

February 2017



NORTHWOOD POINTE NEWS

www.nwpointe.org

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

NORTHWOOD POINTE POOL NOW OPEN

The Northwood Pointe Board of Directors is pleased to announce the re-opening of the Meadowood Pool! A massive pool renovation, which included re-plastering the pool and wader, wood beam replacement on the pergolas, painting and door replacement was completed on January 20, 2017. Please feel free to stop by and take a look!

A big "Thank you" to all for your patience during the renovation.



JANUARY 09, 2017 BOARD MEETING HIGHLIGHTS

- November 7, 2016 General Session Meeting Minutes were approved
- October 31, 2016 and November 30, 2016 Financial Statements were accepted
- Merrill Lynch CD's were invested
- Brooker and Associates proposal was approved
- Suntlet Solar proposal was approved.
- Pool renovation was discussed
- Earthquake Insurance was discussed
- Next Meeting: March 13, 2017



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, March 13, 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:

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.

February 2017 REMINDERS

Keystone Pacific Closed in Observance of President's Day - Monday, February 20th.



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, March 13, 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>.

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 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.

SUB-ASSOCIATION GATE CODE CHANGES

As we enter the first quarter of the new year, a lot of our sub-associations have/will be changing gate codes. As a reminder, if you live in one of our sub-associations with gates, please be selective when giving out your gate code. Also, at the request of your neighbors, we ask that you do not use our various sub-associations as shortcuts to Canyon View Elementary, Sierra Vista Middle or Northwood High schools.

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.

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.).



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in Orange County”
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Angeles

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Banana Tempura
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Please bring this coupon to
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*This coupon only good at The Market Place Wasa Sushi
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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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prescription for change™

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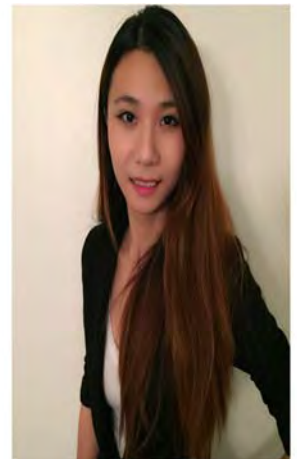
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Irvine, CA, 92816

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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.