

October 2017

# PACIFIC RIDGE

[www.pacridge.net](http://www.pacridge.net)

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

## **SEPTEMBER 6, 2017 BOARD MEETING RECAP**

- Board approved the August 2, 2017 General Session Meeting Minutes/ Architectural Report from 7/13/17-8/30/17.
- Board accepted the July 31, 2017 financial statement.
- Board signed the client representation letter and approved the draft audit prepared by Newman & Associates, Inc., C.P.A.
- Board approved a proposal from California Christmas, Inc. to install the same holiday lighting display as they did last year, for the same cost of \$3,100.00.
- Board approved to place a lien on the following delinquent account for outstanding assessments & applicable charges: APN #623-581-01.
- Board approved a proposal from Villa Park Landscape for items generated from the August 17, 2017 landscape drive, for a cost of \$2,633.00.
- Board approved to roll over the reserve CD that is maturing on 10/2/17 with Mutual of Omaha Bank, in the amount of \$250,657.90, for a term of one year, at the highest interest rate available.
- Board postponed further discussion on the Architectural Guidelines until the October 4, 2017 meeting.

## **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 Now that this Order has been rescinded, the Pacific Ridge Community Association will be enforcing the requirement that all landscaping be properly maintained and watered.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 October 4, 2017 in the Aliso Viejo 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](mailto: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](mailto: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](mailto: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.

## October 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 - October 4, 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](mailto: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](http://www.kppmconnection.com).

### LOT MAINTENANCE

- Each owner shall maintain, repair, replace and restore all improvements located on his lot and the lot itself in a neat, sanitary and attractive condition.
- Each owner (as applicable) shall regularly paint, repair and otherwise maintain and replace, as needed, that portion of the perimeter block wall and wrought iron fence surrounding the properties, which abuts or is located adjacent to such lot separating the lot from common area or public property.
- Lawns are to be mowed, edged and irrigated on a regular basis.
- Planter areas are to be kept weed free and filled in with plant material.
- Driveway and sidewalk expansion joints are to be kept weed free.

### RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 10/6, 10/13, 10/20 and 10/27 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	