

September 2017

PACIFIC RIDGE

www.pacridge.net

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

AUGUST 2, 2017 BOARD MEETING RECAP

- Board approved the June 1, 2017 General Session Meeting Minutes/ Architectural Report from 5/25/17-7/12/17.
- Board accepted the May 31, 2017 & June 30, 2017 financial statements.
- Board approved to place liens on the following delinquent accounts for outstanding assessments & applicable charges: APN #623-601-36, APN #623-593-20 & APN #623-593-25.
- Board approved a proposal from Villa Park Landscape for items generated from the June 15, 2017 landscape drive, for a cost of \$806.00.
- Board approved to roll over the reserve CD that is maturing on 9/21/17, in the amount of \$100,000.00, for a term of one year, at the highest interest rate available.
- Board approved a proposal from Great Scott Tree Service for items generated from the May 18, 2017 tree view inspection, including tree trimming, for a cost of \$1,680.00 and tree removals, for a cost of \$9,510.00, totaling \$11,190.00. Scott Griffiths & Jeff Melin from Great Scott Tree Service were present and gave the Board some different tree options that would work well on the slopes within the community to help screen and protect views. They said they would be starting the tree trimming for the first phase in August/September.
- Board postponed further discussion on the Architectural Guidelines until the September 6, 2017 meeting. David Shafer will come up with verbiage for perimeter fences and solid patio covers that will then be reviewed by the Board.

DEAD/BROWN LAWNS NO LONGER ACCEPTABLE

On July 7, 2017 Governor Brown issued Executive Order B-40-17 officially ending the drought state of emergency which prohibited Homeowner Associations from fining owners that allowed their landscaping and/or lawns to "go brown" or die. Now that this Order has been rescinded, the Pacific Ridge Community Association will be enforcing the requirement that all landscaping be properly maintained and watered.

There are numerous homeowners within the community that have allowed their landscaping/lawns to completely die. The dead landscaping/lawns detracts from the aesthetics of the community and may ultimately lead to lower property values. These homeowners now need to properly maintain and water their landscaping.

Landscaping and/or lawns that have deteriorated to a condition where they will no longer grow back when watered properly may need to be completely replaced. Homeowners may replace landscaping/lawns in like-kind without approval from the Association. However, any changes to the original landscaping must be submitted to the Association for architectural review and approval. Homeowners are encouraged to install drought tolerant landscaping (with approval). In addition, the Association has developed guidelines for the installation of artificial turf. Rebates are also available from the Moulton Niguel Water District which may help pay for the cost of these improvements. If you have any questions, please contact Kim Encinas at (949) 838-3250.

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 September 6, 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.

September 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 - September 6, 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.

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

We did not have quorum to hold the third attempt of the Adjourned Annual Election of the Board & AVCA Delegate held on July 19, 2017. Therefore, the current Board will remain in position until the June 2018 election.

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. Items for you to look at would be dead palm fronds, house painting, front door staining, plant material maintenance, don't leave your trash cans out, etc. Please remember you need to submit for approval for any exterior improvements you want to make. Thanks!

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 9/1, 9/8, 9/15 and 9/22 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	