

September 2016

# NORTHWOOD POINTE NEWS

www.nwpointe.org



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

## FALL COMMUNITY UPDATES/REMINDERS

**LANDSCAPE RENOVATIONS** – The color at the entry will be changed out this month to reflect a fall theme. You may have noticed that various plant material throughout the community is being trimmed down to a lower height (e.g. the daylilies at the entries and flax). The purpose of this trimming practice is to help encourage new growth from the plant material and to extend the life of the existing mature plants. Next month, the turf will be prepared for our annual over seeding to keep the turf green throughout the winter months.

**WROUGHT IRON PAINTING** – The painting and repairs of the wrought iron continues throughout all common areas and should conclude by the end of September.

**POOL RENOVATIONS** – The pool will be undergoing renovations in late September and October. The roof at the pool cabana will be replaced, as well as the painting and replacement of all wood beams on the pergolas. This will require that the pool be closed while the renovations take place. Please make sure to check the Northwood Pointe website for pool closure information.

**ARCHITECTURAL GUIDELINES FOR NORTHWOOD POINTE** – If you are considering to complete exterior improvements to your home, please keep in mind that you must submit for architectural approval prior to commencing work. The review process allows 30 days for review of your submittal from the time of receipt of a completed application. Incomplete applications will be sent back for re-submittal and will not be considered. Due to the volume of submittals, Management cannot expedite the review of any applications; applications will be processed in the order in which the applications are received. If you would like to view the guidelines and application, please visit the Association's website at: [www.nwpointe.org](http://www.nwpointe.org) to download the material or email [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) to request a copy.

**BACK TO SCHOOL** – As a reminder, school is back in session. Please be cautious and drive slowly when driving through the community, especially at the designated crosswalks along Arborwood, Yale, Canyonwood, Meadowood and Citrusglen.

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

#### COMMON AREA ISSUES:

**Patrick Hawthorne**  
Phone: 949-430-5804  
[phawthorne@keystonepacific.com](mailto:phawthorne@keystonepacific.com)

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

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ARCHITECTURAL SUBMITTALS:

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### INSURANCE BROKER:

Armstrong/Robitalle/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.



## September 2016 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 5th

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

### A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: [www.keystonepacific.com](http://www.keystonepacific.com)

### LIFEGUARD SCHEDULE WITH SAFE SWIM\*\*



<b>SEPTEMBER</b>	1, 2, 3, 4, 5, (Labor Day), 6-9*, 10, 11, 12-16*, 17, 18, 19-23*, 24, 25, 26-30*
<b>OCTOBER</b>	1, 2, 3-7*, 8, 9, 10-14*, 15, 16, 17-21*, 22, 23, 24-28*, 29, 30

\* Lifeguard hours 3:00 p.m. – 7:00 p.m. during the week.

Lifeguard hours are from 11:00 A.M. to 7:00 P.M. on the dates indicated above through September and from 10:00 A.M. to 6:00 P.M. on the dates indicated above for October, unless indicated otherwise.\*\* Your help is needed to make sure all pool rules are followed. ***All persons younger than 14 years old must be accompanied and supervised by an individual 18 years or older in the pool area.***

\*\* *These dates and times are subject to change without notice.*

**NEWSLETTER NOTIFICATIONS** – If you would like to sign up to receive your newsletters, notifications of billing statement availability, and periodic community updates via email, please log on to the Association’s website at [www.nwpointe.org](http://www.nwpointe.org) to sign up today. If you have any difficulties and require assistance, please contact Keystone Pacific’s Customer Care at 949-833-2600.

**KEYSTONE PACIFIC HOLIDAY CLOSURE** – The offices of Keystone Pacific will be closing at 1:00 P.M. on Friday, September 2nd and closed on Monday, September 5th for the Labor Day holiday. If you have a common area property emergency, please call 949-833-2600 and follow the prompts to be connected to our after-hours service. Our offices will reopen on Tuesday September 6th at 9:00 A.M.

# CONCERT IN THE PARK

The Concert in the Park was held on Saturday, July 30th, with JDC Integrated, Inc. performing songs from the band Journey, at the Meadowood Park lawn area. The event was a huge success and a good time was had by all.

A big “thank you” to social committee member **Susan Dickerson**, for coordinating the event once again this year!







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UNBLEMISH: Acne & Post Acne Marks  
SOOTHE: Sensitive, Irritated Skin & Redness

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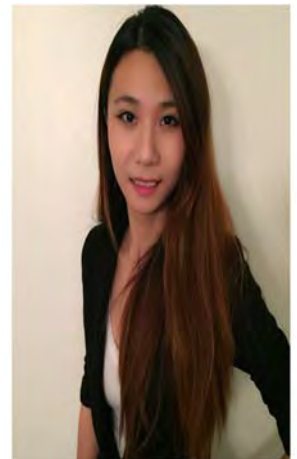
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Irvine, CA, 92816

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**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.