

SEPTEMBER 2018

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

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

DOGGIE WALK BAGS

Doggie walk bag dispensers have been placed through the community for convenience. Please be considerate to your neighbors and use what you need for each walk.

GARAGE PARKING

In the Pacific Ridge CC&R's, Article X, Section 10.5, Parking and Vehicular Restrictions sets forth a very clear directive of what is permitted in the Association.

- Garages are for the parking of your vehicles
- Garages are not to be utilized as a storage facility
- Garages are not to be converted into a living area i.e. bonus room, fitness room, etc.
- Inoperable vehicles, commercial vehicles and recreational vehicles are not permitted in the Pacific Ridge Community.
- Vehicle repairs and restorations are not permitted on the street or in your driveway; however, vehicle repairs and restoration are permitted in your garage with the garage door closed and providing it is not creating a nuisance.

MOST COMMON MAINTENANCE ITEMS

- Dead palm fronds
- Lawn maintenance: weed and mow lawn and trim overgrown trees and shrubs
- Garage doors and wood trim that needs painting
- Address numbers that are peeling off
- Wood fences that are deteriorating or need to be painted the approved color: Dunn Edwards SP High Noon
- Non-compliant window treatments i.e. broken blinds, bed sheets and/or cardboard covering windows, reflective tint

HVAC MAINTENANCE REMINDERS

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

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, September 5, 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
arobertson@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
customercare@keystonepacific.com

WEBSITE: www.pacridge.net

SEPTEMBER 2018 REMINDERS

- Keystone Pacific will be closed in Observance of Labor Day – Monday, September 3rd.
- 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:** Wednesday, September 5, 2018
Time: 6:00 PM
Location: The Aliso Viejo Center
 31 Santa Barbara Drive
 Aliso Viejo, CA 92656

TRASH BINS

Trash Bins should only to be placed out 24 hours before and after collection day. On the other days they are to be stored out of public view, behind your side gate, or in the enclosed garage. They are not to be stored in any location where they can be viewed from the sidewalk and/or street. Anyone to be found in violation of this rule will be subject to hearings and fines, per the Associations Enforcement & Fine Policy.



ARCHITECTURAL APPLICATION PROCEDURE

When making any modifications to your home, an architectural application must be submitted AND approved by the Architectural Review Committee prior to commencement of any work. Please plan accordingly and allow enough time for your paperwork to be processed and reviewed by the ARC, when devising a time line for your renovations.

Please be sure that the architectural application you submit is complete with your neighbors signatures on the neighbor awareness portion.

City permits are often required and a Homeowner responsibility to obtain. Be sure to hire a licensed and insured professional who will be able to properly guide you as to what is required.

CONTROLLING THE RAT COLONIES

Please do not leave out food, pet food or trash on your patio or balcony and please refrain from feeding any birds or squirrels. If you do not adhere to the aforementioned, the result is increased rat activity and colonies. We cannot eradicate the rat colonies; however, we can control them with your assistance.

NEWSLETTER ARTICLES

Please feel free to submit any newsletter ideas or articles that you feel would be relevant to your neighbors at Pacific Ridge Community Association. To be considered, all entries must be sent to Adrian Robertson no later than the 1st of each month, for inclusion in the following month's newsletter.