

December 2017

PACIFIC RIDGE

www.pacridge.net

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

2017 HOLIDAY HOUSE DECORATING CONTEST

The time of year has come again to get creative with your holiday décor on the exterior of your home! The annual house decorating event will be held on Tuesday, December 19, 2017. 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 enjoy. If you are selected, a sign indicating what place you won will be displayed in your front 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 AN UPCOMING NEWSLETTER! Good luck to all homeowners!!!



REFUSE & TREE PICK UP CR&R

Observes the Following Holidays:

*Christmas Day

*New Years Day



Since both Christmas and New Years Day fall on Monday, the trash will be picked up on Wednesday.

Christmas tree pick up will begin December 26th - January 15th. Please remove all ornaments, lights, stands, and cut the tree in half if over 6 feet tall. If possible, please place your tree bottom first and upright in your green waste container. If you cannot use the green waste container or do not have one, place your tree curbside on your service day and our tree collectors will come by in a separate truck, there is no need to call the office. It's important to identify and remove materials unsuitable for recycling. Please review this section for more information on the Do's and Don'ts for Recycling. If you have questions about how to join the recycling program in your area, or plan a clean-up project, please [contact](tel:1-800-826-9677) CR&R 1-800-826-9677.

Do's

*Corrugated Cardboard *Junk Mail *Magazines *Phonebooks *Chipboard (Cereal/Cracker Boxes)

*Newspaper *Computer paper *Any White Paper *Mixed Paper

Don'ts

*Waxed Milk Cartons *Waxed Paper *No Mixed Products such as combinations of metal and paper

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 December 6, 2017 in the Aliso Viejo Center, 31 Santa Barbara, Aliso Viejo @ 6:00 P.M.

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

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.

Plantation Shutters: For the entire house! Excellent quality, like new! Pacific Ridge home. \$950.00 takes them all. For further details, please call: 949-610-9869.

December 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.

NOVEMBER 1, 2017 BOARD MEETING

The November Board meeting was canceled due to a lack of quorum.

KEYSTONE PACIFIC CLOSED

Keystone Pacific will be closed on Monday, 12/25/17 & 12/26/17 for Christmas and Monday, 1/1/18 for New Year's Day.

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 - December 6, 2017 at 6:00 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.

BOARD MEETING TIME CHANGE

During the winter months, December - March, the Board meetings will begin at 6:00 P.M. instead of 6:30 P.M. due to the Aliso Viejo Center closing early.

HOLIDAY LIGHTS/DECORATIONS

Year-end holiday decorations are permitted from Thanksgiving through January 10th. Outdoor lights are permitted, as long as they are securely and safely mounted, and any mounting materials are removed when the

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 12/1, 12/8, 12/15 and 12/22 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	