

NOVEMBER 2020

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

PRE-APPROVED EXTERIOR PAINT COLOR REVISION

During the twenty-eight day comment period for the proposed exterior paint color schemes, the Board approved to make three (3) paint color changes on a total of three of the schemes. The changes were slight; however, we are confident that we now have a beautiful palette for everyone to choose from.

What this requires, is to re-present the proposed exterior paint color scheme with the small changes to the AVCA Architectural Review Committee at their next scheduled Board Meeting. Once approved and pursuant to civil code, the exterior paint color palette will be mailed out to the membership for a twenty-eight day comment period, followed by subsequent adoption at the next Pacific Ridge Board Meeting.

Everyone is confident that these new pre-approved exterior paint color schemes will inspire you to update the look of your home and paint it in one of the exquisite new color schemes. It is understood that you may have questions in regard to the new pre-approved exterior paint colors and Management is here to help you with those questions.

Quick Clarifications:

- Before making any final arrangements with your painter, please make sure you have completed the Pacific Ridge Community Association "Color Placement Diagram" so you understand approved paint schemes and where they are applicable.
- Front door colors include; dark trim, light trim or designated front door color option on each palette. *Wood front doors approved on a case by case basis.
- Garage door colors include; dark trim or light trim color only on each palette.
Stucco Pop-out colors include; Stucco Accent color option on each palette – and only available to houses in the Palisades and Pinnacles.
- Always, visit the paint store to see "actual" colors. The digital schemes on the website can be deceiving. Also note; all Sherwin Williams paints can be matched at any other paint manufacturer you choose.

An architectural application is required to be submitted regardless of if you are painting your home the current existing color, or if you are selecting one of the new pre-approved color schemes. By submitting an architectural application, the Association's records are kept current with the date of your re-paint and the color scheme on your home.

BOARD OF DIRECTORS:

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

AVCA Delegate: Dave Shafer

NEXT BOARD MEETING:

Wednesday, November 4, 2020
Time: 6:00 PM
Location: Via Zoom Video Conference Call

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
arobertson@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Kira Leddy
Phone: 949-508-1114
kleddy@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

COMMUNITY AD:

Tutor: Credentialed teacher available to tutor students in reading, writing, math, and other subjects. Individual or small group tutoring offered. Call Terrie at (949) 448-8363.

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

NOVEMBER 2020 REMINDERS

- **Keystone will be closed in Observance of the Following Days:**
 - * **Veteran's Day-Wednesday, November 11th**
 - * **Thanksgiving-Thursday, November 26th**
 - * **Day After Thanksgiving-Friday, November 27th**
- **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**
- **Next Board Meeting: Wednesday, November 4, 2020**
 - Time: 6:00 PM**
 - Location Due to COVID-19: Via Zoom Video Conference Call**
 - Dial by Phone: 1-669-900-6833**
 - Meeting ID: TBD Contact Management**
 - Password: TBD Contact Management**

SIGNS...WHAT IS ALLOWED AND WHAT IS NOT

Noncommercial signs, such as a political sign, may be posted or displayed from the yard, window, balcony, or outside wall of the separate interest. The noncommercial signs may be in the form of a poster, flag, banner made of paper, cardboard, cloth, plastic or fabric, but may not be made of lights, roofing, siding, paving materials, flora or balloons or any other similar, landscaping or decorative component or include the painting of architectural surfaces.

Commercial signs are not allowed and are defined as a sign that displays a message on behalf of a company or individual for the intent of making a profit. Commercial signs may not be displayed on your property or in the common area.

Real Estate signs are the exception and may be placed on the property of the home for lease or for sale, but may not be placed in the common area.

Please contact AVCA to pick up any commercial signs you see in the common area.

PLEASE UTILIZE YOUR GARAGE FOR THE PARKING OF VEHICLES

There continues to be a heightened level of concern for property values due to the high volume of cars parked on the streets, creating a cluttered esthetic throughout the community. Please make your garage accessible to store the maximum number of vehicles your household possesses. Don't expose your vehicles to the high temperatures and ash from the fires, park your vehicle in your garage. Parking vehicles in your garage, instead of on the street, improves the curb appeal of the community and makes it much more charming to potential buyers wanting to purchase in the neighborhood. We would also like to remind you to keep your garage doors closed when not in use.

BACKYARD LANDSCAPING

Please take a moment and assess your front and backyard landscaping from the views of your neighbors. Is there clutter, trash or junk stored in your backyard? Are their items stacked up that exceed the height of the fence and can be seen from the street view? Are there weeds or overgrown plant material growing in the front or backyard? Are there tree branches or shrubs encroaching into your neighbor's property? Are the trees in your backyard too tall?

Keeping the front and backyard neat, tidy and maintained is not only paramount in minimizing rodent colonies, but it also sets a great example for your neighbor and hopefully they will reciprocate the action.