

January 2018

# 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*

## HOLIDAY DECORATING CONTEST

The judging for the holiday decorating contest took place on Tuesday, December 19, 2017. There were so many homes that did such a great job decorating this year, which made it hard to choose the winners. Since this newsletter was generated before the judging took place, please watch for the winners posted with photos in the February 2018 newsletter and on the website. You probably also saw the signs posted in the front yards of the winners! Thanks to everyone that participated this year and congratulations to those that won!

## DECEMBER 6, 2017 BOARD MEETING RECAP

- Board approved the October 4, 2017 General Session Meeting Minutes/Architectural Report from 9/26/17-11/29/17.
- Board accepted the September 30, 2017 & October 31, 2017 financial statements, as submitted.
- Board approved the Executive Finance Committee report.
- Board approved a proposal from Villa Park Landscape for items generated from the October 19, 2017 landscape drive, for a cost of \$430.00.
- Board approved to reimburse a homeowner, \$1,500.00, for damage done to their house caused by a faulty sprinkler in the common area.
- Board postponed further discussion on the Architectural Guidelines until the January 3, 2018 meeting.
- Board approved a proposal from Reserve Data Analysis to prepare the Association's reserve study, with an update only, for a cost of \$395.00.
- Board approved a proposal from So Cal Coatings to adjust the metal grate and repair the v-ditch behind a house, for a cost of \$785.00.
- Board approved a proposal from So Cal Coatings to repair the v-ditch behind a house, for a cost of \$3,685.00 and have Villa Park Landscape coordinate with So Cal Coatings so they can install a root barrier once roots are cut in the common area.
- Board approved a proposal from Villa Park Landscape to install two 15 gallon Pink Melalucas on the slope behind a house near the locations where two other trees were removed, for a cost of \$190.00.
- Board postponed further discussion on the architectural issue regarding homeowners enclosing area in front of their homes until the January 3, 2018.
- Board approved to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #623-522-07, APN #623-574-04, APN #623-601-17 and APN #623-601-78.
- Board approved to roll over the reserve CD with Morgan Stanley that is maturing on 12/11/17, in the amount of \$100,000.00.
- Board approved to hold the next Board meeting on Wednesday, January 3, 2018 at 6:00 P.M. at the Aliso Viejo Center.

## **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 January 3, 2018 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](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

### **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.

## January 2018 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.

### KEYSTONE PACIFIC CLOSED

Keystone Pacific will be closed on 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 - January 3, 2018 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](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).

### 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

Please remember year-end holiday lights/decorations are to be removed by January 10th. If Management notices that you have holiday lights/decorations up after January 10th, you will receive a violation letter. Thank you for your cooperation!

### RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 1/5, 1/12, 1/19 and 1/26 using the following pesticides:

<b>Pesticides</b>	<b>Meadow Mouse</b>	<b>Rat/House Mice</b>
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	