

June 2018

PACIFIC RIDGE

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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 5, 2018 after the regular Board meeting. 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. If you haven't sent in your ballot, please do so we can make sure to have quorum to hold the election. Make sure you 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. If you lost your ballot and need another one, contact Management. Thank you!

MAY 7, 2018 BOARD MEETING RECAP

- Board approved the March 7, 2018 General Session Meeting minutes and Architectural Submittal Report from 3/3/18-4/25/18.
- Board accepted the February 28, 2018 & March 31, 2018 financial statements.
- Board approved to roll over the reserve CD maturing on 6/15/18, for a term of 12 months, and at the highest interest rate available.
- Board approved a proposed budget for the fiscal year of 2018-2019, keeping assessments that same at 73.00/month.
- Board approved a proposal from Villa Park Landscape for items generated from the March 15, 2018 landscape drive, for a cost of \$2,016.00 and a proposal for items generated from the April 19, 2018 landscape drive, for a cost of \$815.00.
- Board postponed further discussion on a proposal from Villa Park Landscape to either trim down the Ficus vines along the wall on Shorecliff or remove/replace them altogether until the June 5, 2018 meeting, so the Board can drive by and take a look at the entire wall.
- Board approved a proposal from Villa Park Landscape to install a pressure regulator behind an address, for a cost of \$1,170.00 and another proposal to cut roots from Pine trees along the side of a house and install a root barrier, for a cost of \$1,834.00.
- Board approved to allow a homeowner to install a wrought iron fence in front of their home to enclose a patio as long as it doesn't exceed 36" in height from the ground.
- Board postponed further discussion of revising the Architectural Guidelines and discussion on lattice being allowed on top of block walls until the June 5, 2018 meeting.
- Board requested Management let City know that they think "No Parking" signs should be installed along Oakleigh, between Eastwing & Ridgecrest, and on the street on the side where the fire hydrant is located, to keep people from parking on both sides of the street.

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 June 5, 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.

June 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 - June 5, 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 REMINDER

Please remind all residents of your home and guests to be careful when parking on the street and not block your neighbors' driveways. Thank you!

ANNUAL DOCUMENT SHREDDING & E-WASTE COLLECTION EVENT

On Saturday, June 23, 2018, from 9 a.m. to 12 p.m. at Soka University, Parking Lot A, 1 University Drive, Aliso Viejo, you can bring your paper records & documents in up to 10 standard size boxes or paper grocery bags for free onsite shredding. No three ring binders or large binding clips. The event also offers identity theft prevention tips & recycling of electronic waste including televisions, computers, printers, cell phones & other electronics. For more information, contact 949-425-2506 or city-clerk@cityofaliso Viejo.com.

RODENT/INSECT TREATMENT NOTIFICATION

Animal Pest Management, the pest control company that services the community, will be treating the common areas for rodents on 6/1, 6/8, 6/15 and 6/22 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	