

MARCH 2021

PACIFIC RIDGE COMMUNITY ASSOCIATION

www.pacridge.net

APPROVED EXTERIOR PAINT COLOR

The new exterior paint color schemes were approved by AVCA and the Board of Directors. You can find all of the beautiful colors at: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/aliso-viejo/ca/pacific-ridge/>

When you are ready to paint your home, the Sherwin William representative can recommend painters and if several homeowners get together and paint at the same time with the same painter, you can get a discount on their job – just make sure the painter purchases the paint with their contractor's discount.

You may also sign up for Paint Perks (at the Sherwin Williams store. You will get an email once a month with discounts they can use for purchases.

An architectural application is required to be submitted regardless if you are painting your home the current existing color, or if you are selecting one of the new 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.

2021 ANNUAL MEETING AND ELECTION

The 2021 Annual Meeting and Election will be held on June 2, 2021, at 6:00 P.M. There are two (2) positions up for election this year. The location of the annual meeting and election will be held via Zoom due to COVID-19.

The Board meets on a monthly basis, on the 1st Wednesday of each month. If you are interested in running for the Board of Directors, please fill out the attached candidacy application and return it to Management by March 31, 2021.

2021 ANNUAL ELECTION OF THE AVCA DISTRICT DELEGATE

The 2021 Annual District Delegate Election for AVCA will also be held in June 2021. The purpose of this election will be to elect one member to serve as the AVCA District Delegate. If you are interested in serving as the AVCA District Delegate, please fill out the attached candidacy application and return it to Management by March 31, 2021. The District Delegate would attend the AVCA meetings and should attend the monthly Pacific Ridge Board of Directors meetings, to inform the Board of Directors of important items discussed at the AVCA Board Meetings.

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, March 3, 2021
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 949-838-3255.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Greg Oymaian
Phone: 949-838-3255
goymaian@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

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

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@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.

MARCH 2021 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.
- Refuse Collection Day—Tuesdays
- Street Sweeping: 1st and 3rd Wednesdays of the month
- Next Board Meeting: Wednesday, March 3, 2021 and April 7, 2021
 Time: 6:00 PM
 Location: Via Zoom Video Conference Call
 The agenda will be posted at the park on Stonebrook, as well as on the community website. The agenda will have the Zoom call-in information

ORANGE COUNTY FIRE AUTHORITY

The OCFA is offering a free Home Assessment program for Home Hardening. This tool can be found on their website at <https://ocfa.org/RSG/HomeAssessment> or by contacting them directly at (714) 573-6774 to schedule a free Home Assessment.

The OCFA will be inspecting the surrounding areas in the coming months. Pacific Ridge is contracted with the Villa Park Landscape Company to ensure that the fuel modification areas are maintained twice per year, and per the OCFA specifications.



TRASH BIN REMINDER

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 Association's Enforcement & Fine Policy.

THEFT OF CATALYTIC CONVERTERS

Theft of catalytic converters. The entire county, not just Aliso Viejo has seen a substantial increase in this type of theft. The only real solution to not becoming a victim of this type of theft is to park your vehicles in your secured garage overnight. We realize that this might not be an option for some of you. Here are some suggestions:

- Keep your vehicle parked in a secure garage at night when possible. If the driveway is your best option, consider motion lights or a security camera covering the driveway, sidewalk, and street areas.
- In parking lots, choose spaces in well-lit areas, close to businesses or buildings.
- Get to know your immediate neighbors, and stay connected. Keep an eye out collectively for suspicious activity.
- Report suspicious activity to Sheriff's Dispatch at 949-770-6011.
 If you witness a crime in progress, call 911

SIGN UP FOR COMMUNITY E-NEWS

Do not miss another important and time sensitive notification again. Sign up to receive news and updates pertaining to your community association via email. To get started, log into the KPPM Portal at www.kppmconnection.com. Under "My Profile", click on the "Change Notifications Settings", click the "+Add" button to type in your email and check the box for what service(s) you want and press SAVE!

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline:

APPLICATION FOR CANDIDACY FOR THE AVCA DELEGATE TO THE MASTER ASSOCIATION

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving as a Delegate, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A DELEGATE?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

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HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

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**Pacific Ridge Community Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than April 30th.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

Please return this form to:
Pacific Ridge Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606