

October 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

POOL RENOVATIONS— A massive pool renovation, which includes re-plastering the pool and wader, wood beam replacement on the pergolas, re-roofing the cabana and solar panel installation is tentatively scheduled from Thanksgiving and should conclude by the Christmas holiday. 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 to download the material or email tduhoux@keystonepacific.com to request a copy.

TRICK-OR-TREAT— With Halloween fast approaching, it is especially important to remember to proceed with extra caution while driving throughout the community. The combination of trick-or-treaters and the absence of light make it crucial that safe driving be practiced by all. This includes following designated speed limits and making a complete stop whenever approaching a stop sign. Be safe and have a Happy Halloween!



SEPTEMBER 12, 2016 BOARD MEETING HIGHLIGHTS

- July 11, 2016 General Session Meeting Minutes were approved.
- June 30, 2016 and July 31, 2016 Financial Statements were accepted.
- The 2017/2018 draft reserve study was approved.
- Adams Bros. was approved to re-plaster the pool and wader.
- Villa Park Landscape Proposals were approved.
- Three year trimming proposal was approved.
- Cabana re-roof proposal was approved.
- Concrete grinding proposal was approved.
- Next meeting date – November 7, 2016.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, November 7, 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
tduhoux@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 949-833-0919

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:

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.

October 2016 REMINDERS

- Keystone Pacific Closed in Observance of Columbus Day – Monday, October 10th
- 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.
- Halloween – Monday, October 31st
- Monday, November 7, 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.

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 customercare@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.

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.

LIFEGUARD SCHEDULE WITH SAFE SWIM**

October 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 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.



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 12/31/2016

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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Executive Consultant

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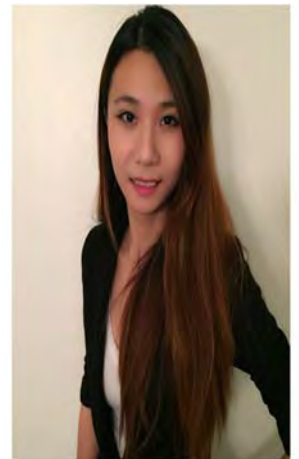
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International Home Realty

16485 Laguna Canyon Rd ste160

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.