

APRIL 2021

# PACIFIC RIDGE COMMUNITY ASSOCIATION

[www.pacridge.net](http://www.pacridge.net)

## SPRING IS COMING!

Spring is in the air! This is a great time to take stock of things you can do around your property to ensure the neighborhood is a bright spot in Pacific Ridge!

- Does your home need of a fresh coat of paint? New paint colors are available. See below
- Does the wood trim around your home need to be repaired or replaced?
- Is your landscaping tidy?
- Are there stored items on your property visible to neighboring properties or the common areas?

These are some of the things residents can do questions in order to maintain high property values in the Pacific Ridge community.

## ARCHITECTURAL APPLICATION REQUIRED

If you are planning any type of exterior modification to your home, including, but not limited to painting, front or rear yard landscaping, solar panel installation, window replacement, satellite dish installation, garage door replacement, etc., please remember you must **FIRST** submit the required architectural application for review and approval by the Pacific Ridge Architectural Committee. Architectural applications are available by visiting the Pacific Ridge website or by calling 949-508-1114 or e-mail, [kledddy@keystonepacific.com](mailto:kledddy@keystonepacific.com). We will be happy to e-mail or mail an application to you. Thank you, in advance, for taking pride in your home.

## APPROVED EXTERIOR PAINT COLORS

The new exterior paint color schemes were approved by AVCA and the Board of Directors. You can find all 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.

## 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, April 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](mailto:goymaian@keystonepacific.com)

**Emergency After Hours:**  
**949-833-2600**

### COMMON AREA ISSUES:

**Kira Leddy**  
**Phone: 949-508-1114**  
[kledddy@keystonepacific.com](mailto:kledddy@keystonepacific.com)

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

### COMMUNITY AD:

**Tutor: Credentialed teacher available to tutor students in reading, writing, math, and other subjects. Individual or small group**

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

# APRIL 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, April 7, 2021 and May 5, 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**

## COMPLIANCE LETTERS

If you receive a courtesy letter requiring your attention to a certain compliance issue, please do not hesitate to call Management to inform us that you are addressing the issue and/or need more time to resolve the matter. This prevents further pursuit of action for compliance. Remember, we are here to help!

## TRASH BIN REMINDER

Trash bins should be placed out to the street and returned to your yard within 24-hours of trash day. Once removed from the street, please keep them out of view from the common areas.

## PICK UP AFTER YOURS PETS

It doesn't take much to remember that there are pets in the community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of children who play in the community and to other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that your dog needs to be **leashed**. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute to the beautification of the community. Thank you for your cooperation!

## FEEDING WILDLIFE

Feeding wildlife attracts animals such as rats and mice. Rodents can be extremely destructive. They have been known to chew through the engine compartment of vehicles, home air conditioning wires, etc. These repairs can lead to thousands of dollars in repairs. Please be sure to pick up all fruit droppings from trees, and clean bird feeder droppings on a regular basis.

## ASSOCIATION ENTRY MONUMENTS

The Pacific Ridge Board of Directors is in the process of reviewing proposals to repaint the two monuments located on Westwing and Eastwing.

## 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.