

April 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 OF THE MEMBERSHIP

The Annual Election of the Membership for the Board of Directors will be held on April 10, 2017. This year there are three (3) seats up for election; each for a two (2) year term. Melody Alvarado, Lata Jobanputra and Dave Petka have each declared their candidacy. At the same time, you will be asked to cast your votes on the IRS Revenue Ruling 70-604 to apply any excess funds to the reserves. Your voting materials were mailed in early March. Please be sure to cast your votes and promptly return your ballots as soon as possible! Every vote counts!

COMMUNITY UPDATES

Fiscal Year – Northwood Pointe's new fiscal year begins on April 1, 2017. Please note, assessments will remain at \$45.00 per month for the 2017/2018 fiscal year.

Pool Area Wi-Fi – If you experience any difficulties accessing the Wi-Fi while you are at the pool area, please call Cox's 24 hour Customer Service line at 1-877-897-2159 for assistance.

Pool Rules – As the weather warms up, we ask that you take a few minutes to review the pool rules on pages 3 & 4 with your families and guests.

Pool Usage Calendar – The spring/summer pool usage calendar will be posted in the bulletin board at the pool area in April.

Large Umbrella Usage – The large shade umbrellas at the pool area only may be raised with a key and are purposely left closed if foul weather conditions (e.g. winds or rain) are anticipated to avoid costly damage to the canvases at the discretion of the janitorial service and the lifeguards on duty. Please do not attempt to force the umbrellas open as this will cost the Association to have them repaired.

Keys – A key is required for entry into the pool area. Please do not let anyone without a pool key into the pool area. The lifeguards may perform random pool key/residency checks at their discretion. Please obey the directions of the lifeguards who are there to help ensure that everyone has a safe and enjoyable time at the pool area. Your cooperation is greatly appreciated. However, for your convenience, the pool area restroom doors are kept unlocked during pool hours. Please do not prop the doors open.



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

NEXT BOARD MEETING:

Monday, May 8, 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/Robitalle/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.

April 2017 REMINDERS

Keystone Pacific Closed in Observance of Good Friday - Friday, April 14th.



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, May 8, 2017 - Board Meeting @ 6:00 P.M.
Location: Keystone Pacific Property Management, LLC
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.

MARCH 13, 2017 BOARD MEETING HIGHLIGHTS

- January 9, 2017 General Session Meeting Minutes were approved
- December 31, 2016 and January 31, 2017 Financial Statements were accepted
- Merrill Lynch CD's were invested
- Brooker and Associates proposal was approved
- Suntek Solar proposal was approved
- Villa Park Landscape proposals were approved
- Flash Swim Team Practice/Meet Schedule was approved
- Annual Maintenance Inspection Proposal was approved
- Next Meeting: May 8, 2017



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>.

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 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.

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.
Residents are also subject to fines for such actions by themselves or their guests.

POOL RULES CONTINUED

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.

NORTHWOOD POINTE POOL RENOVATION

Please do your part to help keep the Meadowood Pool in tip top shape this spring and summer season. A massive renovation, which included a new roof, solar panels, new signage, re-plastering the pool and wader, wood beam replacement on the pergolas, painting and door replacement was completed in January 2017.



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. 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!