

May 2017

# NORTHWOOD POINTE NEWS

www.nwpointe.org

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



Sunday, May 14th

## ANNUAL MEETING OF THE MEMBERSHIP

The Annual Meeting of the Membership for Northwood Pointe was held on April 10, 2017. Congratulations to Melody Alvarado, Lata Jobanputra and Dave Petka who were each elected to serve on the Northwood Pointe Board for a two year term. The Board will be reelected at the May 8, 2017 Board of Directors meeting.

## 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](http://www.nwpointe.org) to download the material or email [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) to request a copy.

## LIFEGUARD SCHEDULE WITH SAFE SWIM

Lifeguards service for the month of May is as follows: May 6th, 7th, 13th, 14th, 20th, 21st, 27th, 28th and 29th, which includes Memorial Day weekend 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.*

## VEGETATION GROWING ONTO OTHERS PROPERTY

With Spring in full swing, please take a moment to inspect the vegetation growing in your yard and remove any foliage, trees, plants, etc., growing on your neighbors property.

**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](mailto: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](mailto:cneedham@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/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.

# May 2017 REMINDERS

Keystone Pacific Closed in Observance Memorial Day –  
Monday, May 29th

Mother's Day – Sunday, May 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 @ 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>.

## 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.



## POOL RULES CONTINUED:

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.

## 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.*

**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: **415-828-2410**

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





# TOM & NURCYS GRIMES

"The Key To All Your Real Estate Goals"

## SAVE THE DATE!

15th Annual Collage Spring Cleaning...

## GARAGE SALE 2017

Sponsored by Your Realtors Tom & Nurcys Grimes

**Saturday: June 3, 2017**

**Time: 7am—2pm**

**Deadline for directory is May 20, 2017**

### HERE'S WHAT TOM & NURCYS WILL DO...

- Coordinate the entire sale with Action Property Management
  - Provide extensive advertisement
- Place directional garage sale signs for all participating homes
- Arrange with Salvation Army to come pick up all left over items for Donation
  - Bring a morning treat to all participating homes
- There is NO charge to participate. This is a free service from Tom and Nurcys to give back to the community.

### ALL YOU HAVE TO DO IS...

1. Call, e-mail or text us at contact info below, and let us know that you would like to participate.
2. Price and label your items the night before. Remember to have enough change at hand.
3. OPEN YOUR GARAGE DOOR AND START \$\$\$\$\$\$ELING!!!



## Tom & Nurcys

"Your Collage & Northwood Real Estate Team"

**(949)689-6392 or (949)254-9069**

*tomgrimes@cox.net / nurcys@cox.net*

**BRE# 01425069 & 01360226**



**EVEN** if you're not quite ready to list your home on the MLS/Internet, contact Tom and Nurcys to discuss their "PRIVATE PREVIEW" Listing Program

If your property is currently listed, this is not intended to solicit that listing. Each office individually owned and operated.