

**MAY 2022**

# **PACIFIC RIDGE COMMUNITY ASSOCIATION**

**www.pacridge.net**

## **UPCOMING BOARD OF DIRECTORS ELECTION**

The Annual Meeting & Election of the Board of Directors for Pacific Ridge is scheduled for June 1, 2022, where there will be five (5) open positions. If you are interested in serving on the Board, please complete the Board of Directors candidacy application and return it to Management. If you do complete a candidacy application, please note, that your candidacy application will be included with this year's ballot "as-is" and cannot be modified by Management, so please ensure that your penmanship is clear and legible.

## **ARCHITECTURAL COMMITTEE WANTED**

The Board would like to thank David Shafer for the many years he has volunteered his time to serve on the Pacific Ridge Architectural Committee. David will be stepping down from the committee effective May 31, 2022. The Pacific Ridge Board of Directors is seeking volunteers for this position. If you are interested, please email management at [goymaian@keystonepacific.com](mailto:goymaian@keystonepacific.com).

## **COYOTE SIGHTING**

Coyotes are found in all areas of Orange County. Under normal circumstances, a coyote is not a danger to humans. If a coyote approaches you, appear as large and threatening as possible. Make aggressive gestures by moving your arms and legs, shout in a low voice, and throw rocks, sticks or objects toward, not at the coyote. Maintain eye contact and move slowly away from the coyote toward a building or an area of increased activities. If you think a coyote is sick or injured, call the local animal control office at 949-470-3045. It is also worth noting that it is hard for a coyote to pass up a free meal or, as the case may be, a defenseless pet. Keep your cats and small dogs indoors or in the close presence of an adult. If you must leave your pet outside, it is recommended to leave them in a fully enclosed kennel.

### **Experts recommend the following steps:**

Always walk your pet on a leash. Keep cats and small dogs indoors. When walking small dogs, always keep them on a leash. Any pet smaller than 45 pounds should never be left outside past 4 p.m. Coyotes are most active dusk to dawn.

Avoid walking pets after dark. Bring along pepper spray or a stick in case a coyote gets aggressive. Screaming or yelling and waving arms sometimes won't work on coyotes that have lost their fear of humans. Always feed pets indoors.

Eliminate potential food and water sources, such as fallen fruit or vegetables and standing water. Do not feed coyotes. Doing so can make them less afraid of humans and potentially more dangerous.

Find more information on Coyotes at: <https://avcity.org/153/Animal-Services>

## **BOARD OF DIRECTORS:**

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

**AVCA Delegate:** Dave Shafer

**NEXT BOARD MEETING:**  
**Wednesday, May 4, 2022**  
**Time: 6:00 PM**  
**Location: Via Zoom**

*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:**  
**George Bahbah**  
**Phone: 949-508-1113**  
**[kledddy@keystonepacific.com](mailto:kledddy@keystonepacific.com)**

**BILLING QUESTIONS/  
ADDRESS CHANGES/ WEBSITE  
LOGIN:**  
**Phone: 949-833-2600**  
**[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)**

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

# MAY 2022 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, May 4, 2022**  
**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.**

## HAVE YOU LOOKED AT YOUR WATER BILL LATELY?

- If you own a pool, you should have a professional periodically inspect the pool to ensure that there are no leaks in the pool lining and also inspect the pool equipment for leaks. A good indicator is to check your water bill for excessive usage. This is very important for those who back up to a slope. A leaking pool could have serious consequences to the slope and could cause a slope failure. If a leaking pool causes damage to the slope, the homeowner is liable for any damages.
- Sprinklers - Don't over water, but ensure that your landscape receives enough water to stay green.
- Check for leaks in your irrigation pipes and check for defective sprinkler heads.
- Make sure your sprinkler timers are adjusted, otherwise you may be over-watering.
- Excess water leaches away nutrients and encourages insects.
- Water your lawn early in the morning or in the evening.
- The best time to apply fertilizer is just before it rains.

## 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 prior to the commencement of work. Architectural applications are available by visiting the Pacific Ridge website or by calling 949-508-1113 or e-mail, [gbahbah@keystonepacific.com](mailto:gbahbah@keystonepacific.com). We will be happy to email or mail an application to you. Thank you, in advance, for taking pride in your home.

## APPROVED EXTERIOR PAINT COLORS

The exterior paint color schemes can be found 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.