

November 2017

# PACIFIC RIDGE

## www.pacridge.net

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

### **OCTOBER 4, 2017 BOARD MEETING RECAP**

- Board approved the September 6, 2017 General Session Meeting Minutes/ Architectural Report from 8/31/17-9/25/17.
- Board accepted the August 31, 2017 financial statement.
- Board approved to hold the holiday decorating contest and have Management order signs for the 1st, 2nd, 3rd and Most Festive Street winners, for a cost of \$500.00.
- Board approved to place a liens on the following delinquent accounts for outstanding assessments & applicable charges: APN #623-522-17, APN #623-543-03, APN #623-601-17 and APN #623-593-12.
- Board approved a proposal from Villa Park Landscape for items generated from the September 21, 2017 landscape drive, for a cost of \$517.50.
- Board approved a proposal from Villa Park Landscape to over seed the turf in the community, for a cost of \$2,293.00..
- Board postponed further discussion on the Architectural Guidelines until the November 1, 2017 meeting.
- Board postponed further discussion on a homeowner reimbursement request for water damage to their house until the November 1, 2017 meeting, so the homeowner could obtain two more estimates to paint sections of their house, so the Board can compare them to the original estimate that the homeowner showed 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 Now that this Order has been rescinded, the Pacific Ridge Community Association will be enforcing the requirement that all landscaping be properly maintained and watered.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 November 1, 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  
**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.

## November 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.

### DAYLIGHT SAVINGS

Sunday, November 5, 2017, clocks are set back one hour at 2:00 a.m. local daylight savings time, which becomes 1:00 a.m. local standard time. When you aren't sure whether to turn the clocks forward or back, remember the phrase, "Spring Forward, Fall Back." Don't forget to set your clocks back an hour before you go to bed on Saturday, November 4th.

**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 - November 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](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).

### 2017 HOLIDAY HOUSE DECORATING CONTEST

The time of year has come again to "deck the halls" by decking out the exterior of your home with holiday cheer! The annual house decorating event will be held in December (date will be announced in the December newsletter or check the website after November 25th). The homes will be judged between 6:00 - 7:00 P.M. to determine who is the most festive, so all you enthusiasts get started looking through your holiday decorations! There will be three individual winners, 1st, 2nd and 3rd and one street will be awarded the "Most Festive Street". If you place this year, we would appreciate it if you keep your display on at night through Christmas for your neighbors to check out. If you are selected, a sign noting your placement will be displayed in your yard. The award sign will be yours to keep. So join in on this fun event and show us your stuff! PHOTOS OF THE WINNERS WILL BE PLACED ON THE WEBSITE AND IN THE JANUARY NEWSLETTER! Good luck!!!!

### RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 11/3, 11/10, 11/17 and 11/24 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	