



MARCH 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, March 12, 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.

## ANNUAL BOARD ELECTION

The election for the Board of Directors will be held in April. This year there are two (2) seats up for election; each for a two (2) year term. Bob King and Jan Northcutt have each declared their candidacy. At the same time, you will be asked to cast your votes on the IRS Revenue Ruling 70-604 to apply any excess funds to the reserves. Your voting materials will be mailed to you later this month. Please be sure to cast your votes and promptly return your ballots as soon as you receive your voting materials! Unfortunately, due to the changes in the way the voting must be conducted by law, we are unable to accept ballots via facsimile or email.



## LAST CALL—NORTHWOOD POINTE FLASH SWIM TEAM LOTTERY



Families interested in joining the Northwood Pointe Flash Swim Team this summer should contact Peggy Bui Odom at [buiodom@cox.net](mailto:buiodom@cox.net) by March 1, 2012 to be included in the lottery. Please include the following information: children's names and ages, your address, and number of years at that address. Most importantly, include an e-mail address and phone number where you can be contacted. Swimmers must be residents of Northwood Pointe and MUST be able to swim the length of the pool (25 yards) unaided. The lottery will be held in the middle of March.

## TRAILWOOD SUB-ASSOCIATION PEDESTRIAN GATE CHANGES

The Trailwood sub-association is currently in the process of changing to a transponder and key fob entry system for its vehicle and pedestrian gates respectively. Once the distribution of transponders and key fobs is completed, the old keypad system will be disabled and this will change the route that some residents outside of Trailwood may take to school and for trail point access to Hick Canyon Trail. The Trailwood Board is aware that over the years, many of their neighbors and friends outside of Trailwood have become reliant on using this route for school. As a courtesy, the Trailwood Board wants to give people time to plan alternative routes accordingly.



### **COMMUNITY UPDATES**

- ◆ The spring/summer pool use calendar will be posted on the pool area bulletin board beginning next month.
- ◆ The flower color at the Northwood Pointe monuments will be changed out this month. Additionally, the grass areas are being aerated and various plant material around the community is being cut back to encourage new growth to kick off spring.
- ◆ In preparation for the peak spring and summer pool usage, the following items will be completed this month: 1) the cleaning, degreasing and application of a protective coating on the pool chairs and lounges; 2) the cleaning and sealing of the shower tiles; 3) the acid washing and cleaning of the concrete restroom floors; and 4) the power washing of the sidewalk.
- ◆ AT&T is currently in the process of conducting some utility upgrades on existing easements on Northwood Pointe common area which in the future will offer residents expanded service options. Upon conclusion of the projects, AT&T will fully restore the common area.
- ◆ We are sensitive to the fact that at times temporary signs (i.e. school events, lost dog/cat, etc.) may be posted by residents around the neighborhoods . However, we ask that these notices and signs be promptly taken down after the event and/or within a reasonable amount of time. Thank you in advance for your cooperation.
- ◆ If you are planning any exterior improvements to your home (e.g. landscape, hardscape, remodel, painting) after our rainy months, now is the perfect time to start planning and preparing your architectural application for submission to Northwood Pointe. Please note that if you reside in Georgetown, Lanesend, Arborcrest I, or Northwood Villas, you will also have to submit for and obtain approval from your sub-association prior to submission of your application to Northwood Pointe. Upon completion of your approved improvements, a Notice of Completion with photos showing all the improvements installed and impacted areas is also required as part of the architectural review process. For your convenience, the Northwood Pointe architectural guidelines and application forms may be obtained on the Association’s website at [www.nwpointe.org](http://www.nwpointe.org).
- ◆ Remember to set your clocks one hour ahead before you go to bed on Saturday March 10th to prepare for Daylight Saving Time. While the daylight hours abound, please consider that more people will be out and about in our community taking advantage of the weather and longer daylight hours. Please keep a mindful eye out for pedestrians and our younger residents at play while driving through our community.

**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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