is to use a variable timer for lights, so your home doesn't appear empty for an extended period of time. Be sure to check all appliances to make sure they are turned off properly.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 8/4, 8/11, 8/18 and 8/25 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	