



**JANUARY 2012**

# NORTHWOOD POINTE NEWS

[www.nwpointe.org](http://www.nwpointe.org)

OFFICIAL SITE OF THE NORTHWOOD POINTE MAINTENANCE ASSOCIATION



## **BOARD OF DIRECTORS**

President: Doug Christ  
Vice-President: Melody Alvarado  
Treasurer: Bob King  
Secretary: Brian Kodi



## **NEXT BOARD MEETING**

The Board of Directors meetings are held every other month. The next meeting will be held on **Monday, January 9, 2012** at the offices of Keystone Pacific Property Management, Inc. at **16845 Von Karman, Suite 200, Irvine, 92606**. Homeowner Forum will be held at 6:00 p.m. The final agenda will be posted at the pool area at least 4 days in advance of the meeting and may be viewed on the Association's website at [www.nwpointe.org](http://www.nwpointe.org). You may also contact management for a copy of the agenda. Please contact Lani Kaneshiro at least 10 business days in advance of the meeting if you would like to place an item on the agenda for discussion with the Board. In the absence of an emergency, any homeowner agenda item not placed on the agenda at least 10 business days in advance of the meeting will be placed on the following meeting's agenda.

## **ANY SUGGESTIONS or COMMENTS?**

The Board would like to hear from you. Please e-mail Lani at [lkaneshiro@keystonepacific.com](mailto:lkaneshiro@keystonepacific.com), send a fax to 949-833-0919 or send a letter to the address listed above.



**Don't forget!  
SNOW DAY  
SATURDAY JANUARY 7TH**

*See page 2 for more information.*



## **RINGING IN THE NEW YEAR RIGHT—NO DUES INCREASE!**

With the Board's financial diligence this past year, Northwood Pointe is kicking off the start of the new year right by approving a budget with no increase in assessments for the Northwood Pointe fiscal year which begins on April 1, 2012. The Northwood Pointe Board is pleased to officially announce that the dues are able to remain the same at \$40.00 per month for another year without sacrificing the level of service our community has continued to enjoy over the years. A copy of the budget and annual disclosures will be mailed to all owners later this month. The Board wishes each of you a happy and prosperous New Year!



## **UPCOMING BOARD ELECTIONS**



There are two (2) seats up for election for the Northwood Pointe Board coming up in April, each for a two (2) year term. The members of the Board of Directors are the elected representatives of the Homeowners Association and are the only officers of the Corporation. The Board of Directors has the exclusive responsibility to supervise the property, sub-contractors, finances, CC&Rs, Rules and Regulations, and in general, make any decisions which may affect the Association and its members.

If you are interested, please complete and return the enclosed candidacy application to Keystone Pacific Property Management. For your convenience, you may also fax your candidacy statement to 949-833-0919 or e-mail Lani at [lkaneshiro@keystonepacific.com](mailto:lkaneshiro@keystonepacific.com). Candidacy Statements are limited to 250 words or fewer.

*Your application must be **received no later than January 31, 2011 at 5:00 P.M.** Applicants who submit Candidacy Statements after 5:00 P.M. on January 31, 2012 will not be eligible to run for the Board of Directors and their names will not appear on the Ballot (Bylaws Section 3.5).*

## **KEYSTONE PACIFIC OFFICE CLOSURES**

The offices of Keystone Pacific will be closed on Monday January 2nd for the New Years holiday. If you have a common area property emergency, please call (949) 833-2600 and follow the emergency prompts.



You won't want to miss this one and only day of the year when snow comes to Northwood Pointe and Meadowood Park is transformed into our own little winter wonderland...Put on your mittens and come out and join us for some snow fun!



# SNOWDAY 2012



Saturday January 7th\*

12:00 p.m. to 4:00 p.m.

Meadowood Park

Near the Gazebo

\* weather permitting

Bring your family, camera, and your own ride (sled, disc, inner tube, etc.). Come enjoy an afternoon full of fun and frolicking in the snow. The afternoon promises to be filled with fun, drinks, snacks, the return of the "Rad Hatter", laughter and much more!

[www.nwpointe.org](http://www.nwpointe.org)

**HOMEOWNERS' CORNER**

The newsletter ad fees are \$10.00 per month for a business card-sized ad, \$20.00 per month for a quarter page ad, \$40.00 per month for a half page ad and \$80.00 per month for a full page ad. Additionally, if you purchase a full twelve months worth of ad space in advance, you only pay for 10 months and get two months free (i.e. \$100.00 vs. \$120.00 for a business card-sized ad). If you are submitting a new ad, the non-refundable fee must be paid in advance, payable to Northwood Pointe (send to Keystone Pacific—address on pg. 1). Ads must be submitted via email in .jpeg, .gif or Word files. All ads are rotated and will be published on a space available basis. There is no guarantee that a particular ad will run in a particular month. All ads are subject to Board discretion and approval. **AD SPACE IS CURRENTLY ONLY AVAILABLE TO RESIDENTS.**

*The Northwood Pointe Maintenance Association assumes no liability for and does not endorse the advertised services, goods, or events.*



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