

JULY 2018

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

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



NEW COMMUNITY ASSOCIATION MANAGER!

Please welcome Adrian Robertson as the new community association manager for the Pacific Ridge Community Association. Adrian may be reached at (949) 838-3202, or via email at arobertson@keystonepacific.com. Adrian's associate is Larissa Rounsaville, who may be reached for all maintenance items throughout the community at (949) 838-3293, or email a photo with your maintenance description to lrounsaville@keystonepacific.com.

HVAC VENDOR SUGGESTION

Alicia Air Conditioning & Heating, Inc. (949) 216-0428
It is suggested to maintain your HVAC units on a bi-annual basis to be sure that it is operating at optimum level and that you do not incur any unnecessary property damage from a leaking AC condensate line, rusted out pan or overflowing pan.

Follow this guide for changing your HVAC air filter:

- Vacation home or single occupant w/o pets or allergies: every 6-12 months
- Average suburban home w/o pets: every 3 months
- Add a dog or cat: every two months
- Add more than one pet or anyone w/ allergies: every 20-45 days

PARKING: We are kindly requesting that you exhibit extreme consideration and courtesy to all of your surrounding neighbors when it comes to your household's extra vehicles. We ask that you utilize your garage and driveways for the parking of all of your vehicles and refrain from parking your vehicle in a manner that blocks the path of travel on the sidewalk. Please be cognoscente of the visibility your neighbor needs to back out of their garage freely and safely and do not park too close to your neighbor's mailbox as this can make it very difficult for the USPS Postman to deliver mail and for the homeowner to retrieve their mail.

BOARD OF DIRECTORS:

President: Anton Leo
Vice President: Kevin Haboian
Treasurer: Rich Schlesinger
Secretary: Mel Owens
Member at Large: David Shafer

NEXT BOARD MEETING:

Monday, July 16, 2018
6:00 PM @ The Aliso Viejo Center
31 Santa Barbara Drive, CA 92656

The final agenda will be posted in an agenda box at the tot lot on Stonebrook. You may also obtain a copy of the agenda by contacting Management at 949-838-3202.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Adrian Robertson
Phone: 949-838-3202
Fax: 949-833-0919
a Robertson@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Larissa Rounsaville
Phone: 949-838-3293
lrounsaville@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

WEBSITE: www.pacridge.net

JULY 2018 REMINDERS

- Keystone Pacific Closed in Observance Independence Day - Wednesday, July 4th
- 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.
- Refuse Collection Day – Tuesdays
- Street Sweeping: 1st and 3rd Wednesdays of the month
- **Board Meeting:** Monday, July 16, 2018
Time: 6:00 PM
Location: The Aliso Viejo Center
 31 Santa Barbara Drive
 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 customer care@keystonepacific.com to request an ACH form.

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.

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.



THINGS YOU SHOULD CONSIDER WHEN FLYING A DRONE

Civil Code §1708.8 Invasion of Privacy: (a) A person is liable for physical invasion of privacy when the person knowingly enters onto the land or into the airspace above the land of another person without permission or otherwise commits a trespass in order to capture any type of visual image, sound recording, or other physical impression of the plaintiff engaging in a private, personal, or familial activity and the invasion occurs in a manner that is offensive to a reasonable person. (b) A person is liable for constructive invasion of privacy when the person attempts to capture, in a manner that is offensive to a reasonable person, any type of visual image, sound recording, or other physical impression of the plaintiff engaging in a private, personal, or familial activity, through the use of any device, regardless of whether there is a physical trespass, if this image, sound recording, or other physical impression could not have been achieved without a trespass unless the device was used.

If you choose to fly a drone, consider flying them in the larger parks, for privacy and safety reasons.

Drones are considered a Model Aircraft and are for hobby and recreational purposes only. The FAA strongly encourages "Know Before You Fly" and follow these safety guidelines:

- Fly Below 400 Feet and remain clear of surrounding obstacles
- Keep the aircraft within visual line of sight at all times
- Remain well clear of and do not interfere with manned aircraft operations
- Do not fly within 5 miles of an airport unless you contact the airport and control tower before flying (Montserrat is 8.2 miles from SNA)
- Do not fly near people or stadiums
- Do not fly an aircraft that weighs more than 55lbs
- Do not be careless or reckless with your unmanned aircraft as you could be fined for endangering people or other aircraft