

August 2016

# NORTHWOOD POINTE NEWS

www.nwpointe.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

## COMMUNITY UPDATES/REMINDERS

### NEW ARCHITECTURAL GUIDELINES FOR NORTHWOOD

POINTE – The Board of Directors adopted the Architectural Guidelines that were mailed out to the membership in early June. If you would like to view the guidelines, please go to the nwpointe.org website to download the material or email tduhoux@keystonepacific.com and request that a copy be emailed to you.

SUMMER POOL USE CALENDAR – The summer pool use calendar will be posted at the pool's bulletin board which includes the swim meet schedule for August.

WROUGHT IRON PAINTING – The painting and repairs of the wrought iron was completed at the pool and will continue to all common areas throughout the month of July and early August.

BARBECUE AREA – BBQ grills and picnic table areas may not be reserved and are for use on a first-come, first-served basis. Please keep this in mind and exercise courtesy in using the BBQs by cleaning the grills after use, and being mindful not to monopolize the grills so that others waiting may also use the BBQs. Also, do not set up at the picnic tables all day so that these can be available for others to use them, as needed.

CONCERT IN THE PARK – Mark your calendars for the Northwood Point Maintenance Association's Concert in the Park on Saturday, July 30th, with JDC Integrated, Inc. performing at the Meadowood Park lawn area. Please note: This is not a City of Irvine sponsored event.

## JULY 11, 2016 BOARD MEETING HIGHLIGHTS

- May 9, 2016 General Session Meeting Minutes were approved.
- April 30, 2016 and May 31, 2016 Financial Statements were accepted.
- The Architectural Guidelines for the community were adopted.
- 2015/2016 Draft Audit was approved.
- Villa Park Landscape Proposal was approved.
- Pool Re-Plaster Proposal was approved.
- Wood Repair Proposal was approved.
- Community Events were discussed.



### BOARD OF DIRECTORS:

**President:** Melody Alvarado  
**Vice-President:** Jan Northcutt  
**Secretary:** Lata Jobanputra  
**Treasurer:** Bob King  
**Member-at-Large:** Vacant

### NEXT BOARD MEETING:

**Monday, September 12, 2016**  
6:00 P.M.

Keystone Pacific Property  
Management, Inc.  
16775 Von Karman, Suite 100  
Irvine, CA 92606

*The final agenda will be posted at the Meadowood pool bulletin board. You may also obtain a copy of the agenda by contacting Management at 949-838-3248.*

### IMPORTANT NUMBERS:

#### ASSOCIATION MANAGER:

**Teresa Duhoux**  
Phone: 949-838-3248  
**Emergency After Hours: 949-833-2600**  
Fax: 949-833-0919  
tduhoux@keystonepacific.com

#### COMMON AREA ISSUES:

**Patrick Hawthorne**  
Phone: 949-430-5804  
phawthorne@keystonepacific.com

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

Phone: 949-833-2600  
customercare@keystonepacific.com

#### ARCHITECTURAL SUBMITTALS:

Phone: 949-838-3239  
architectural@keystonepacific.com

#### INSURANCE BROKER:

Armstrong/Robitaille/Riegler  
830 Roosevelt, Suite 200  
Irvine, CA 92620  
(949) 487-6131

**POOL KEYS:** \$50.00 check payable to Northwood Pointe Maintenance Association, contact Patrick Hawthorne at 949-430-5804.

## August 2016 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.
- Monday, September 12, 2016 - Board Meeting @ 6:00 P.M.  
Location: Keystone Pacific Property Management, Inc.  
16775 Von Karman, Suite 100  
Irvine, CA 92606

### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at

**[www.kppmconnection.com](http://www.kppmconnection.com).**

### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.



## 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 or [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com).

### 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.
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.

## SWIM LESSONS AT NORTHWOOD POINTE - MEADOWOOD POOL

American Red Cross Swim Lessons help swimmers of all ages and abilities develop their swimming, survival and water safety skills.

### Private Lessons - Ages 3 to Adults

20 minutes • 8 Lessons \$188 • 16 Lessons \$346

30 minutes • 8 Lessons \$258 • 16 Lessons \$486

### Semi Private Lessons - Ages 3 to Adults

*Semi Private Lesson fees include both swimmers*

20 minutes • 8 Lessons \$236 • 16 Lessons \$442

30 minutes • 8 Lessons \$308 • 16 Lessons \$586



## 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.*





# Wasa Sushi

“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 09/30/2016

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

#changingskinchanginglives

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Jennifer C. Shen  
Executive Consultant

jennifercshen@gmail.com  
Cell: (714) 925-3792

Website: [jshen.myrandf.com](http://jshen.myrandf.com)  
Business Website: [jshen.myrandf.biz](http://jshen.myrandf.biz)  
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### ANY SUGGESTIONS OR COMMENTS?

The Board would like to hear from you. Please e-mail Teresa at [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) or send a letter to the Northwood Pointe Maintenance Association, c/o Keystone Pacific Property Management, Inc., 16775 Von Karman, Suite 100, Irvine, CA 92606.