

January 2017

# NORTHWOOD POINTE NEWS

www.nwpointe.org

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



## ASSOCIATION DOLLARS SPENT IN 2016

It's been a very busy year! Northwood Pointe underwent extensive renovations in 2016. Have you taken a look at the upgrades the Association did to keep the community looking beautiful? Below is the list of projects of where a portion of your association dues were spent this year.

- Landscape renovations in the common areas.
- Tree trimming throughout the community.
- Wrought iron painting and repairs throughout the community.
- Installation of solar panels at the pool.
- Installation of a new roof on the pool house.
- New furniture at the Meadowood pool.
- Replastering the pool and wader, new water and race line tiles.
- Replacement of new beams on the pergolas at the pool.

## NORTHWOOD POINTE POOL CLOSURE

The Northwood Pointe pool renovation began on November 21, 2016 and is in the final stages of completion, with the pool tentatively re-opening on January 20, 2017. Please make sure to check the Northwood Pointe website for any updates on the progress at the pool.



## WE APOLOGIZE FOR THE INCONVENIENCE

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

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**Monday, January 9, 2017**  
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/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.

## January 2017 REMINDERS

Keystone Pacific Closed in Observance of New Year's -  
Monday, January 2nd



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, January 9, 2017 - 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.

## COMMUNITY NEWS

### NORTHWOOD POINTE FLASH SWIM TEAM UPCOMING SEASON 2017 - CALLING ALL SWIMMERS

Families interested in joining the Northwood Pointe Flash Swim Team this summer should contact the team's Registrar, Peggy Bui Odom at: [NWPFlashRegistrar@gmail.com](mailto:NWPFlashRegistrar@gmail.com) no later than March 1, 2017 to be included in the lottery. Please include the following information: children's names, genders and ages as of June 1, 2017; your address and number of years at that address as of March 1, 2017. Most importantly, include an e-mail address and phone number where you can be contacted. Swimmers must be residents of Northwood Pointe and MUST be able to swim the length of the pool (25 yards) unaided. The lottery will be held in the middle of March.

### UPCOMING BOARD ELECTION

There are two (2) seats up for the annual election for the Northwood Pointe Board in April, each for a two (2) year term. The members of the Board of Directors are the elected representatives of the Homeowners Association and are the only officers of the Corporation. The Board of Directors has the exclusive responsibility to supervise the property, sub-contractors, finances, CC&Rs, Rules and Regulations, and in general, make any decisions which may affect the Association and its members.

If you are interested, please complete and return the enclosed candidacy statement to Keystone Pacific Property Management, *no later than January 31, 2017 at 5:00 P.M.* For your convenience, you may also fax your candidacy statement to 949-833-0919 or e-mail Teresa at [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com).

### RINGING IN THE NEW YEAR – NO DUES INCREASE!

With the Board's financial diligence this past year, Northwood Pointe is kicking off the start of the new year right by approving a budget with no increase in assessments for the Northwood Pointe fiscal year which begins on April 1, 2017. The Northwood Pointe Board is pleased to officially announce that the dues are able to remain the same at \$45.00 per month for another year without sacrificing the level of service our community has continued to enjoy over the years. A copy of the budget and annual disclosures will be mailed to all owners later this month. The Board wishes each of you a happy and prosperous New Year!



**Wasa Sushi**

“Best Sushi  
in Orange County”  
reported on CBS Los  
Angeles

“New Poke Bowl”



**Free**

Banana Tempura  
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Please bring this coupon to  
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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

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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.

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in April 2017. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the office address displayed below by **5:00 PM on Lcpwct{ '53.'4237.**

*Please type in the information requested below.*

NAME: \_\_\_\_\_

*(Please note: Be sure to complete and return verification information on page 2 of this application)*

*\*Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

*(Per Civil Code, this form will be sent with the election materials, as submitted)*

**Page 1 of 2**

**Professionally Managed by: Keystone Pacific Property Management, Inc.**  
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960  
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_



**Northwood Pointe Maintenance Association  
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than February 28th.

Owner Name:

1. Address or Addresses to which notices from the association are to be delivered:

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2. Any alternate or secondary address to which notices from the association are to be delivered:

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3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

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4. Your property is (please check one):  Owner occupied  Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed but vacant (please check one)?  Yes  No

6. Is your property undeveloped land?  Yes  No

*Please return this form to:  
Northwood Pointe Maintenance Association  
c/o Keystone Pacific Property Management, Inc.  
16775 Von Karman Ave, Suite 100  
Irvine, CA 92606*