



November 2016

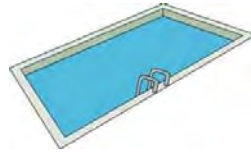
# NORTHWOOD POINTE NEWS

www.nwpointe.org

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

## COMMUNITY UPDATES/REMINDERS

### NORTHWOOD POINTE POOL CLOSURE



The Northwood Pointe pool will be closed for renovations beginning, Monday, November 21, 2016 and tentatively re-open on January 20, 2017, weather permitting. A massive pool renovation, which includes re-plastering the pool and wader, wood beam replacement on the pergolas, painting and door replacement is scheduled during this time. Please make sure to check the Northwood Pointe website for any updates on the progress at the pool.

Additionally, William Woollett Jr. Aquatics Center, located on Culver in Irvine, has open swim times which are listed below. Each open swim session is \$4.00, \$2.00 for seniors and children.

#### Daily Open Swim Hours:

6:00 am – 8:00 am    10:00 am – 2:00 pm    6:00 pm – 8:00 pm

### KPPM CONNECTION

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the portal, you can:

- Make Online Payments
- View Current and Previous Statements and Billing Inserts
- Print Account History Reports
- View and Update Enhanced Email Notification Features
- Update and Opt-in to The Member Directory

Please log in to [www.kppmconnection.com](http://www.kppmconnection.com) using your email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com).

### STREET LIGHTS

Street lights within our community are maintained by Southern California Edison. To report street lights that are out, please contact Southern California Edison at 1-800-611-1911 or for your convenience fill out the online form at

<https://www.sce.com/forms/ReportStreetLightOutage.aspx>.

Please note the pole number, location of the light pole (address and or cross streets), condition of the light (e.g. out, flickering, stays on) and if there is any damage (i.e. cracked housing, etc.).

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

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

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

#### ARCHITECTURAL SUBMITTALS:

[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### INSURANCE BROKER:

Armstrong/Robitalle/Riegle  
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.

## November 2016 REMINDERS

- Keystone Pacific Closed in Observance of Thanksgiving - Thursday, November 24th & Friday, November 25th.

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, November 7, 2016 - Board Meeting @ 6:00 P.M.  
Location: Keystone Pacific Property Management, Inc.  
16775 Von Karman, Suite 100  
Irvine, CA 92606



### IT IS TIME TO FALL BACK ON NOVEMBER 6, 2016



Ever feel like there is not enough hours in a day? After months of daylight savings time, we will gain an hour or so it may momentarily seem, as we set our clocks back one hour on November 6th.

Although cell phones usually update automatically, most clocks may require manual adjusting. Avoid being the first person at your upcoming party, do not skip a beat in your routine and remember to set your clock back one hour.

### LOCAL RESIDENT OWNED BUSINESSES

Are you a Northwood Pointe resident who owns your own business looking to get word out to your neighbors? Have you considered placing an add in our newsletter? The nominal ad fees are as follows:

\$10.00 business card-sized ad

\$20.00 quarter page ad

\$40.00 half page ad

\$80.00 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). The newsletter ads are a courtesy available only to Northwood Pointe residents. Our monthly newsletter is distributed to all our 1,930 residences. Offsite owners also receive the newsletters. If you are submitting a new ad, the non-refundable fee must be paid in advance. Please make your check payable to Northwood Pointe Maintenance Association. All ads must be submitted via e-mail in a .jpeg, .gif or word file to Teresa at [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com). Ad space is based on available space. Ads are rotated and there is no guarantee that a particular ad will run in a particular month. All ads are subject to Board discretion and approval. Spread the word and let your neighbors know you're out there today!

### SANTA ANA WINDS

This is the time of the year that we experience Santa Ana winds. As anyone who has lived in Southern California can attest, these winds can be quite powerful and when you add in our location, the power of these winds pose a significant threat to people or property.

With this information in mind, the Board would like to remind everyone that all trees planted in your front yard, side yard and backyard need to be trimmed away from the homes. Please remove all dead branches and make sure that the tree is not top heavy.

### 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)



**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

**RODAN+FIELDS**

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Jennifer C. Shen  
Executive Consultant

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Business Website: jshen.myrandf.biz

Facebook: jennifercshen



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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.