

May 2018

PACIFIC RIDGE

www.pacridge.net

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

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

The Annual Meeting and Election for the Board of Directors and AVCA Delegate is scheduled for June 2018 after the regular Board meeting. Watch for the exact date on the annual notice being mailed out with your ballot. All five (5) Board members are up for election since we did not achieve quorum last year. The three (3) Board members receiving the highest votes will serve for two (2) years and the other two (2) Board members will serve for one (1) year. Please watch the mail for your annual meeting notice and ballot. Please be sure to place your ballot in the white envelope, then place the white envelope in the yellow envelope and don't forget to write your name, address and sign the outside of the yellow envelope to ensure your ballot is valid. Thank you for your assistance in making this a successful election!

ALL EXTERIOR IMPROVEMENTS NEED ARCHITECTURAL APPROVAL

We would like to remind you that all exterior improvements, including painting your house, replacing your garage door, replacing your front door, installing awnings, installing a pool/spa, patio cover, landscape & hardscape in your front and backyard, etc. need to have architectural approval. You will need to submit an application & have it reviewed/approved by the Architectural Committee prior to any work commencing. If you are planning on making any exterior improvements to your home and have any questions, please contact Management. Thank you!

KEYSTONE PACIFIC CLOSED

Keystone Pacific will be closed on Monday, 5/28/18 in observance of Memorial Day.

APRIL 4, 2018 BOARD MEETING WAS CANCELED

The April Board meeting was canceled due to a lack of quorum, so the May Board meeting recap will be posted in the June newsletter.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 5/4, 5/11, 5/18 and 5/25 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	

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 May 7, 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
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.

May 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.



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 - May 7, 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 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

PARKING REMINDERS

- Inoperable vehicles may not be parked anywhere on the properties, except inside a garage with the door closed.
- No vehicle may be parked on the street for more than 96 hours.
- No vehicle may be parked in any manner which would block the sidewalk.
- Operation of off-road motorized vehicles is not permitted anywhere in Pacific Ridge.
- Vehicle repair or maintenance may only be performed inside a garage with the garage door closed.
- Trailers, boats, equipment and recreational vehicles may not be parked or stored anywhere in the properties where they are visible from any lot or portion of the public streets within the properties.
- Use or storage of flammable materials is prohibited except for normal home maintenance materials and such material normally found in a resident's motorized vehicle.
- Garage doors are to remain closed when not in use.

WINDOWS REMINDER

- No windows shall be covered by paint, foil, sheets or similar items except within the first 90 days after close of escrow.
- No reflective or metallic window covering of any kind is permitted.

TRASH REMINDER

- All trash must be securely tied or completely covered when set out onto the curb.
- Trash barrels/sacks must not be set out more than 12 hours prior to trash pick up, and must be removed from the curb not more than 12 hours after scheduled collection time.
- Trash containers must not be stored in any area visible from the street.