



APRIL 2016

NORTHWOOD POINTE NEWS

www.nwpointe.org



OFFICIAL SITE OF THE NORTHWOOD POINTE MAINTENANCE

BOARD OF DIRECTORS

President: Bob King
Vice-President/Secretary:
Melody Alvarado
Treasurer: Jan Northcutt



NEXT BOARD MEETING

The Board of Directors meetings are held every other month. The next meeting will be held on **Monday, May 9, 2016** at the offices of Keystone Pacific Property Management, Inc. at **16775 Von Karman, Suite 100, 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. You may also contact management for a copy of the agenda. Please contact Teresa Duhoux 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 Teresa Duhoux at tduhoux@keystonepacific.com or send a letter to the address listed above.



SPRINGTIME COMMUNITY UPDATES

- **Fiscal Year** – Northwood Pointe's new fiscal year begins on April 1st. Please note, assessments will remain at \$45.00 per month for the 2016/2017 fiscal year.
- **Annual Election** – The election for the Board of Directors will be held on April 11th. This year there are two (2) seats up for election; each for a two (2) year term. Bob King, Jan Northcutt and Lata Jobanputra 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. The voting materials were sent in early March. Please be sure to cast your votes and promptly return your ballots as soon as you receive your voting materials.
- **Pool Area Wi-Fi** – If you experience any difficulties accessing the Wi-Fi while you are at the pool area, please call Cox's 24 hour Customer Service line at 1-877-897-2159 for assistance.
- **Pest Control Notice** – The pest control application schedule for the month is posted in the bulletin board at the pool area.
- **Pool Rules** – As the weather warms up, we ask that you take a few minutes to review the pool rules on pages 2 & 3 with your families and guests.
- **Pool Usage Calendar** – The spring/summer pool usage calendar will be posted in the bulletin board at the pool area in April.
- **Large Umbrella Usage** – The large shade umbrellas at the pool area only may be raised with a key and are purposely left closed if foul weather conditions (e.g. winds or rain) are anticipated to avoid costly damage to the canvases at the discretion of the janitorial service and the lifeguards on duty. Please do not attempt to force the umbrellas open as this will cost the Association to have them repaired.
- ♦ **Keys** – A key is required for entry into the pool area. Please do not let anyone without a pool key into the pool area. The lifeguards may perform random pool key/residency checks at their discretion. Please obey the directions of the lifeguards who are there to help ensure that everyone has a safe and enjoyable time at the pool area. Your cooperation is greatly appreciated. However, for your convenience, the pool area restroom doors are kept unlocked during pool hours. Please do not prop the doors open.

POOL RULES

Effective February 15, 2006

Hours

Sunday - Thursday 6:00 a.m. to 10:00 p.m.
Friday & Saturday 6:00 a.m. to 10:30 p.m.

Reservations

Individual homeowners may not reserve pool facilities for exclusive use.

Pool Manager

Any problems should be reported immediately to Keystone Pacific Property Management, Inc. at (949) 833-2600.

General Rules

1. Persons under the age of 14 may not use the pool unless accompanied and supervised by a person 18 years or older. Use the pool at your own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.
2. Pool Furniture may not be removed from the pool area for any reason at any time, including for use at the park.
3. Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
4. All swimmers must shower before entering the pool and must wear a bathing suit (no ragged-edged garments are allowed). Showers are only for persons using the facilities and not for individual personal hygiene not related to use of the facility.
5. For health reasons, persons with bladder control or incontinence issues are required to wear leak-proof swimming attire in the pool (including "swim diapers" for diaper-age persons).
6. Persons with contagious maladies or persons with open sores will not be permitted to use the swimming pool/wading pool.
7. For shoulder length hair or longer, it is recommended that hair be tied back, braided or a cap worn (hair clogs the drains).
8. No running or "horse play" on the pool deck.
9. No "horse play" in the swimming pool/wading pool.
10. No ball/Frisbee or object throwing.
11. No gum in the pool area.
12. No skateboards, bicycles/tricycles/skates/roller blades inside the fenced area.
13. No glass bottles or other glass containers/objects inside the fenced area.
14. No pets inside the fenced area.
15. No unduly loud or disturbing noise inside the fenced area.
16. No radios/playback sound devices without headsets inside the fenced area.
17. No diving from benches, tables or other facility structures inside the fenced area.
18. No rafts, inflatable objects, or diving rings during busy periods. The lifeguard determines busy periods. Lifejackets are always allowed.
19. No "boogie boards", body boards or surf boards
20. No smoking.
21. No alcoholic beverages.
22. No pool furniture in the pool.

POOL RULES CONTINUED:

23. Anyone urinating or defecating in the pool is subject to immediate removal from the pool and pool area and the imposition of appropriate penalties, which may include charging residents with all costs associated with the draining and cleaning of pool. Residents are also subject to fines for such actions by themselves or their guests.
24. Lap swimming is permitted in the designated areas only. Lap lanes are designed for lap swimming only and not for lounging or playing. **Lane lines are not to be hung on.**
25. Any damage to equipment or furnishings must be reported promptly. Members responsible for the damage will be required to reimburse the association for losses related to the damage.
26. The "buddy system" is recommended to be used by all swimmers at all times. For safety reasons, no one should swim alone.
27. For safety reasons, all gates must remain closed and locked at all times.
28. Members may bring up to 15 guests. Any party seen with guests over the 15 person limit allowed will be requested to leave the pool area. Residents may call Nordic Security to take action at (714) 751-0347.
29. Any resident or resident's guest who jumps over the fence to gain entry to the recreational facility will be required to leave the facility for the day. If this conduct occurs a second time, the person will be asked to leave the facility for the day and a letter will be sent to the homeowner. Non-resident violators will be reported to the police as trespassers.
30. Violation of these rules may result in disciplinary action, including without limitation the suspension of pool privileges and fines.

Wading Pool

1. **The wading pool is for persons 5 years of age and younger.**
2. All persons in the wading pool area must be under the direct supervision of a person 18 years or older at all times.
3. All general rules concerning leak-proof swimming attire (i.e. "swim diapers"), food, gum, glass containers, diving, jumping, ball playing, loud noise, radio/playback devices, running/horseplay, wheeled conveyances, floating devices and pets also apply to the wading area.
4. **Persons who are not toilet trained must wear PLASTIC PANTS over their swimsuits while using the swimming pool/wading pool.**
5. Violation of these rules may cause a verbal warning, time-out period, ejection for the day or suspension of privileges.

VACATION OR SHORT-TERM RENTALS IN THE CITY OF IRVINE

A vacation or short term rental is referred to by the City Municipal Code as "Transient Occupancy," which is defined as the short-term rental of a residential unit providing living, sleeping and sanitation facilities (with or without cooking/eating facilities) for one or more persons for a period of less than thirty-one consecutive days. This type of rental is allowed in hotels, motels and similar lodging uses. In some communities, however, property owners are marketing their single-family homes and condominiums as short-term rental units. With the advent of internet sites such as Airbnb, VRBO, etc., the incidence of this is on the rise. Concerns regarding possible short-term rentals should be brought to the attention of Teresa Duhoux, District Manager, 949-838-3248 as well as City of Irvine Code Enforcement at 949-724-6326. Code Enforcement staff will investigate such referrals, and if a violation is found, Code Enforcement staff will work with the property owner(s) to eliminate the violation.

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.



“Best Sushi
in Orange County”
reported on CBS Los
Angeles

“New Poke Bowl”



Free
Banana Tempura
Ice Cream
Please bring this coupon to
13124 Jamboree Rd., Irvine!

***This coupon only good at The Market Place Wasa Sushi
ONE COUPON PER TABLE. EXPIRES 04/30/2016**

Michael W.-F. Chen
Northwood Math Tutor

- Ph.D. in Mathematics, Caltech
- Have been teaching in college since 1999
- Tutor AP Math
(Calculus, Statistics, SAT2)

Phone: (949)870-7227

REVERSE: Brown Spots, Dullness & Discoloration
REDEFINE: Wrinkles, Pores & Loss of Firmness
UNBLEMISH: Acne & Post Acne Marks
SOOTHE: Sensitive, Irritated Skin & Redness

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