

June 2017

NORTHWOOD POINTE NEWS

www.nwpointe.org

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

ANNUAL ELECTION NEWS

Congratulations to Melody Alvarado, Lata Jobanputra and Dave Petka who were elected to the Northwood Pointe Board of Directors to serve the community for a two year term.

CONCERTS IN THE PARK – MARK YOUR CALENDARS

The Board of Director approved to continue the Concerts in the Park series this summer and will host two great bands; Hotel California and Papa Doo Run Run who will perform on July 22nd and August 19th. Mark your calendars and save the date to attend these great performances this summer!

WHERE DO ASSOCIATION DOLLARS GO

When you bought your home in an community association you became part of a common interest development. As a result, you're required to share the costs of maintaining and operating your community's common areas, systems equipment and shared amenities. These services are covered by your homeowners' association dues, which each unit owner is required to pay. Payments in the amount of \$45.00 are paid monthly to Northwood Pointe Maintenance Association.

ASSOCIATION DUES are set by the Board of Directors, who determine each owner's share based on projected annual expenses. Do you know what each owner's share of money is used for? Northwood Pointe's contractual maintenance, reserve funds and repairs to common areas, equipment and shared amenities include:

- Ongoing maintenance of lawn care, landscaping and tree care
- Utilities: Electricity, Gas and Water
- Maintenance of shared amenities, such as the pool and wader, restrooms, showers, barbecue area, signage and furniture.
- Repairs and maintenance of pool equipment, heaters, filters and chemical systems.
- Repairs and maintenance of painting and wrought iron repairs to all common areas at the pool and the paseo.
- Pest Control of perimeter common areas.
- Security Patrol of pool area and parking lot.
- Maintenance and repairs of roofs and pool parking lot.
- Pool monitor/lifeguard services April – September annually.
- Wi-Fi Internet at the pool.
- Master insurance polices to include: building structures, exteriors and community property against damage to all common areas.

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

NEXT BOARD MEETING:

Monday, July 10, 2017

6:00 P.M.

Keystone Pacific Property
Management, LLC
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:

Connie Needham

Phone: 949-430-5804

cneedham@keystonepacific.com

BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

ARCHITECTURAL SUBMITTALS:

architectural@keystonepacific.com

INSURANCE BROKER:

Armstrong/Robitaille/Riegle

830 Roosevelt, Suite 200

Irvine, CA 92620

(949) 487-6131

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

June 2017 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.

Father's Day – Sunday, June 18th

Monday, July 10, 2017 - Board Meeting @ 6:00 P.M.

Location: Keystone Pacific Property Management, LLC
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: <http://www.kppm.com/forms/opt-out.php>.

MAY 8, 2017 BOARD MEETING HIGHLIGHTS

- March 13, 2017 General Session Meeting, the April 10, 2017 Annual Meeting of the Districts and the April 11, 2017 Annual Meeting of the Delegates minutes were approved
- February 28, 2017 and March 31, 2017 Financial Statements were accepted
- Personal Touch Spring Cleaning Proposal was approved
- 2018/2019 Reserve Study Proposal was approved
- Maintenance Inspection Report was approved
- Community Events for Concerts in the Park were approved
- Delinquency Report - Liens Placed
- Next Meeting Date – July 10, 2017

LIFEGUARD SCHEDULE WITH SAFE SWIM

Lifeguards service for the month of June is as follows: The weekend of June 3rd and 4th from 11:00 A.M. to 7:00 P.M. Starting June 9th, the lifeguards will be present daily through September 3rd, from 11:00 A.M. to 7:00 P.M. The lifeguards should not be considered in lieu of proper parental supervision. All persons younger than 14 years old must be accompanied and supervised by an individual 18 years or older in the pool area. As a convenience for residents, Safe Swim also offers swim lessons to residents.

The lifeguard schedule is subject to change without notice.

SWIM LESSONS AT NORTHWOOD POINTE

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 \$220

30 minutes • 8 Lessons \$280

Semi Private Lessons - Ages 3 to Adults

Semi Private Lesson fees include both swimmers

30 minutes • 8 Lessons \$320



For more info visit safeswim.com or call 949-420-0804

NORTHWOOD POINTE POOL RULES

Effective February 15, 2006



HOURS

Sunday - Thursday 6:00 P.M. to 10:00 P.M.
Friday & Saturday 6:00 P.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, LLC, 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.
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.
24. Residents are also subject to fines for such actions by themselves or their guests.

ARCHITECTURAL GUIDELINES FOR NORTHWOOD POINTE

If you are considering 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.

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. Ad space is based on available space.

Kaylyn Zhu/朱俣依, 在您身旁的房产经纪

帮您租房! 买房! 卖房!

电话 / Cell: 949-838-7451

微信/wechat: 656801217

加我微信, 创建

北木家庭微信组

Northwood Family Group Chat

I live right here in Northwood

Buy? Sell? Lease?

I pick up phone right away and I am only 5 minutes away!

International Home Realty
16485 Laguna Canyon Rd ste160
Irvine, CA, 92618
Bre#:01971500

